



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY
of the County of Los Angeles**

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**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger**
Commissioners

Monique King-Viehland
Executive Director

February 19, 2019

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR 10 MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN THE CITY OF INGLEWOOD, CITY OF LOS ANGELES, CITY OF POMONA, CITY OF WEST HOLLYWOOD, UNINCORPORATED FLORENCE-FIRESTONE, AND UNINCORPORATED WEST CARSON (DISTRICTS 1, 2, AND 3) (3 VOTES)

SUBJECT

This letter recommends that your Board approve loans totaling up to \$63,480,000, to fund the development of 10 affordable multifamily rental housing developments selected through the Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 24-A, issued by the Community Development Commission (Commission). The allocations recommended in this action include \$9,044,800 in funds previously approved by your Board and carried over from prior NOFA rounds.

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached exemption determination for the PATH Villas Montclair project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the LAMP Lodge project, which was prepared by the City of Los Angeles as lead agency, find that the mitigation measures identified in the Mitigation Monitoring and Reporting Plan are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

3-D February 19, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

environment.

3. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Adams Terrace project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.

4. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Gramercy Place project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.

5. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached IS/MND for the Summit View Apartments project, which was prepared by the City of Los Angeles as lead agency, find that the mitigation measures identified in the Mitigation Monitoring and Reporting Plan are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.

6. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Miramonte Apartments project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.

7. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Veterans Park Apartments project, which was prepared by the City of Pomona as lead agency; and find that this project will not cause a significant impact on the environment.

8. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Fairview Heights project, which was prepared by the City of Inglewood as lead agency; and find that this project will not cause a significant impact on the environment.

9. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the West Carson Villas project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.

10. Find that the Palm View Apartments project is exempt from CEQA and will not cause a significant impact on the environment.

11. Approve loans to the recommended developers identified in Attachment A, using up to a total of \$63,480,000 in capital funds, comprised of Affordable Housing Trust Funds (AHTF), Measure H Funds, Mental Health Housing Program (MHHP) Funds, MHHP Funds targeting Homeless Veterans, HOME Investment Partnerships Program (HOME) Funds, and funds previously approved by your Board and carried forward from prior NOFA rounds, with the disbursement of MHHP Funds contingent upon the transfer of MHHP Funds from the Los Angeles County Department of Mental Health to the Commission, for a total of 10 affordable housing developments identified in Attachment A.

12. Authorize the Executive Director, or designee, to negotiate, execute, and if necessary, amend, or

reduce the loan agreements with the recommended developers identified in Attachment A, or their Commission-approved designees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.

13. Authorize the Executive Director, or designee, to incorporate, as needed, up to \$20,404,400 in AHTF, \$4,800,000 in Measure H Funds, \$26,030,800 in MHHP Funds, and \$3,200,000 in HOME Funds into the Commission's approved Fiscal Year 2018-2019 budget, and future Fiscal Year budgets, as needed, for the purposes described herein.

14. Authorize the Executive Director, or designee, to execute amendments to the loan agreements, and all related documents, with the recommended developers identified in Attachment A, or their Commission-approved designees, to increase the loan amounts by a maximum of 10% for each unincorporated Los Angeles County or HOME Participating City project, for unforeseen project costs, and to incorporate an aggregate amount of up to \$3,848,000 in AHTF into the Commission's Fiscal Year budgets, as needed.

15. Authorize the Executive Director, or designee, to reallocate Commission funding set aside for affordable housing at the time of project funding, including contingencies, as needed and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of NOFA Round 24-A, a total of 20 projects were selected for capital funding. Ten projects are being recommended to your Board for approval at this time. The Commission will return to your Board at a later date with separate actions to recommend awards for the remaining projects utilizing the balance of NOFA Round 24-A funding.

The 10 projects seeking approval through this action are affordable multifamily housing developments that will provide a combined total of 684 housing units, consisting of 40 affordable housing preservation units and 644 new housing units, of which 125 units will be set aside for mentally ill, 15 units for residents with HIV/AIDS, 61 units for frequent users of the Department of Health Services (DHS) system, 142 units for homeless households, 98 units for homeless veterans, 15 units for homeless seniors, 216 units for general low-income families and seniors, and 12 units for onsite managers.

Approval is requested to ensure that the housing development projects identified in Attachment A can meet upcoming deadlines for submitting applications for other leveraged finance sources.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$63,480,000 in capital funds, comprised of \$20,404,400 in AHTF, \$4,800,000 in Measure H Funds, \$26,030,800 in MHHP Funds, \$3,200,000 in HOME Funds, and \$9,044,800 of funds previously approved by your Board from prior NOFA rounds. It is recommended that new project funding, in the amount of \$54,435,200, be incorporated into the Commission's approved Fiscal Year 2018-2019 budget on an as-needed basis and included in future Fiscal Year budgets accordingly.

Because of the volatility in the construction industry involving both material and labor costs, the Commission requests authority to increase loan amounts for the specified projects by a maximum of 10% of the loan amount, as needed. This aggregate amount of \$3,848,000 in AHTF will be incorporated into the Commission's approved Fiscal Year budgets, as needed.

The loan and contingency amounts are identified in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 11, 2018, the Commission issued NOFA Round 24-A. As a result, a total of 42 applications seeking capital funding were submitted. Three applications failed the initial threshold review and were disqualified, two applications did not score well enough for funding consideration, and one application no longer required further financial assistance, as it received an award of low-income housing tax credits through the California Tax Credit Allocation Committee.

In a break from past projects that were selected solely by score, the Commission's evaluation criteria for capital funds also included whether a project participated in the County's Affordable Housing and Sustainable Committees workgroup, involved County-owned land, geographic distribution, the number of project units, and other factors that would produce projects that met Commission and County housing goals.

In reviewing the remaining 36 projects eligible for funding, there were sufficient funds to finance only 20 of the projects. The funding requests exceeded available funds by approximately \$80 million. Among the eligible projects, seven applications were awarded funding through prior NOFA rounds, but required additional financing to enable them to fill funding gaps. These projects were prioritized for funding based on past support. The 20 applications selected for funding recommendations span all Supervisorial Districts and requested a total of \$124,960,000, which includes \$10,544,800 of funds carried forward from prior NOFA rounds.

At this time, 10 projects are being recommended for funding. The Commission will return to your Board at a later date with separate actions to recommend awards for the remaining projects utilizing the balance of NOFA Round 24-A funding.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of these projects will leverage approximately \$350 million in additional external funding sources, which is over five times the amount of NOFAs 23-A, 23-B, and 24-A funds invested.

The loan agreements and related documents for these projects will reflect the respective Special Needs set-asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. Income targeting may be as high as 35% AMI with reasonable justification provided by the applicant and approved by the Commission. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. These "designees" will be Commission-approved single asset entities created by the developers prior to execution of the loan agreements and all related loan documents.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

ENVIRONMENTAL DOCUMENTATION

The proposed projects identified in Attachment A have been reviewed by the Commission pursuant to the requirements of CEQA.

The Path Villas Montclair project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15332. The Commission's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MND prepared by the City of Los Angeles for the LAMP Lodge project and determined that this project will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MND and filing of the Notice of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

The Adams Terrace project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15332. The Commission's consideration of this determination satisfies the requirements of CEQA.

The Gramercy Place project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15332. The Commission's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MND prepared by the City of Los Angeles for the Summit View project and determined that this project will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MND and filing of the Notice of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

The Miramonte Apartments project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

The Veterans Park Apartments project was determined exempt from the requirements of CEQA by the City of Pomona in accordance with CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

The Fairview Heights project was determined exempt from the requirements of CEQA by the City of Inglewood in accordance with CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

The West Carson Villas project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

The Honorable Board of Commissioners

2/19/2019

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The Palm View Apartments project has been determined exempt from the requirements of CEQA by the Commission in accordance with CEQA Guidelines Section 15301.

Environmental documentation for the proposed projects are included in Attachment B.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Monique King-Viehlant". The signature is fluid and cursive, written in a professional style.

MONIQUE KING-VIEHLAND

Executive Director

MKV:LK:CK

Enclosures

**ATTACHMENT A
NOFA 24-A
RECOMMENDED FUNDING ALLOCATIONS**

Additional Capital Funds for Previously Funded Projects

Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	Affordable Housing Trust Funds	Mental Health Housing Program (MHHP) Funds	MHHP Funds Targeting Homeless Veterans	Total Funds from NOFA 24-A	Contingency	Other Funding Resources	Total Development Cost	Funds Carried Forward from Prior NOFAs
2	City of Los Angeles	PATH Villas Montclair/ PATH Ventures	Special Needs	46	\$483,900	\$3,000,000		\$3,483,900	\$0	\$24,883,972	\$29,883,972	\$1,516,100
2	City of Los Angeles	LAMP Lodge/ Meta Housing Corporation	Special Needs	82	\$471,300	\$3,000,000		\$3,471,300	\$0	\$32,470,018	\$37,470,018	\$1,528,700
2	City of Los Angeles	Adams Terrace/ Abode Communities	Mixed Population	86	\$500,000	\$3,000,000		\$3,500,000	\$0	\$47,577,306	\$52,577,306	\$1,500,000
2	City of Los Angeles	Gramercy Place Apartments/ Hollywood Community Housing Corporation	Mixed Population	64	\$2,000,000			\$2,000,000	\$0	\$32,664,190	\$37,664,190	\$3,000,000
3	City of Los Angeles	Summit View Apartments/ LA Family Housing	Special Needs	49	\$500,000		\$3,000,000	\$3,500,000	\$0	\$22,426,644	\$27,426,644	\$1,500,000
Totals				327	\$3,955,200	\$9,000,000	\$3,000,000	\$15,955,200	\$0	\$160,022,130	\$185,022,130	\$9,044,800

Capital Funds for New Projects

Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	Affordable Housing Trust Funds (Preservation)	Affordable Housing Trust Funds	Measure H Funds	MHHP Funds	MHHP Funds Targeting Homeless Veterans	HOME Funds	Total Funds from NOFA 24- A	Contingency	Other Funding Resources	Total Development Cost
2	Unincorporated Florence-Firestone	Miramonte Apartments/ A Community of Friends*	Mixed Population	44		\$669,200		\$900,800	\$4,050,000	\$3,200,000	\$8,820,000	\$882,000	\$12,080,000	\$20,900,000
3	City of West Hollywood	Palm View Apartments/ Kingdom Development	Mixed Population	40	\$1,000,000						\$1,000,000	\$100,000	\$15,186,893	\$16,186,893
1	City of Pomona	Veterans Park Apartments/ AMCAL Multi-Housing, Inc.	Mixed Population	61		\$3,200,000	\$2,000,000				\$5,200,000	\$520,000	\$27,399,718	\$32,599,718
2	City of Inglewood	Fairview Heights/ LINC Housing Corporation	Mixed Population	101		\$4,580,000	\$2,800,000	\$2,080,000			\$9,460,000	\$946,000	\$74,789,790	\$84,249,790
2	Unincorporated West Carson	West Carson Villas/ PATH Ventures	Mixed Population	111		\$7,000,000		\$7,000,000			\$14,000,000	\$1,400,000	\$60,539,839	\$74,539,839
Totals				357	\$1,000,000	\$15,449,200	\$4,800,000	\$9,980,800	\$4,050,000	\$3,200,000	\$38,480,000	\$3,848,000	\$189,996,240	\$228,476,240

*Project received prior NOFA award, but funding sources were completely changed through NOFA 24-A. Funds are considered "new" due to the changes, but the units are counted as previously funded.

ATTACHMENT B
ENVIRONMENTAL DOCUMENTATION

ADAMS TERRACE

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

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COMMISSION OFFICE MANAGER
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**CITY OF LOS ANGELES
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<http://planning.lacity.org>

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES**

August 10, 2017

Applicant / Owner

4347 Adams, LP
1149 S. Hill Street #700
Los Angeles, CA 90015

Representative

Jim Ries
Craig Lawson & Co., LLC
3221 Hutchison Street #D
Los Angeles, CA 90034

Case No. DIR-2017-2052-DB-SPP

CEQA: ENV-2017-2053-CE

Specific Plan Subarea: Subarea A – Crenshaw Corridor;
South Los Angeles Alcohol Sales

Location: 4306 – 4314 W. Adams Blvd.

Council District: 10 – Herb J. Wesson, Jr.

Neighborhood Council: United Neighborhoods of the
Historic Arlington Heights, West
Adams, and Jefferson Park
Communities

Community Plan Area: West Adams-Baldwin Hills-Leimert

Land Use Designation: Neighborhood Commercial

Zone: C2-1-O-SP

Legal Description: Lot FR 1, FR2, Tract 4830

**Last Day to File
an Appeal:** August 25, 2017

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25 and 11.5.7, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

APPROVE a Density Bonus Compliance Review for a project totaling 38 dwelling units, reserving 4 units for Very Low Income and 33 for Low Income Senior Household occupancy for a period of 55 years, and one (1) market rate manager's unit, with the following requested incentives:

1. **Floor Area Ratio.** An increase in the Floor Area Ratio (FAR) to 2.35 in lieu of the otherwise required 1.5:1 FAR;
2. **Height.** An 11-foot increase in the building height to 56-feet in lieu of the otherwise maximum height of 45-feet, per the Crenshaw Corridor Specific Plan.

APPROVE a Project Permit Compliance Review for the construction, use and maintenance of a four-story, 56-foot tall residential Affordable Senior Housing building that contains approximately 35,690 square feet of residential area with 38 dwelling units, and 22 parking spaces located at-grade in the C2-1-O-SP Zone in the Crenshaw Corridor Specific Plan.

DETERMINED, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Adopt the attached Findings.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Residential Density.** The project shall be limited to a maximum density of 38 residential units.
3. **Affordable Units.** A minimum of four (4) units shall be reserved as rent-restricted affordable units for Very Low Income Senior Households, as defined by the State Density Bonus Law 65915 (C)(1), and thirty-three (33) units for Low Income Senior Households.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
5. **Housing Requirements.** Prior to the issuance of a building permit for any dwelling unit of the subject property, the applicant shall execute and record a rental covenant and agreement running with the land, to the satisfaction of the Housing and Community Investment Department ("HCID"). The covenant shall bind the applicant and/or any subsequent property owner to reserve 4 units of the proposed 38 units for occupancy by Very Low Income Senior Households. These units will be restricted as affordable rental dwelling units pursuant to California Government Code Section 65915 and Los Angeles Municipal Code 12.22.A.25. The remaining 33 units shall be reserved for Low Income Senior Households as defined by Low Income Tax Credits (LIHTC), the Federal Home Loan Banks Affordable Housing Program requirements and/or local resources such as the LA Affordable Housing Trust Fund. Applicant must provide an affordable unit dispersal proposal to be approved by HCID to ensure the affordable units are not segregated or otherwise distinguishable from market rate units.
6. **Use.** Project shall be limited to residential use.
7. **Floor Area Ratio (FAR).** The maximum floor area ratio for the project shall be 2.35:1.
8. **Setbacks.** The project shall maintain a minimum of 16-foot rear yard setback and 7-foot side yard setbacks.
9. **Height.** The project shall be limited to 56 feet in height.
10. **Automobile Parking.** Vehicle parking shall be provided consistent with LAMC 12.22 A.25, Parking Option 2, which permits one half on-site parking space for each dwelling unit restricted to Low or Very Low Income Senior Citizens. The Applicant shall provide a minimum of 22 parking spaces.
11. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking

Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

12. **Bicycle Parking.** Residential and commercial bicycle parking shall be provided consistent with LAMC Section 12.21.A.16.
13. **Open Space.** Open Space shall be provided consistent with 12.21 G, which requires approximately 3,825 square feet of Open Space on the Project Site. The project shall provide a private balcony with every unit for a minimum of 1,900 square feet of private balconies
14. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O".
15. **Street Trees.** Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The Urban Forestry Division of the Board of Public Works may be contacted at (213) 842-3077 to install the trees.
16. **Façade Design.** The façade articulation, materials, and colors shall be in conformance with the Elevations depicted in Exhibit A.
17. **Lighting.** All pedestrian walkways and vehicle access points shall be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way.

Administrative Conditions

18. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
19. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
20. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

21. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
22. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
23. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
24. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The project site is located at the southeast corner of Adams Boulevard and Montclair Street in the West Adams – Baldwin Hills – Leimert Community Plan area. The site is also located in Subarea A of the Crenshaw Corridor Specific Plan. The updated West Adams – Baldwin Hills – Leimert Community Plan was adopted by the City Council on March 7, 2017. The Community Plan Map designates the property for Neighborhood Commercial use with a corresponding zone of C2. The property is zoned C2-1-O-SP and is limited to a Floor Area Ratio of 1.5:1. The Crenshaw Corridor Specific Plan limits the vertical height to 45 feet for the subject parcel. A building in Height District I designed and used entirely for residential purposes is not limited as to number of stories. The currently vacant site is approximately 15,209 square feet in lot area. The Expo/Crenshaw Rail Station is approximately 0.85 miles from the project site. The subject property is located approximately 120 feet outside the west border of the West Adams Terrace Historic Preservation Overlay Zone (HPOZ).

Surrounding properties are zoned C2-2D-O-SP, C2-1-SP, RD2-1-O, RD2-1-O, R1-1-HPOZ, C2-1-HPOZ-SP, [Q] C2-2D-O-SP, C2-2D-SP, R2-1-SP, R3-1-SP, and developed with commercial establishments, multifamily and single family dwellings. Properties to the north are developed with one-story commercial establishments and two-story multi-family structures. Immediately to the south of the subject site is a 15-foot alley and one-story grocery market. Properties to the east are developed with two and three-story multi-family structures. Properties to the west across from Montclair Street are zoned C2-1-SP and developed with two and three-story multi-family dwellings.

The project site is approximately 740 feet from Crenshaw Boulevard and Adams Boulevard, a prominent intersection with several bus lines that run north and south on Crenshaw Boulevard with connection to the Expo Rail Line. There are Rapid Transit bus, local bus, and DASH stops within walking distance of the subject site. The Expo/Crenshaw Rail Station is approximately 0.85 miles from the project site. The Expo Rail Line provides access to Downtown Los Angeles and west into the City of Santa Monica. Several local bus lines have bus stops at the intersection of Crenshaw Boulevard and Adams Boulevard. Public transit on Adams Boulevard is served by Metro Local Bus 37 and Los Angeles DASH Midtown (LDMID). The LDMID runs along Adams Boulevard with connections to San Vicente Boulevard and Western Avenue, as well as Expo Line and the Crenshaw Mall. LDMID connects with DASH Crenshaw route and DASH Leimert/Slauson route. The proposed project is a 38-unit affordable senior apartment building that is 56 feet in height and encompasses approximately 35,690 square feet of floor area. The project provides 22 automobile and 42 bicycle parking spaces at grade, with vehicular access off the alley to the south. The main pedestrian entrance is provided off Adams Boulevard.

The Applicant proposes to utilize Los Angeles Municipal Code (LAMC) Section 12.22 A 25 (Density Bonus) to set aside 4 units for Very Low Income Senior Households and 33 units for Low Income Senior Households. The Density Bonus Ordinance grants an increase in the permitted density in exchange for the Applicant setting aside a portion of their by-right dwelling units. The project site zoning of C2 allows for 39 residential units based on a lot square footage of 15,209. Pursuant to the Density Bonus Ordinance, the project is allowed a 35 percent increase for up to 53 dwelling units. The Applicant is not requesting any density bonus units. The Applicant is requesting two “on-menu” incentives in order to facilitate the provision of affordable housing at the site. Pursuant to the Density Bonus Ordinance, the project qualifies for two incentives because of the 4 units (10%) reserved for Very Low Income Senior Households. Per the zoning designation and Specific Plan, a maximum FAR of 1.5:1 is permitted on commercially zoned lots. The subject site is also located in Subarea A of the Specific Plan, which sets a height limitation of 45 feet. The Applicant requests an increase of FAR to 2.35:1 and an 11-foot height increase for a maximum building height of 56 feet.

FINDINGS

Density Bonus/Affordable Housing Incentives Program Findings

Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.***

The project is located within the Crenshaw Corridor Specific Plan and designated as Subarea A. The proposed Senior Affordable Housing project includes 35,690 square feet of residential floor area and 38 residential dwelling units within four levels above grade.

The subject site is a corner property located at Adams Boulevard and Montclair Street with two street facing frontages. As Exhibit A demonstrates, both street facing facades will have articulation in the form of balconies, varied planes along the upper-story faces, and utilization of several types of siding materials and colors. The ground floor abutting Adams Boulevard utilizes glass walls with storefront glazing, interspersed with decorative metal panels and cementitious vertical siding. Façade elevations on the upper floors are articulated with inset balconies, varied cementitious board and batten siding, and a large common open space courtyard on the third floor. Decorative metal panels, climbing vines on green screens are proposed to soften the building elevations and provide additional visual interest.

The Project Permit Compliance Review findings discuss compliance with the Crenshaw Corridor Specific Plan and Design Guidelines. As designed and conditioned in the Project Permit Compliance Review, the project will be an articulated building.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.***

The project is located within the Crenshaw Corridor Specific Plan and designated as Subarea A. The Specific Plan includes Design Guidelines and Standards for multiple-family residential projects, which include requirements for the location and design of pedestrian entrances. The subject site is a corner property located at Adams Boulevard and Montclair Street with two street facing frontages. The project is oriented and designed to consider Adams Boulevard as the front, and the main pedestrian access is from Adams Boulevard. The ground floor façade along Adams Boulevard will utilize glass walls with storefront glazing, interspersed with decorative metal panels and plaster siding. The frontage façade along Montclair Street is defined with glass walls with storefront glazing, metal mesh panel and exterior plaster. The upper story elevations on both frontages are articulated with balconies, varied planes and façade materials and colors. The second-story open terrace provides for a break in the building's mass and creates a dynamic visual element.

The Project Permit Compliance Review findings discuss compliance with the Crenshaw Corridor Specific Plan and Design Guidelines. As designed and conditioned in the Project Permit Compliance Review, the project will be an articulated building.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).***

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.***

The project is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- 1. *The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law, or a finding under the LAMC that the incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The zoning would permit 39 base units, calculating one unit per 400 square feet of lot area. A 35 percent Density Bonus would permit up to 53 units. The applicant is requesting 38 residential dwelling units. These units would be permitted in a four-story residential building for a maximum 56 feet in height with a maximum 2.35:1 FAR per the current C2-1-O-SP zone. The grant is for a total of 38-units with four (4) set aside for Very Low Income Senior Households and thirty-three (33) units set aside for Low Income Senior Households, with one market-rate manager's unit. The density bonus is utilized to increase floor area, increasing building height, and utilizing parking option 2 for the affordable senior housing development.

The list of on-menu incentives in 12.22 A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Department will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs, and that they result in identifiable and actual cost reductions to provide for affordable housing costs, because the incentives by their nature increase the scale of the project.

The proposed development provides enough very low income affordable units (10%) to qualify for two incentives.

Increased Floor Area Ratio: The proposed project requests an increase in the Floor Area Ratio (FAR) from 1.5:1 to 2.35:1. The subject site is zoned C2-1-O-SP Height District 1 and is permitted a maximum FAR of 1.5:1. Per the Density Bonus Ordinance, the proposed project qualifies for an increase of FAR to 3:1 as the project is located in a commercial zone in Height District 1 and at least 80% of the proposed units are Income Restricted Affordable Units. The Applicant is proposing to build a 35,690 square foot senior affordable residential development, resulting in an increase of 2.35:1 FAR. The intersection of Crenshaw Boulevard and Adams Boulevard is approximately 740 feet from the subject site, and there are several metro bus lines that run along Crenshaw Boulevard and provide connections to the Expo Rail Line.

Increased Building Height: The proposed project requests an increase in the maximum building height to 56 feet in lieu of the 45 feet as permitted in the Crenshaw Corridor Specific Plan for Subarea A. Per the Density Bonus Ordinance, the proposed project qualifies for an 11-foot height increase, resulting in a maximum height of 56 feet. The limitation on the height could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The building as proposed would have a maximum height of 56 feet and would have a total of four-stories. As proposed, the additional 11 feet would allow for the construction of the residential units and for the project to provide additional open space. The Applicant is proposing 600 square feet of common interior open space to be provided with a ground floor lobby. In addition, approximately 750 square feet is provided with a third-floor courtyard and 575 square feet of roof top terrace. Each residential dwelling unit will be furnished with a private balcony for a total of 1,900 square feet. A total of 3,825 square feet of common interior and exterior open space is proposed, meeting the 3,825 square feet required per LAMC.

The requested incentives to increase the FAR and building height are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allows the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. The incentive supports the Applicant's decision to set aside 4 Very Low Income and 33 Low Income Senior dwelling units for 55 years.

2. ***The Incentive will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.***

There is no evidence that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15332, Class 32. Categorical Exemption No. ENV-2017-2053-CE was issued for an in-fill development. It was determined that the proposed project does not fall within the six (6) exceptions to the Categorical Exemptions identified in the State CEQA Guidelines Section 15300.2.0

Housing Replacement

With Assembly Bill 2222, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated July 17, 2017, the proposed project will not be required to provide affordable units based on the fact that there are no existing units on site, nor any affordable units within the last 5 years. HCIDLA has determined that there were no residential units built and demolished on the properties which are currently a parking lot and a vacant lot within the last five years. AB 2222 does not apply to vacant lots of parking lots, therefore no AB 2222 replacement affordable units are required.

Density Bonus Legislation Background

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subs. (a), (d). Section 65915 further provides that an Applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the Applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the Applicant, a determination letter addressing replacement unit requirements for individual projects. The City

also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

Assembly Bill 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

Project Permit Compliance Findings

3. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

- a) **Use.** Section 6.B of the Crenshaw Corridor Specific Plan limits the location of certain uses within Subarea A. The project is located within Subarea A, but as proposed does not contain off-site alcohol sales, automobile-related use, or free-standing fast-food establishments. Therefore, the project complies with Section 6.B of the Specific plan.
- b) **Floor Area Ratio and Height.** Section 9.A and 9.F of the Crenshaw Corridor Specific Plan limits the FAR to 1.5:1 and the maximum building height to 45 feet for the subject property in Subarea A and Height District 1, per Map 6. As per density bonus incentives allowable under Section 12.22.A.25 of the LAMC, the project will be developed to an FAR of 2.35:1 and to a maximum building height of 56 feet. The incentives are necessary to provide for affordable housing costs, and therefore, the project is in compliance with the Specific Plan.
- c) **Building Setbacks and Open Space Areas.** Section 10 of the Crenshaw Corridor Specific Plan requires that setbacks and open space areas comply with the underlying zone for areas not located in Pedestrian-Oriented Areas or Transit-Oriented Areas. The subject property is located within Subarea A of the Specific Plan and zoned C2-1-O-SP. The C2 zoning does not require a front yard setback, and side and rear yards are not required for buildings used exclusively for commercial purposes. For all portions of building used for residential purposes, side and rear yards are required based on R4 zoning restrictions, per LAMC Section 12.14-C.2. Thus, the municipal code requires the

project provide a 16-foot rear yard as well as minimum seven (7) foot side yards for a four-story structure, per LAMC Section 12.11-C.2-3. The proposed project is utilizing Adams Boulevard as the front yard for the residential structure. A 16-foot setback is proposed along the southern border abutting the alley. The project will provide the code required 7-foot side yard setbacks along the eastern and western property lines.

Per LAMC Section 12.21-G, new developments with 6 or more dwelling units are required to provide 100 square feet of open space for each residential unit having less than three habitable rooms; 125 square feet of open space for each residential unit containing three habitable rooms; and 175 of open space for each residential unit containing more than three habitable rooms. The proposed project consists of 37 units having less than three habitable rooms and one manager's unit containing three habitable rooms. The proposed project is required to provide 3,825 square feet of open space. The Applicant is proposing 3,825 square feet of open space, consisting of a residential lobby, outdoor courtyard, roof top terrace, and private balconies. Therefore, the proposed project is in compliance with the Specific Plan.

- d) **Parking.** The project site is in the Los Angeles State Enterprise Zone and Transit Priority Area. Pursuant to LAMC Section 12.22.A.25, the Applicant is utilizing Parking Option 2 to provide one half parking spaces per Restricted Affordable Unit for Low or Very Low Income Senior citizens. Pursuant to AB 744 (California Government Code Section 65915(p)(2)), the Applicant is providing one half parking space for the market rate manager's unit. A total of 19 parking spaces are required for the proposed project. The proposed project will provide a total of 22 parking spaces at grade.
- e) **Design and Development Guidelines.** Projects within the Crenshaw Corridor Specific Plan shall comply with the Crenshaw Corridor Specific Plan Design Manual. The building design incorporates well-articulated facades with various materials and planes. The ground floor fronting Adams Boulevard will utilize glass walls with storefront glazing, interspersed with decorative metal panels and cementitious vertical siding. Pedestrian entrances are provided off Adams Boulevard and Montclair Street. Façade elevations on the upper floors include inset balconies, varied board and batten siding, and wall openings onto a terrace on the second floor. Decorative metal panels, climbing vines and green screens are proposed to soften the facades and provide visual interest. The proposed project is in compliance with the Specific Plan Design Manual.

4. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

CEQA FINDINGS

- 5. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15332, Class 32. Categorical Exemption

No. ENV-2017-2053-CE was issued for an in-fill development meeting the conditions described in this section.

The proposed Project qualifies for a Categorical Exemption because it conforms to the definition of “In-fill Projects” as follows:

(a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:*

The Project is located within the West Adams – Baldwin Hills – Leimert Community Plan area, and has a General Plan Land Use designation of Neighborhood Commercial, with a corresponding zone of C2. The property is zoned C2-1-O-SP, which allows residential uses subject to the density regulations of the R4 Zone. The R4 Zone density regulations allows up to 53 dwelling units on the Project site through the Density Bonus Ordinance. The Project meets parking, yard, open space, and landscaping requirements, with modifications to increase FAR and building height through two On-Menu incentives.

Consistent with the Community Plan, the proposed 38-unit senior affordable development will provide new, affordable housing to Los Angeles’ housing supply, in a neighborhood which is conveniently located to a variety of community services.

(b) *The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses:*

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.35 acres. The surrounding neighborhood is characterized by a mix of residential and commercial developments. The project site is bounded by three-story multi-family residential structures to the east, Adams Boulevard to the north, Montclair Street to the west, and an alleyway to the south. Across from Adams Boulevard to the north are one and two-story commercial and multi-family residential buildings. A one-story grocery market is located south of the project site. Properties to the west across from Montclair Street are maintained with two-story multi-family residential buildings.

(c) *The Project site has no value as habitat for endangered, rare or threatened species:*

The project site is situated in an established neighborhood adjacent to commercial corridors and residential developments. The subject property is currently vacant and has no value as a habitat for endangered, rare, or threatened species.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality:*

The project will be subject to a variety of Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study.

The proposed project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod Version 2016.3.1) as recommended by the SCAQMD. Table 1, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project's construction. As shown in Table 1 per documents prepared by Parker Environmental Consultants dated May 18, 2017, construction-related daily emissions associated with the Proposed Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required and regulated by SCAQMD. As such, construction-related emissions associated with the Proposed Project are not expected to exceed significance thresholds for criteria pollutants and hazardous substances. Further, all grading and earthwork activities would be conducted in accordance with applicable City, regional, state, and federal regulatory compliance measures. As such, construction of the Proposed Project would not result in the accidental release of hazardous pollutants. Therefore, temporary construction-related air quality impacts related to criteria pollutants and hazardous substances would be considered less than significant.

The Project Site is currently vacant. Therefore, no existing air pollution emissions are currently generated at the Project Site. The Proposed Project would generate both stationary and mobile emissions, including the consumption of electricity and natural gas, landscape maintenance, and vehicles traveling to and from the Project Site. Such emissions are typical of residential land uses, and based on the Project's density of 38 dwelling units. The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (Version 2016.3.1) recommended by the SCAQMD. The results of these calculations are presented in Table 2 of the same documents prepared by Parker Environmental Consultants. As shown, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

(e) *The site can be adequately served by all required utilities and public services:*

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all Projects, it can be anticipated that the proposed Project will not create any impact on existing utilities and public services through the net addition of 38 dwelling units. The project site will be adequately served by all public utilities and services given that the construction of a 38-unit residential project will be on a site surrounded by similar uses and is consistent with the general plan.

The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

Planning on or before the above date or the appeal will not be accepted. Forms are available online at <http://planning.lacity.org>.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7052

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Rm 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

*Please note the cashiers at the public counters close at 3:30 PM.

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.


The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:


Faisal Roble, Principal Planner

Reviewed by:


Debbie Lawrence, AICP, Senior City Planner

Reviewed by:


Michelle Singh, City Planner

Prepared by:


Iris Wan, City Planning Associate

FAIRVIEW HEIGHTS



CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division



Christopher E. Jackson, Sr.
Director

Mindy Wilcox
Planning Manager

NOTICE OF EXEMPTION

Prepared in accordance with the California Environmental Quality Act (CEQA), Section No. 15300, and the Inglewood Municipal Code, the following Notice of Exemption is made.

Project Title: Design Review No. 2018-001 (DR-2018-001)
CEQA Case No.: EA-CE-2018-068
Location: 923 East Redondo Boulevard
Zoning: MU-3 (Mixed-Use 3)
Project Sponsor: Michael de la Torre
Address: 555 East Ocean Boulevard, Suite No. 900, Long Beach, CA 90802
Agency Contact: Arturo Salazar, Planner
Telephone: (310) 412-5230

Project Description

Design Review to approve the design proposal for a new four-story mixed-use development consisting of 101 residential units, commercial/retail space, and associated parking on an approximately 62,671 square-foot MU-3 zoned property.

Exempt Status

Categorical Exemption: **Class 32: In-Fill Development Projects – Section 15332 (a)**

Reason for Exemption

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Signature: _____

Name: Eddyfunn Ikemefuna
Title: Senior Planner
Date: August 22, 2018

GRAMERCY PLACE APARTMENTS

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
VAHID KHORSAND
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

**DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM
AND SITE PLAN REVIEW**

February 26, 2018

Applicant

Sarah Letts
Hollywood Community Housing
Corporation
5020 Santa Monica Boulevard
Los Angeles, CA 90029

Owner

City of Los Angeles Housing +
Community Investment Department
1200 West 12th Street #901
Los Angeles, CA 90017

Representative

Christopher Murray
Rosenheim & Associates
21600 Oxnard Street #630
Woodland Hills, CA 91367

Case No. DIR-2017-5395-SPR-TOC

CEQA: ENV-2017-5396-CE

Location: 2339 – 2375
West Washington
Boulevard, 1856 South
Wilton Place, & 1849 South
Gramercy Place

Council District: 10 – Herb J. Wesson, Jr.

Neighborhood Council: United Neighborhoods

Community Plan Area: South Los Angeles

Land Use Designation: Commercial Manufacturing

Zone: [Q]CM-1

Legal Description: Lots 32-35, Angelus Vista
Tract

Last Day to File an Appeal: March 14, 2018

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Class 32 of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve** a 25% increase in density for a total of 64 dwelling units, reserving nine (9) dwelling units for Very Low Income Households and 53 dwelling units

for Low Income Households along with the following two (2) additional incentives:

- a. **Setbacks (Sides).** To utilize the side yard requirements of the RAS3 Zone, L.A.M.C. Section 12.10.5;
 - b. **Transitional Height.** To allow the building height limit be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line; and
3. **Adopt** the attached Findings.

DETERMINATION – Site Plan Review

Pursuant to the LAMC Section 16.05, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Conditionally Approve** a Site Plan Review for the construction, use and maintenance of a new, four-story, mixed-use building with 64 dwelling units, 2,336 square-feet of commercial space and 451 square-feet of office space in the [Q]CM-1 Zone; and
2. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 64 residential units, including On-site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** Nine (9) dwelling units shall be reserved for Very Low Income Households and 53 dwelling units shall be reserved for Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA).

All of the dwelling units, with the exception of the two (2) manager's units, shall be restricted to individuals who are at least 55 years of age.

4. **Changes in On-site Restricted Units.** Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the HCIDLA to make nine (9) units available to Very Low Income Households and 53 units Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event, the applicant reduces the proposed density of the project, the number of required reserved On-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2222 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Incentives.**
 - a. **Side Yard Setbacks.** The project is permitted to utilize the side yard requirements of the RAS3 Zone, L.A.M.C. Section 12.10.5.
 - b. **Height.** The height of the building shall not exceed 45 feet as defined by LAMC Section 12.21.1,B-3(a) and the building height limit be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line.
7. **Open Space.** The project shall provide a minimum of 14,267 square feet of open space.

8. **Parking.**

- a. **Automotive Parking.** No automobile parking for residential units is required. The project shall provide one level of subterranean parking with 63 automobile parking spaces, 0.5 parking spaces for each live/work unit.
 - b. **Bicycle Parking.** The project shall provide a minimum of 60 long-term bicycle parking spaces and six (6) short-term bicycle parking spaces. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21-A.16.
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 25% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.
 10. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
 11. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
 12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
 13. **Commercial Development Design Guidelines.** The project shall conform to the provisions of Ordinance No. 173,809, Subarea 600.

Administrative Conditions

14. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
15. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions,

shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
18. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
19. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
22. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any

judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property is comprised of four (4) rectangular leveled lots measuring approximately 40,990 square-feet (0.94 acres) with a 356-foot frontage along Washington Boulevard, a 117-foot frontage along Gramercy Place and a 115-foot frontage along Wilton Place. The subject property is zoned [Q]CM-1 within the South Los Angeles Community Plan Area with a Commercial Manufacturing land use designation and limited to Height District 1.

The project proposes the construction, use, and maintenance of a 51,296 square-foot mixed use building with 62 affordable dwelling units restricted to individuals who are at least 55 years of age and two (2) market-rate manager's unit, with approximately 2,336 square feet of commercial uses and 451 square-feet of office space with a maximum of 45 feet in height. The building will be constructed with a maximum of four (4) levels above grade and one (1) subterranean parking level containing 63 automobile parking spaces and 60 long-term and six (6) short-term bicycle parking spaces. Vehicular access to the subterranean parking level would be via a one-way, ingress-only driveway off of Wilton Place and one-way, egress-only driveway off of Gramercy Place.

The ground floor consists of commercial uses, the Manager's units, residential units, community room and common open space. The upper levels above consist of the residential units with a proposed community open space area at the third floor level.

The subject property is zone [Q]CM-1 which allows a density of one (1) dwelling unit per X square feet of lot area. At 40,990 square-feet (0.94 acres) in size, the property is permitted up to 52 units by-right (40,990 square feet of lot area divided by X square feet). By setting aside 100% of the project's base density units for Very Low and Low Income Households, the project is eligible for a 70% density increase for a maximum of 89 total units. The project proposes only a 25% density increase, for a total of 64 dwelling units with nine (9) units reserved for Very Low Income Households and 53 units reserved for Low Income Households. Two (2) units will be set aside as a market-rate manager's unit.

The property is subject to Ordinance No. 173,809, subarea 600 (effective April 6, 2001) and the associated [Q] Conditions which state that "The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines." The City adopted the South Central Community Design Overlay District Design Guidelines and Standards as the implementation tool of the [Q] Conditions which limits the project to a maximum of 30-feet and a transitional height of 25-feet within 49 feet of residential zoning.

However, pursuant to Section VII of the Transit Oriented Communities Guidelines, Eligible Housing Developments in Tier 3 that have a residential use which occupies more than 50% of the total floor area within a building may increase the overall building height by two (2) additional stories and up to 22 additional feet. Moreover, Total Height and Transitional Height standards count as one (1) Incentive. The project proposes various heights with a maximum of 45-feet and the building height be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line.

The subject property is also located within less than 750 feet of a major transit stop at the intersection of Washington Boulevard and Western Avenue with access to Metro Buses. The subject property is therefore located in Tier 2 of the Transit Oriented Communities Affordable

Housing Incentive Program. Per Section IV of the Transit Oriented Communities Guidelines, projects that consist of 100% on-site restricted affordable units, excluding of any building manager's units, shall be eligible for one increase in Tier than otherwise would be provided. Accordingly, the project is eligible for Tier 3 incentives.

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the project is eligible for Base Incentives and two (2) additional incentives. As base incentives, the project is eligible to (1) increase the maximum allowable number of dwelling units permitted by 70%, (2) increase the maximum allowable floor area ratio by 50%, and (3) provide no automobile parking for residential units and up to a 30% reduction in the nonresidential parking requirement. Pursuant to Section VII of the Transit Oriented Communities Guidelines, Eligible Housing Developments in commercial zones may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5

The project requests of two additional incentives. The request entails (1) a 28.6% reduction in the required side yard setback (2-feet) and, (2) a maximum height of 45-feet and the building height limit be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line. Pursuant to Section VII of the TOC Guidelines, two yards count as one incentive for projects within TOC Tier 3 and Total Height and Transitional Height standards count as one Incentive.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to Section 12.22-A,31(e) of the LAMC, the Director shall review a Transit Oriented Communities Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22-A,25(g).

- a. The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels. There were no substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law.

The list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. The on-menu incentives are required to provide for affordable housing costs because the incentives by their nature may result in increasing the scale of the project. The additional incentives requested for a reduced side yard and an increase in height would result in building design or construction efficiencies that provide for affordable housing costs. As a result of the prescribed incentives, it is likely that the Director will always conclude that the incentives are required for such projects to provide for affordable housing units as identified by the TOC Guidelines.

Yards. The requested yard incentive to utilize the side yard requirements of the RAS3 Zone, L.A.M.C. Section 12.10.5, is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentives allow the developer to reduce setback requirements so the housing units reserved for Very Low and Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve 9 units housing units reserved for Very Low Income Households and 53 units reserved for Low Income Households. Two (2) units will be set aside as a market-rate manager's units, for a total of 64 units.

Height. The requested increase in height, and to allow the building height limit be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive will allow the developer to reduce open space requirements so the housing units reserved for Very Low and Low Income Households can be constructed and the overall space dedicated to residential uses is increased. This incentive supports the applicant's decision to reserve 9 units Very Low Income Households and 53 units reserved for Low Income Households. Two (2) units will be set aside as a market-rate manager's units, for a total of 64 units.

- b. *The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorical Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects" as further described in the analysis for Case No. ENV-2017-5395-CE. The five (5) conditions that are required for the project to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as

habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project, as proposed, was determined to meet all five conditions. The subject property is a vacant land that is not listed in the California Register of Historical Resources. Furthermore, planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

Therefore, there is no substantial evidence that the proposed Project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

SITE PLAN REVIEW FINDINGS

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review staff, reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

- 2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. There are twelve elements of the General Plan. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlement requested herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the South Los Angeles Community Plan, which designates the site Commercial Manufacturing land uses corresponding zone of CM. The site is zoned [Q]CM-1. The proposed project is consistent with the following goals, objectives and policies of the South Los Angeles Community Plan:

- | | |
|----------------------|--|
| <i>Goal 1</i> | <i>A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.</i> |
| <i>Objective 1-1</i> | <i>To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area.</i> |
| <i>Policy 1-1.1</i> | <i>Designate specific lands to provide for adequate multi-family residential development.</i> |
| <i>Objective 1-2</i> | <i>To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.</i> |
| <i>Policy 1-2.1</i> | <i>Locate higher residential densities near commercial centers, light mass</i> |

transit stations, and major bus routes where public service facilities, utilities, and topography will accommodate this development.

- Policy 1-2.2 Locate senior citizen housing and mixed income housing, when feasible, near commercial centers and transit and public service facilities.*
- Objective 1-5 To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.*
- Policy 1-5.1 Promote greater individual choice in type, quality, price, and location of housing.*
- Policy 1-5.2 Ensure that new housing opportunities minimizes displacement of the residents.*
- Objective 2-3 To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.*
- Policy 2-4.3 Ensure that commercial infill projects achieve harmony with the best of existing development.*
- Policy 2-4.6 Require that mixed use projects and development in Pedestrian Oriented Areas be designed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*
- Policy 2-4.8 Require that mixed use projects be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, truck and automobile access, etc.) and provide adequate amenities for residential occupants.*
- Policy 2-4.9 Require that mixed use projects, where residential and commercial uses are in separate structures, provide adequate access between the residential and commercial uses so that residents can walk conveniently and safely.*
- Policy 2-4.10 Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.*

The proposed project will result in a 64-unit residential building restricted to individuals who are at least 55 years of age, including nine (9) units set aside for Very Low Income Households, and 53 units reserved for Low Income Households, which will contribute to the development of new housing on a vacant lot without displacing any existing housing. The project includes a variety of unit types, including four (4) live/work units, 54 one-bedroom units, and four (4) two-bedroom units. The project places housing along Washington Boulevard which is designated as an Avenue I with a mixed-use building.

The project site is located along the Metro Local Bus Lines 35/38, 207, 209, the Rapid Bus Line 757, and the DASH Midtown route, thereby reducing vehicular trips to and from the project site and congestion around the site.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the South Los Angeles Community Plan and does not conflict with any applicable regulations or standards.

- 3. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The subject property is comprised of four (4) rectangular leveled lots measuring approximately 40,990 square-feet (0.94 acres) with a 356-foot frontage along Washington Boulevard, a 117-foot frontage along Gramercy Place and a 115-foot frontage along Wilton Place. The subject property is currently vacant.

The project proposes the construction, use, and maintenance of a 51,296 square-foot mixed use building with 62 affordable dwelling units restricted to individuals who are at least 55 years of age and two (2) market-rate manager's unit with approximately 2,336 square feet of commercial uses with a maximum of 45 feet in height. The building will be constructed with a maximum of four (4) levels above grade and one (1) subterranean parking level below grade containing 63 automobile parking spaces and 60 long-term and six (6) short-term bicycle parking spaces. Vehicular access to the subterranean parking level would be via a one-way, ingress-only driveway off of Wilton Place with and one-way, egress-only driveway egress off of on Gramercy Place.

The surrounding uses are developed with residential, commercial, retail, and office uses. Properties to the south across Washington Boulevard, are zoned [Q]C2-1-O and are improved with commercial uses including a restaurant supply store, an art gallery and various automotive services. The properties further south are zoned R1-1-O-HPOZ and are developed with single-family homes. The property to the west across Wilton Place, is zoned [Q]CM-1 and improved with a conservatory, a mattress store, furniture refinishing, and an electric supply company. The property to the east across Gramercy Place is zoned [Q]CM-1 and is developed with a convenience market and associated surface parking. Properties to the north are zoned [Q]R3-1 and are developed with residential uses comprised of two- and three-story single- and multifamily dwelling units.

Height, Bulk, and Setbacks

The proposed site is comprised of six (6) structures connected by an exterior bridge, above one level of subterranean parking with multiple stairways and range from two- to four-stories to a maximum of height of approximately 45 feet. The development will create spaces for both private and common courtyards. The proposed exterior will be covered with a slatted wood screen, with painted decorative metal columns, and includes "picture window"-style openings. The building structures are wrapped in a perforated corrugated metal screen, to maximize light and views from balconies and windows while providing privacy for occupants. Additionally, the proposed project will integrate a public courtyard between the commercial and residential uses with landscape and seating to provide a transition between the adjacent public right-of-way and the entrances of the building.

The project is located in an area that is planned for Commercial Manufacturing and Medium Residential land uses and zoned CM. There is no height limit for the CM Zone, therefore, as proposed, the height of the building is and will be consistent with the existing and future development pattern of the area.

The proposed project is one (1) building but has been designed to appear as six (6) separate buildings with large courtyards, walking paths and open space between each structure. Along with the overall design of the project, the use of materials further reduces the bulk of the building by differentiating various uses within the project site.

The proposed development conforms to the setback requirements of the CM Zone and the South Central Community Design Overlay District with the exception of the TOC Incentive granted herein that the project be subject to the RAS3 Zone setback provisions. The subject site has two (2) front yards, along Wilton Place and along Gramercy Place, where it will provide a 15-foot setback along both frontages. The site also has two (2) side yards, along Washington Boulevard and along its northern property line, where it will provide a 5-foot setback, consistent with the RAS3 Zone. . The Project Site does not have a rear yard.

The height, bulk, and setbacks of subject project are consistent with existing development in the immediate surrounding area and with the underlying CM zone. Therefore, the project will be compatible with the existing and future developments in the neighborhood.

Parking

The project will provide a 52 residential automobile parking spaces and 11 commercial parking spaces within one level of subterranean parking. 66 bicycle parking spaces will be provided in a bicycle storage room on the ground floor level and 9 short-term bicycle parking stalls located adjacent to building entrances from Washington Boulevard, Wilton Place, and Gramercy Place.

Due to the building and subterranean design of the parking facilities, such parking facilities will not be visible from the public right-of-way. Additionally, all ingress for the parking will be located on Wilton Place, designated as a Local Street-Standard and egress will be on Gramercy Place, a designated Collector. Pedestrian access to the commercial area will be accessible via the street frontage along Washington Boulevard. Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhood.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate the building, entrances, walkways and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. This condition has also been included in the subject approval. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The project will provide a minimum of 14,267 square feet of open space including 5,587 square feet of private open space, and 8,680 square feet of common open space. The project will provide a minimum of 23 trees. No existing trees will be removed.

The project has been conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Division's requirements. Therefore, the on-site landscaping will be compatible with the existing the future developments in the neighborhood.

Loading/Trash Area

The development is not required to provide a loading area pursuant to LAMC Section 12.21-C,6. The project site proposes waiting areas and drop off areas on Wilton Place and Gramercy Place. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the lobby.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the L.A.M.C. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be located on the subterranean level and accessible from the parking area.

Therefore, as proposed and conditioned, the project is compatible with existing and future development on neighboring properties.

4. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The project proposes various unit types, four (4) of which are live/work units located on the first floor, 54 one-bedroom units, and four (4) two-bedroom units located on floors one through four. The sizes of these units ranges from 499 to 842 square feet in size.

The project will provide a minimum of 14,267 square feet of open space including 5,587 square feet of private open space, and 8,680 square feet of common open space. The project includes, but is not limited to, an exercise room, a community room, a community kitchen, laundry facilities on multiple floors, and outdoor common areas with a central courtyard with seating built in the landscape, all of which will enhance habitability for the residents. A "paseo" is proposed along the north property line, connecting Wilton Place and Gramercy Place, which will be open during the daytime to the public and will be secured by a gate. There are shared courtyards and a community garden proposed for the third floor as well as private patios and balconies for many of the units.

The project will provide 63 vehicle parking spaces, of which 53 spaces are reserved for residents, and a minimum of 60 long-term bicycle parking spaces and six (6) short-term bicycle parking spaces. The commercial spaces will be located along Washington Boulevard and will provide neighborhood-serving uses for the neighborhood at large but also which will serve the residential tenants of the proposed project as well as.

Therefore, as proposed, the project is compatible with existing and future development on neighboring properties. Moreover, the project provides recreational and service amenities that will improve habitability for the residents and minimize any impact on neighboring properties.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, which is categorized as an area outside of a flood zone.

6. Based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15300 and Article III, Section 1, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25-A,2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment.”

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after March 14, 2018 unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.cityplanning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Pursuant to LAMC Section 12.22-A,25(f), only abutting property owners and tenants can appeal the Transit Oriented Communities Affordable Housing Incentive Program portion of this determination . Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22-A,25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

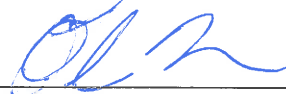
Vincent P. Bertoni, AICP
Director of Planning

Approved by:



Nicholas Hendricks, Senior City Planner

Reviewed by:



Oliver Netburn, City Planner

Prepared by:



Michelle Carter, Planning Assistant
michelle.carter@lacity.org

Attachments:
Exhibit A: Architectural Plans

GRAMERCY PLACE APARTMENTS

ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

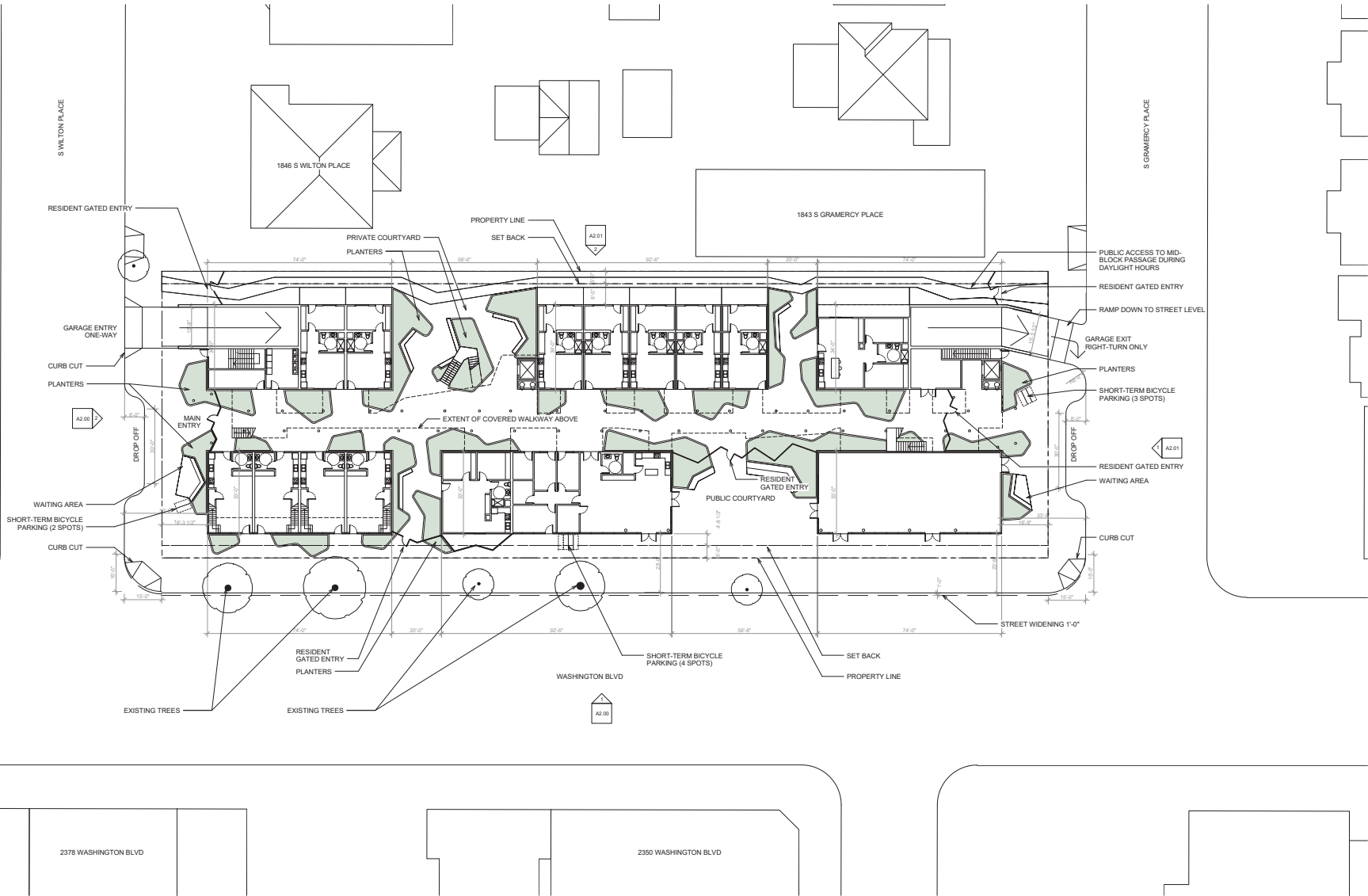
ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
T: 310.666.8188
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	ENTITLEMENTS	08/11/2017
2	ENTITLEMENTS REV	09/13/2017
3	ENTITLEMENTS REV	10/23/2017
4	ENTITLEMENTS REV 2.2	11/02/2017



1 SITE PLAN
1/16" = 1'-0"

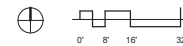


Exhibit A
DIR-2017-5395-SPR-TOC
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TITLE:
SITE PLAN

PLOT:
10/16/17

SHEET:

A1.00

GRAMERCY PLACE APARTMENTS

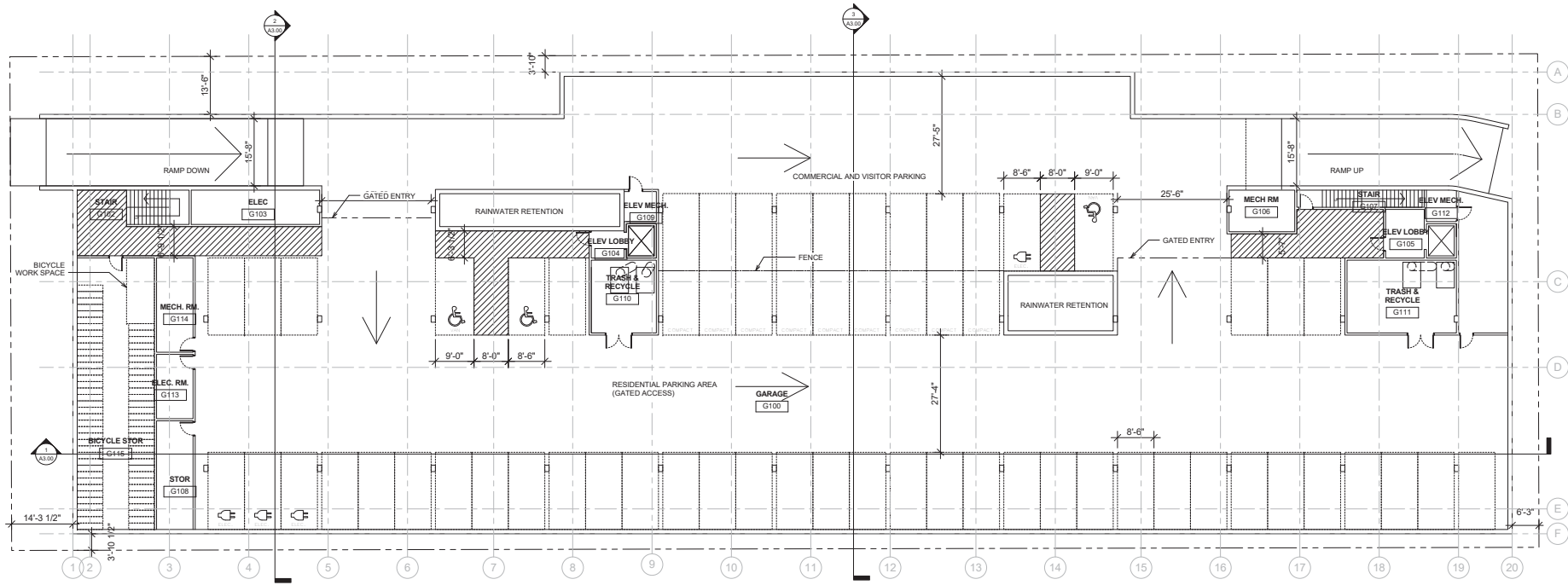
ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
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CONSULTANTS:

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1	ENTITLEMENTS	08/12/2017
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3	ENTITLEMENTS REV	10/23/2017
4	ENTITLEMENTS REV 2.2	11/02/2017



PARKING GARAGE
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
10/16/17

SHEET:

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A1.10

GRAMERCY PLACE APARTMENTS

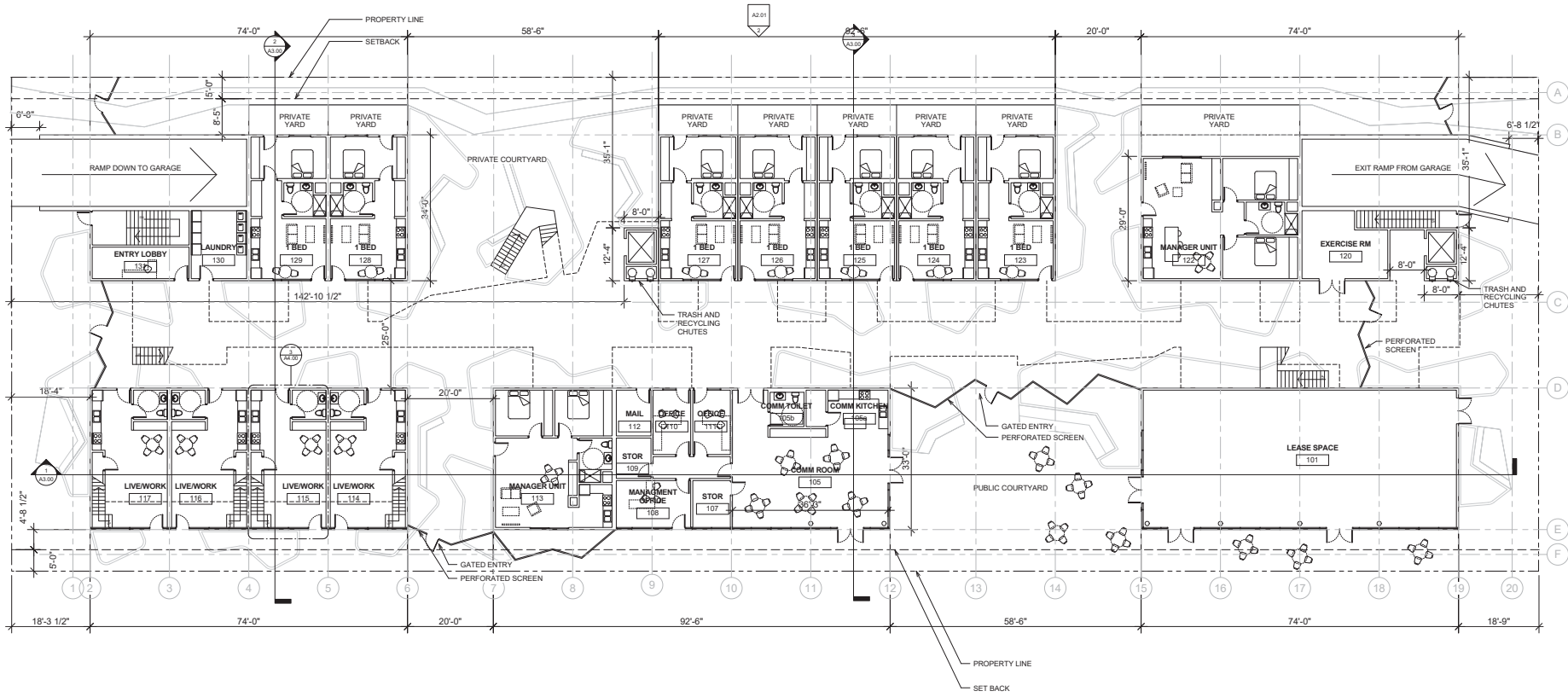
ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

ARCHITECT:
KEVIN DALY ARCHITECTS
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LOS ANGELES, CA 90018
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CONSULTANTS:

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ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS	08/12/2017
2	ENTITLEMENTS REV	09/13/2017
3	ENTITLEMENTS REV	10/23/2017
4	ENTITLEMENTS REV 2.2	11/02/2017



LEVEL 1 (GRADE)
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
10/16/17

SHEET:

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A1.11

GRAMERCY PLACE APARTMENTS

ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

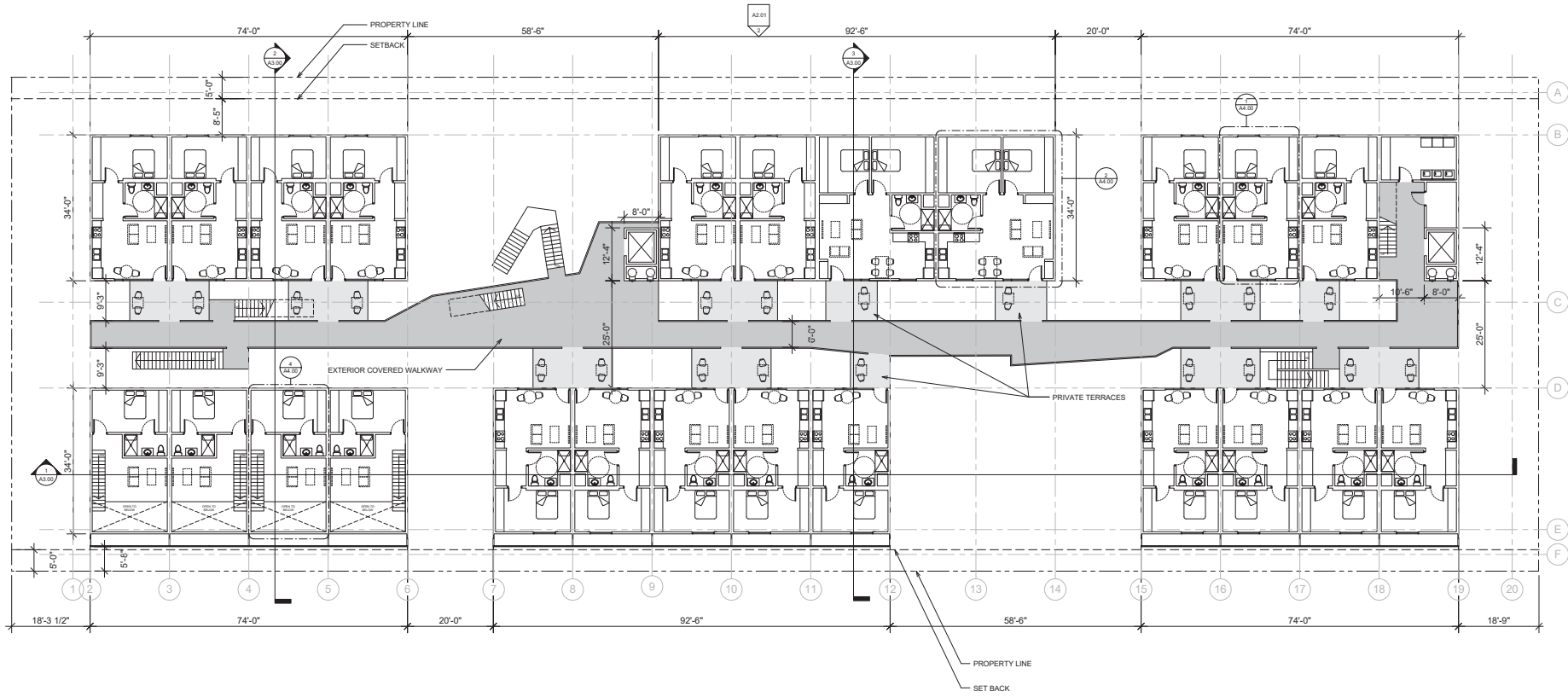
ARCHITECT:
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3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
T: 310.666.8188
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	ENTITLEMENTS	08/12/2017
2	ENTITLEMENTS REV.	09/13/2017
3	ENTITLEMENTS REV.	10/23/2017
4	ENTITLEMENTS REV. 2.2	11/02/2017



LEVEL 2
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
10/16/17

SHEET:

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A1.12

GRAMERCY PLACE APARTMENTS

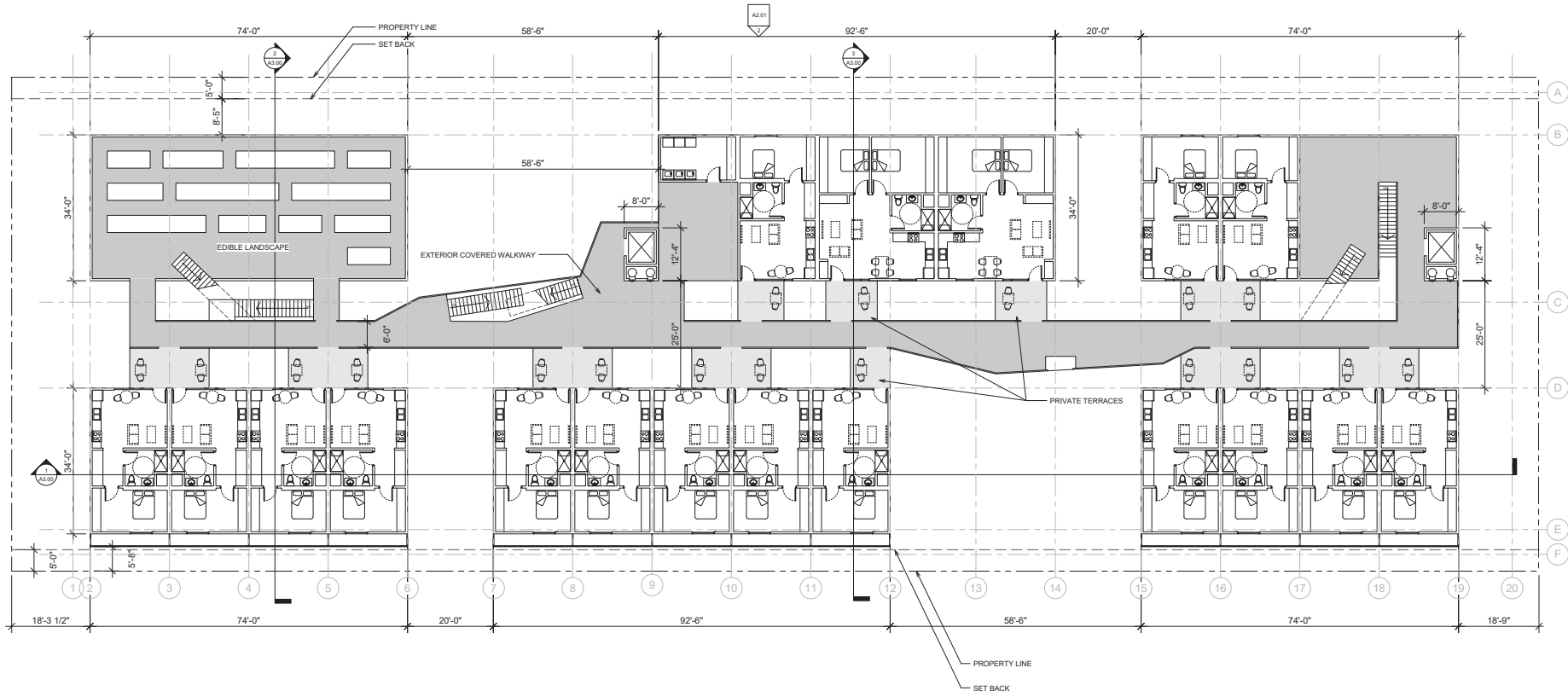
ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
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E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS REV 23	11/20/17



LEVEL 3
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
11/20/17

SHEET:

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A1.13

GRAMERCY PLACE APARTMENTS

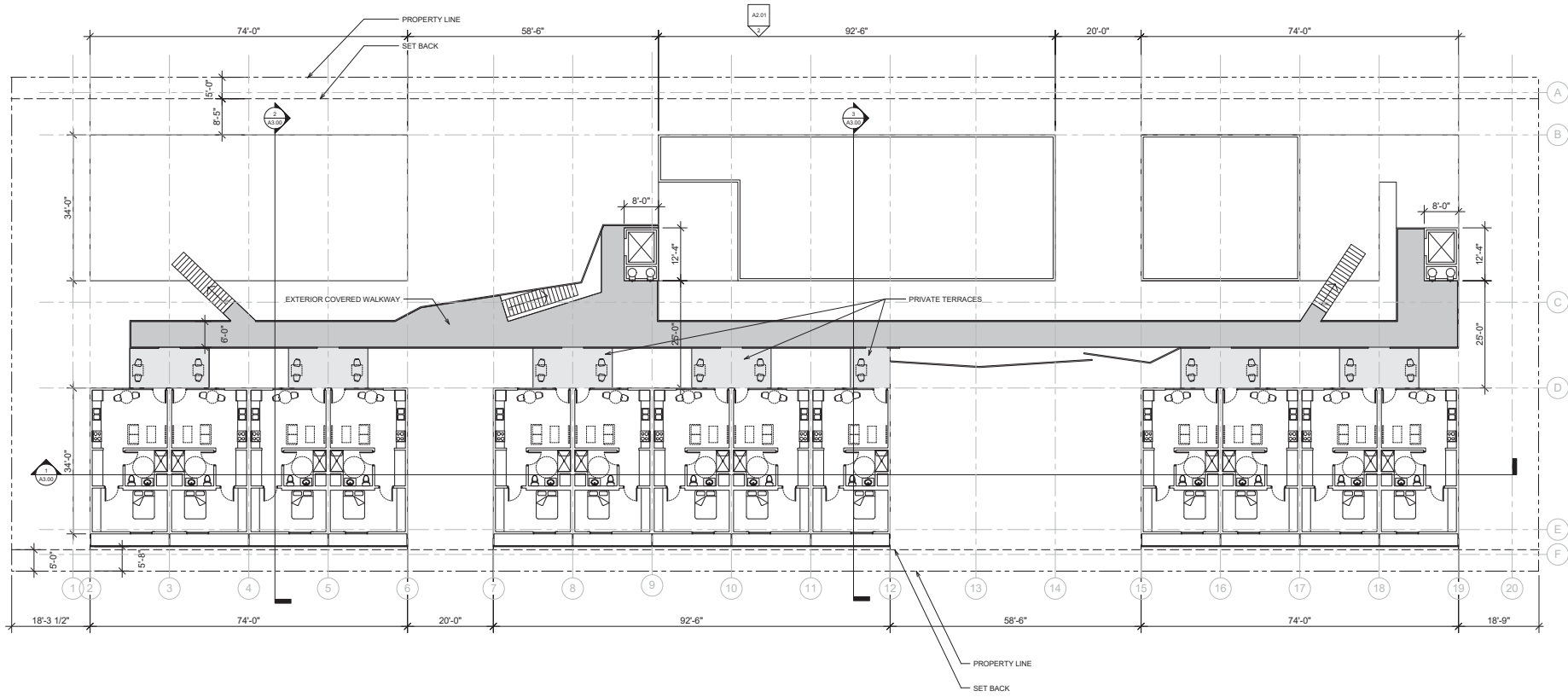
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2375 W. WASHINGTON BLVD.
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ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
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E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS REV 23	11/20/17



LEVEL 4
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
11/20/17

SHEET:

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A1.14

GRAMERCY PLACE APARTMENTS

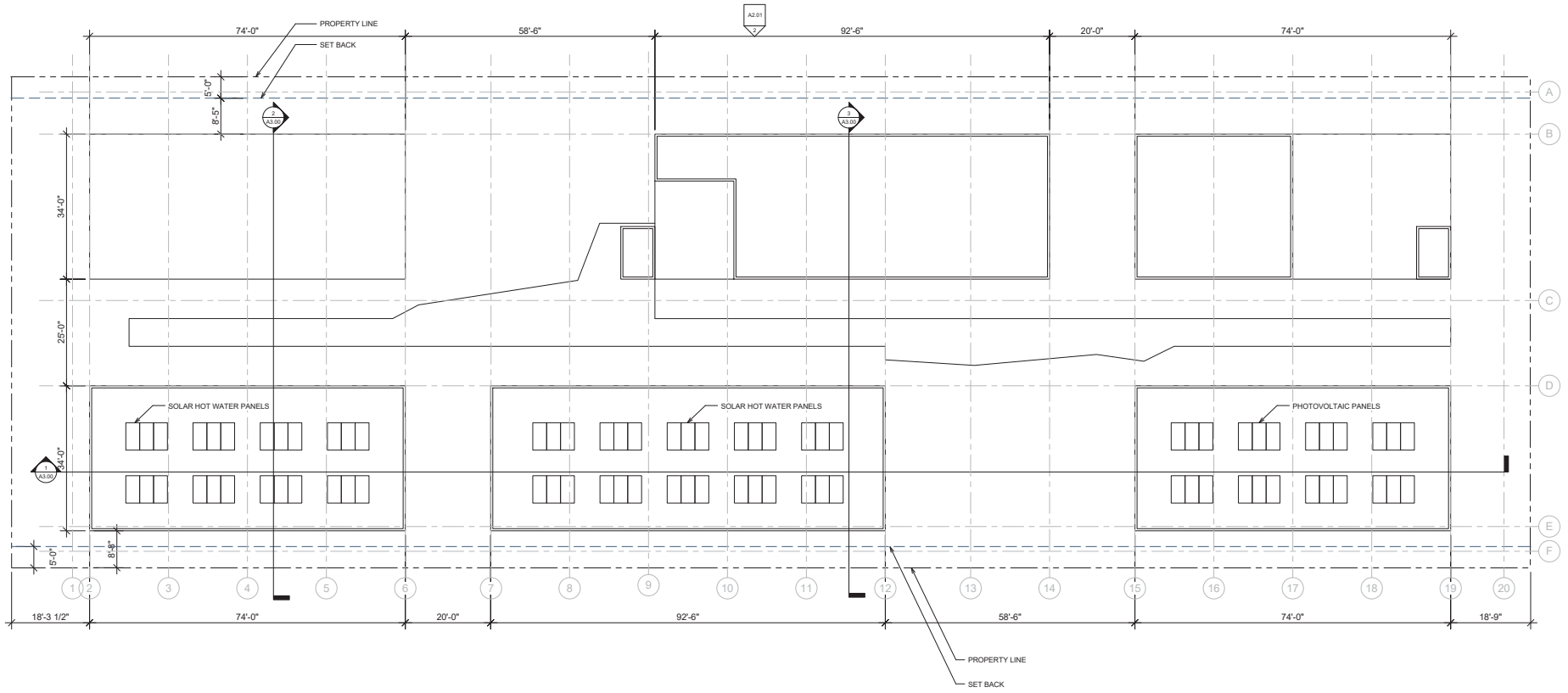
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2375 W WASHINGTON BLVD.
LOS ANGELES, CA

ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
T: 310.666.8188
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS REV 23	11/20/17



ROOF PLAN
1" = 10'-0"

TITLE:
FLOOR PLANS

PLOT:
11/20/17

SHEET:

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A1.15

GRAMERCY PLACE APARTMENTS

ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

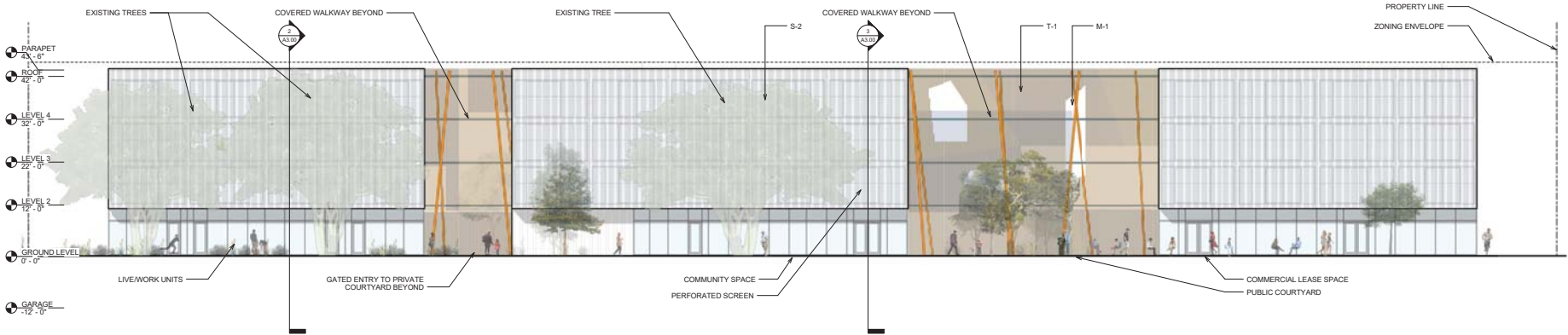
ARCHITECT
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
T: 310.666.8188
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CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:

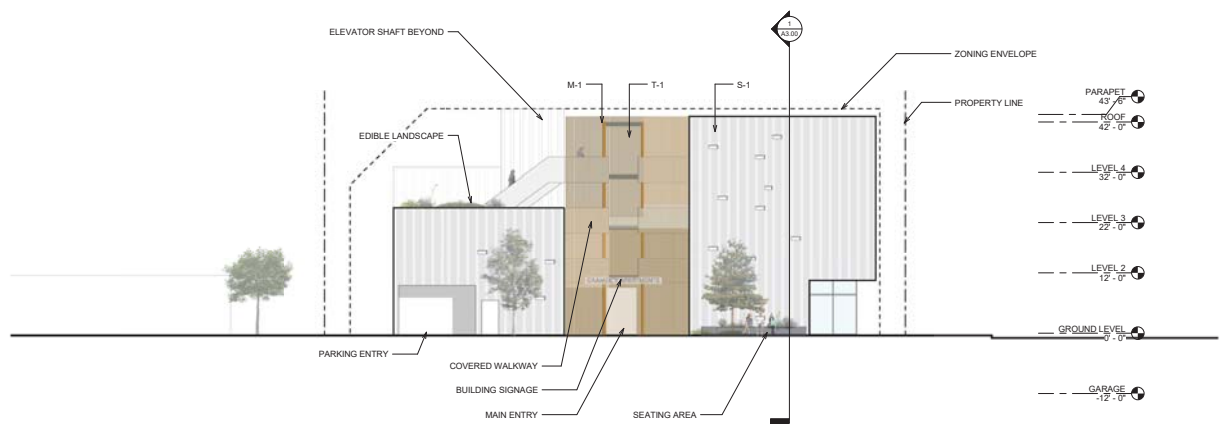
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS	08/11/2017
2	ENTITLEMENTS REV	09/13/2017
3	ENTITLEMENTS REV	10/23/2017
4	ENTITLEMENTS REV 2.2	11/09/2017



1 ILLUSTRATED ELEVATION - SOUTH
1" = 10'-0"

MATERIAL LEGEND

S-1	CORRUGATED METAL SIDING
S-2	PERFORATED CORRUGATED METAL SIDING
T-1	WOOD SLATTED SCREEN
M-1	PAINTED METAL COLUMNS



1 ILLUSTRATED ELEVATION - WEST
1" = 10'-0"

TITLE:
ELEVATIONS

PLOT:
10/16/17

SHEET:

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A2.00

GRAMERCY PLACE APARTMENTS

ADDRESS:
2375 W. WASHINGTON BLVD.
LOS ANGELES, CA

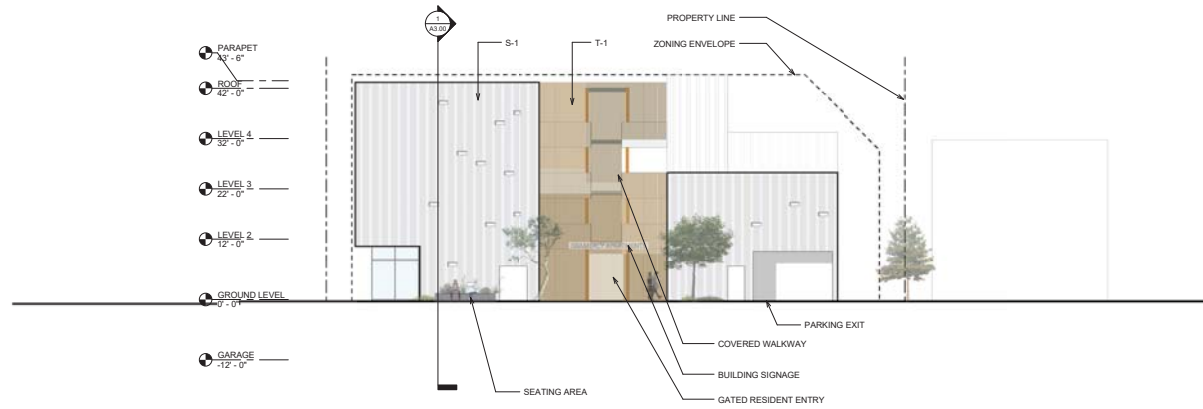
ARCHITECT:
KEVIN DALY ARCHITECTS
3617 WEST EXPOSITION BLVD.
LOS ANGELES, CA 90018
T: 310.666.8188
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

SEAL & SIGNATURE:

ISSUED FOR:

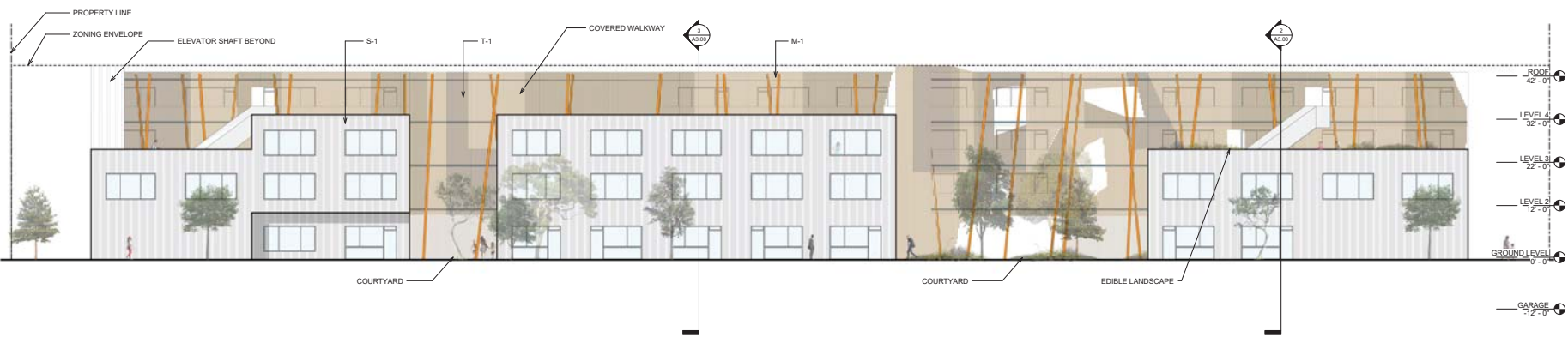
NO.	DESCRIPTION	DATE
1	ENTITLEMENTS	08/12/2017
2	ENTITLEMENTS REV	09/13/2017
3	ENTITLEMENTS REV	10/23/2017
4	ENTITLEMENTS REV 2.2	11/09/2017



① ILLUSTRATED ELEVATION - EAST
1" = 10'-0"

MATERIAL LEGEND

S-1	CORRUGATED METAL SIDING
S-2	PERFORATED CORRUGATED METAL SIDING
T-1	WOOD SLATTED SCREEN
M-1	PAINTED METAL COLUMNS



② ILLUSTRATED ELEVATION - NORTH
1" = 10'-0"

TITLE:
ELEVATIONS

PLOT:
10/16/17

SHEET:

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A2.01

Date	Rev.	By
10/23/17	1	BK
10/23/17	2	BK
11/20/17	3	BK
11/20/17	4	BK



LANDSCAPE PLAN- GROUND FLOOR
SCALE: 1/8" = 1'-0"



PLANTING CONCEPTS

1 2



HARDSCAPE TEXTURES

3 4



BLEACHERS

5



PAVED CONCEPTS

6



SEATING AREA CONCEPTS

7

PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	COMMENTS	WATER REQ.
TREES						
	Colburna Speciosa	Colburna Speciosa	30" BDB	10		
	Morus Serrata 'Fall Gold'	Morus Serrata Tree (40')	30" BDB	9		
	Thuja Green Column 'Burgundy'	Thuja Green Column Tree	30" BDB	4		
SHRUBS						
	Weeping Redbud 'New York'	Weeping Redbud	15 GALL	-		
	Weeping Redbud 'New York'	Weeping Redbud	15 GALL	-		
SPREADERS						
	American Nurture 1	Copper Plantain	5 GALL	-		
	American Nurture 2	Green Acacia	5 GALL	-		
	Kiss Acacia	American Nurture	5 GALL	-		
GRASSES						
	Lomatium gracile	Deadly Nightshade	1 GALL	-		
	Festuca maritima	Blue Fescue	1 GALL	-		
	Sedum spectabile	Autumn Flower Grass	1 GALL	-		
	Arundo donax coccineus II	Red Flamingo	15 GALL	-		
	Briza media 'Royal Blue'	Flamingo Plan	5 GALL	-		

SITE TREE REQUIREMENTS

MINIMUM 24" BOW AND PLANTED BY 10/31/17 AT 30" DEPTH

MINIMUM 24" BOW AND PLANTED BY 10/31/17 AT 30" DEPTH	QUANTITY
MINIMUM 24" BOW AND PLANTED BY 10/31/17 AT 30" DEPTH	17 TREES

LEVEL 1 TERRACE

LEVEL 1 TERRACE	QUANTITY
LEVEL 1 TERRACE	25 TREES
LEVEL 2 TERRACE	5 TREES
LEVEL 3 TERRACE	5 TREES
TOTAL TREES PROVIDED	29 TREES

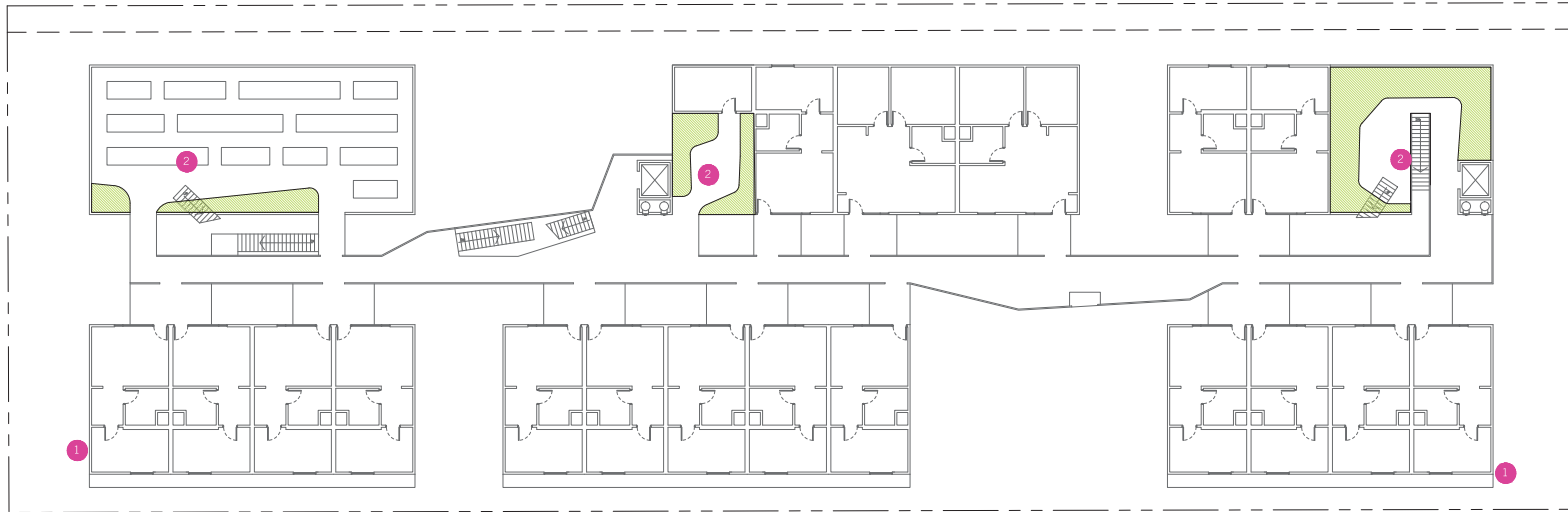
EXISTING TREE NOTES

LANDSCAPE TREES TO BE REMOVED

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENTS	AMOUNT
TOTAL OPEN SPACE REQUIRED (SEE ARCHITECTURAL)	6,650 SF
COMMON OPEN SPACE PROVIDED (SEE ARCHITECTURAL)	8,680 SF
LANDSCAPED OPEN SPACE REQUIRED	2,170 SF
LANDSCAPED OPEN SPACE PROVIDED	2,170 SF
LEVEL 1	1,374 SF
LEVEL 2	1,000 SF
LEVEL 3	1,000 SF
LEVEL 4	1,000 SF
TOTAL PROVIDED	2,374 SF (109.3%)

- LEGEND**
- 1 LID PLANTER - LOCATIONS TBD
 - 2 RAISED PLANTER
 - 3 HARDSCAPE
 - 4 OUTDOOR SEATING PLAZA
 - 5 BLEACHERS
 - 6 PAVED
 - 7 SEATING AREA
 - 8 EXISTING STREET TREES TO REMAIN
 - 9 PASSENGER LOADING AREA



- 1 PRIVATE PATIOS
- 2 COMMUNITY COURTYARDS

LEVEL 3 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

CONSULTANTS

CONSTRUCTION SET

KEY PLAN

GRAMMERCY APARTMENTS
2375 West Washington Boulevard
Los Angeles, CA 90018

Project # _____
Drawn by _____
Scale _____

Revision	Date	No.
PT/Archi	08/11/17	1
PT/Archi	08/11/17	2
PT/Archi	08/11/17	3
PT/Archi	08/11/17	4
PT/Archi	08/11/17	5
PT/Archi	08/11/17	6
PT/Archi	08/11/17	7
PT/Archi	08/11/17	8
PT/Archi	08/11/17	9
PT/Archi	08/11/17	10
PT/Archi	08/11/17	11
PT/Archi	08/11/17	12
PT/Archi	08/11/17	13
PT/Archi	08/11/17	14
PT/Archi	08/11/17	15
PT/Archi	08/11/17	16
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PT/Archi	08/11/17	25
PT/Archi	08/11/17	26
PT/Archi	08/11/17	27
PT/Archi	08/11/17	28
PT/Archi	08/11/17	29
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PT/Archi	08/11/17	96
PT/Archi	08/11/17	97
PT/Archi	08/11/17	98
PT/Archi	08/11/17	99
PT/Archi	08/11/17	100

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS	WATER REQ.
SPERMATOPHYTES						
[Symbol]	Washingtonia filifera "Tiny But"	Dwarf Canal Palmetto	5 GAL	-	-	
[Symbol]	Washingtonia filifera	Gen Canal Palmetto	5 GAL	-	-	
SUCULLENES						
[Symbol]	Agave attenuata	Copper Plant	5 GAL	-	-	
[Symbol]	Agave attenuata	Gen Agave	5 GAL	-	-	
[Symbol]	Yucca filamentosa	Agave	5 GAL	-	-	
SHRUBS						
[Symbol]	Loropetalum chinensis	Dwarf Red Bush	5 GAL	-	-	
[Symbol]	Fuchsia magellanica	Red Fuchsia	5 GAL	-	-	
[Symbol]	Andromeda obtusifolia	Andromeda	5 GAL	-	-	
[Symbol]	Acacia cognata coccinea	Red Flower Acacia	5 GAL	-	-	
[Symbol]	Argemone mexicana	Poppy	5 GAL	-	-	

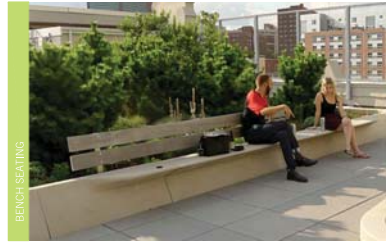


Exhibit A
DIR-2017-5395-SPR-TOC
Page 11 of 12

PROJECT NO. 1325
SHEET TITLE:
LEVEL 3
LANDSCAPE PLAN
L2.03

LAMP LODGE

LAMP Lodge
Los Angeles Community Development Commission Program
NOFA 24-A

E.3 – CEQA MND Documentation

The Department of City Planning (DCP) of the City of Los Angeles provides analysis of the Initial Study and makes findings necessary for the Mitigated Negative Declaration (MND). The City also publishes and makes the MND available for a minimum of 21 days prior to the Citywide Planning Commission (CPC) Hearing. For this project, the CPC Hearing was held on December 21, 2017 and the City posted appropriate Notice of Public Hearing on December 8, 2017.

At the CPC Hearing on December 21, 2017, the CPC found the following: Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Native Declaration No. ENV-2017-850-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The Letter of Determination was issued on December 22, 2017 and the adopted Resolution for City Council approval is included in the Letter of Determination. The Notice of Determination was recorded with the County Recorder’s Office on January 11, 2018. The City Council held a public hearing and approved the entire matter, including the MND on January 12, 2018.

Enclosed please find the following documents: initial study, notice of public review with county clerk notice of intent, newspaper notice, adopted resolution, MND, and mitigations monitoring plan. Documents following are detailed in order below:

1. City of Los Angeles Department of City Planning Notice of Public Hearing - *Notice of Public Review with County Clerk Notice of Intent - 11/1/17*
2. Planning Department Transmittal to the City Clerk's Office - *Notice of Public Review with County Clerk Notice of Intent - 12/22/17*
3. Certificate of Posting - *Newspaper notice -1/12/18*
4. Official Action of Los Angeles City Council - *Adopted resolution -1/22/18*
5. City of Los Angeles Notice of Determination - *Notice of Determination - 1/11/17*
6. Mitigated Negative Declaration - *MND - 12/6/17*
Includes:
 - i. Mitigation Monitoring Plan
 - ii. Initial Study



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 656 – 660 South Stanford Avenue

Case No.: CPC-2017-849-GPAJ-VZCJ-HD-SPR

Council No: 14 - Huizar

CEQA No.: ENV-2017-850-MND

Related Cases: N/A

Hearing Held By: City Planning Commission

Date: Thursday, December 21, 2017

Plan Area: Central City

Time: after 8:30 a.m.

Existing Zone: M2-2D

Place: Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Proposed Zone: C2-2

Plan Overlay: N/A

Existing Land Use: Light Manufacturing

Proposed Land Use: Regional Commercial

Staff Contact: May Sirinopwongsagon, City Planner
200 North Spring Street, Room 621
Los Angeles, CA 90012
may.sirinopwongsagon@lacity.org
(213) 978-1372

Applicant: Aaron Mandel;
LAMP Lodge, LP

Representative: Mee Semcken;
Lee Consulting Group, LLC

PROPOSED PROJECT:

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

REQUESTED ACTION(S):

1. The City Planning Commission shall consider, pursuant to CEQA Guidelines Section 150749(b), the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2017-850-MND ("Mitigated Negative Declaration"), and all comments received;
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. Pursuant to LAMC Section 12.32-Q and F, a Vesting Zone Change and Height District Change from M2-2D to C2-2 and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. an 18 percent reduction in the required open space pursuant to LAMC Section 12.21-G and 12.22-A,29(c);
 - b. a 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300
GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing.

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received ten (10) days prior to the hearing date. Provide an original plus twelve (12) copies of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at 200 North Spring Street, Room 532, Los Angeles, CA 90012 in attention to the Commission Secretariat.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than five (5) days prior to the hearing date. Provide an original plus (3) copies, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than 48 hours before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 18-0017

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

January 12, 2018

Council File No.: 18-0017

Council Meeting Date: January 12, 2018

Agenda Item No.: 24

Agenda Description: MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES,
MITIGATION MONITORING PROGRAM, COMMUNICATIONS FROM THE
MAYOR and LOS ANGELES CITY PLANNING COMMISSION,
RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a
General Plan Amendment and Vesting Zone Change and Height District
Change for the property located at 656-660 South Stanford Avenue.

Council Action: COMMUNICATIONS FROM THE MAYOR AND LOS ANGELES CITY
PLANNING COMMISSION, RESOLUTION, AND ORDINANCE - ADOPTED
FORTHWITH

Council Vote:

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	ABSENT	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR:

01/12/2018

LAST DAY FOR MAYOR TO ACT:

01/22/2018

APPROVED

*DISAPPROVED

*VETO

Mayor

01/12/2018

DATE SIGNED

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2017-849-GPAJ-VZCJ-HD-SPR	ENV-2017-850-MND	14 - HUIZAR
PROJECT ADDRESS:		
656 – 660 South Stanford Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> New/Changed Aaron Mandel, Lamp Lodge, LP 1645 Sepulveda Boulevard Unit 425 Los Angeles, CA 90025	310-575-3543	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mee Semcken, Lee Consulting Group, LLC 1336 Thayer Avenue Los Angeles, CA 90024	213-706-7475	meehae2@yahoo.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
May Sirinopwongsagon	213-978-1372	may.sirinopwongsagon@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment, Vesting Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:					
Site Plan Review (unless appealed)					
ITEMS APPEALED:					
N/A					
ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:		
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Zone Change Map <input checked="" type="checkbox"/> GPA Resolution <input checked="" type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
NOTES / INSTRUCTION(S):					
FISCAL IMPACT STATEMENT:					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p style="text-align: center; font-size: small;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>					
PLANNING COMMISSION:					
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission </td> </tr> </table>				<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission				

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 21, 2017	7 - 0
LAST DAY TO APPEAL:	APPEALED:
January 10, 2018	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	December 22, 2017

DECLARATION OF POSTING ORDINANCE

I, Juan Luis (Luigi) Verano state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 185372 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 01/12/2018, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 01/17/2018 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 01/17/2018

Ordinance Effective Date: 02/26/2018

Council File No.: 18-0017

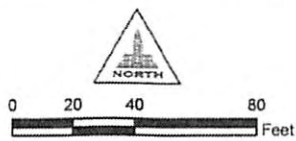
ORDINANCE NO. _____

185372

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

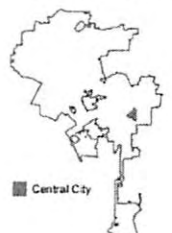


CPC-2017-849-GPAJ-VZCJ-HD-SPR

MYICF

121417

City of Los Angeles



(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Affordable Housing.** Prior to the issuance of a permit, projects of ten or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
3. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a) A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i) **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii) **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii) **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv) **Training.** At least 60% of construction workforces employed on the project will be:
 - a. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - b. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - c. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
 - v) **Bond.** A Bond may be required to ensure compliance.
 - b) After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

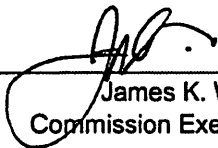
“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area.** The total floor area of all buildings or structures located on the lot shall not exceed a Floor Area Ratio (FAR) of 3.54:1.

Sec. XX. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on 12-21-2017 recommends this ordinance **BE ADOPTED** by the City Council.

By 
James K. Williams
Commission Executive Assistant II


File No. _____

I hereby certify that the foregoing ordinance was passed by a vote of not less than two-thirds of all its members by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed 01/12/2018

Approved 01/12/2018

Ordinance Effective Date: 02/26/2018
Council File No.: 18-0017



CERTIFICATE OF POSTING

LOS ANGELES CITY
DEPARTMENT OF CITY PLANNING
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Case No.: CPC-2017-849-GPAJ-VZCJ-HD-SPR
CEQA No.: ENV-2017-850-MND
Council No.: 14

Staff Contact: May Sirinopwongsagon (213) 978-1372
may.sirinopwongsagon@lacity.org

- Harbor Area Planning Commission -Room 272
- Planning and Land Use Management -Room 395
- Department of City Planning -Room 621

CERTIFICATE OF POSTING

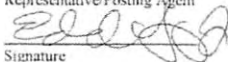
This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
CPC-2017-849-GPAJ-VZCJ-HD-SPR

Located at: _____ 656-660 South Stanford Avenue _____

Public Hearing Scheduled: _____ Thursday, December 21, 2017 at 8:30 a.m. _____

I hereby certify under penalty of perjury that We posted the above-mentioned "NOTICE OF PUBLIC HEARING". On the 8th Day of December, 2017.

POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080

Edward Lopez Jr.
Representative/Posting Agent

Signature

December 8, 2017
Date



HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 18-0017

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

January 12, 2018

Council File No.: 18-0017
Council Meeting Date: January 12, 2018
Agenda Item No.: 24
Agenda Description: MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, COMMUNICATIONS FROM THE MAYOR and LOS ANGELES CITY PLANNING COMMISSION, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone Change and Height District Change for the property located at 656-660 South Stanford Avenue.

Council Action: COMMUNICATIONS FROM THE MAYOR AND LOS ANGELES CITY PLANNING COMMISSION, RESOLUTION, AND ORDINANCE - ADOPTED FORTHWITH

Council Vote:

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	ABSENT	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR:	<input type="text" value="01/12/2018"/>
LAST DAY FOR MAYOR TO ACT:	<input type="text" value="01/22/2018"/>

APPROVED
 *DISAPPROVED
 *VETO

Mayor

01/12/2018
DATE SIGNED

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2017-849-GPAJ-VZCJ-HD-SPR	ENV-2017-850-MND	14 - HUIZAR
PROJECT ADDRESS:		
656 – 660 South Stanford Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> New/Changed Aaron Mandel, Lamp Lodge, LP 1645 Sepulveda Boulevard Unit 425 Los Angeles, CA 90025	310-575-3543	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mee Semcken, Lee Consulting Group, LLC 1336 Thayer Avenue Los Angeles, CA 90024	213-706-7475	meehae2@yahoo.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
May Sirinopwongsagon	213-978-1372	may.sirinopwongsagon@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment, Vesting Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:					
Site Plan Review (unless appealed)					
ITEMS APPEALED:					
N/A					
ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:		
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Zone Change Map <input checked="" type="checkbox"/> GPA Resolution <input checked="" type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
NOTES / INSTRUCTION(S):					
FISCAL IMPACT STATEMENT:					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p style="text-align: right; font-size: small;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>					
PLANNING COMMISSION:					
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission </td> </tr> </table>				<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission				

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 21, 2017	7 - 0
LAST DAY TO APPEAL:	APPEALED:
January 10, 2018	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	December 22, 2017

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201801111240034
STATE CLEARING HOUSE # (<i>if applicable</i>)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

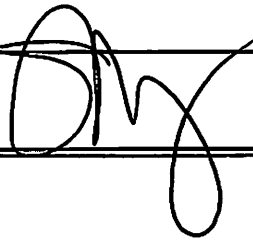
LEAD AGENCY LOS ANGELES DEPT. OF CITY PLANNING		DATE 01/11/2018
COUNTY/STATE AGENCY OF FILING COUNTY OF L.A.		DOCUMENT NUMBER 2018009425
PROJECT TITLE LAMP LODGE		
PROJECT APPLICANT NAME MAY SIRINOPWONGSAGON		PHONE NUMBER (213)978-1372
PROJECT APPLICANT ADDRESS 200 N. SPRING ST. #750	CITY LOS ANGELES	STATE CA
		ZIP CODE 90012
PROJECT APPLICANT (<i>Check appropriate box</i>):		
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,280.75	\$	<u>2,280.75</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,077.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	<u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	<u>0.00</u>

PAYMENT METHOD:

<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit <input type="checkbox"/> Check <input type="checkbox"/> Other _____	\$	<u>2,355.75</u>
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SIGNATURE X 	TITLE I.T.C
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NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Room 751 Los Angeles, CA 90012		COUNCIL DISTRICT 14 - Huizar
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) LAMP Lodge	CASE NO. CPC-2017-849-GPAJ-VZCJ-HD-SPR CEQA NO. ENV-2017-850-MND	
PROJECT DESCRIPTION AND LOCATION 656 – 660 South Stanford Avenue The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit, and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON May Sirinopwongsagon	STATE CLEARING HOUSE NUMBER N/A	TELEPHONE NUMBER (213) 978-1372
On December 22, 2017, the City of Los Angeles adopted Mitigated Negative Declaration, No. ENV-2017-850-MND, prepared for the project and adopted a Mitigated Monitoring Program, and made all mitigation measures enforceable conditions on the project as part of Case No. CPC-2017-849-GPAJ-VZCJ-HD-SPR. The decision-maker found, in its independent judgement, after consideration of the whole of the administrative record, including Mitigated Negative Declaration, No. ENV-2017-850-MND, as circulated on November 16, 2017, and all comments received, with the imposition of mitigated measures, there is no substantial evidence that the project will have a significant effect on the environment and found that:		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The Environmental Impact Report may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency)	TITLE City Planner	DATE OF PREPARATION January 10, 2018
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)	* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012	

ORIGINAL FILED

JAN 1 2018

LOS ANGELES, COUNTY CLERK

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2017-850-MND



Department Representative



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 22 2017

Case No.: CPC-2017-849-GPAJ-VZCJ-HD-SPR
CEQA: ENV-2017-850-MND
Plan Area: Central City

Council District: 14 – Huizar

Project Site: 656 – 660 South Stanford Avenue

Applicant: Aaron Mandel, Lamp Lodge, LP
Representative: Mee Semcken, Lee Consulting Group, LLC

At its meeting on **December 21, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-850-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found**, the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **recommended** that the City Council **adopt**, pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. **Approved** and **recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32-Q and F, a Vesting Zone Change and Height District Change from M2-2D to [T][Q] C2-2D and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. An 18 percent reduction in the required open space pursuant to LAMC Section 12.21-G and 12.22-A,29(c);
 - b. A 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;

- 5. **Adopted** the attached Conditions of Approval as modified by the Commission; and
- 6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Periman
Seconded: Millman
Ayes: Ambroz, Choe, Khorsand, Mitchell, Padilla-Campos
Absent: Dake Wilson, Mack

Vote: 7 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission regarding the *Site Plan Review* is further appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: JAN 11 2018

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Maps, Conditions of Approval, Findings, Resolution

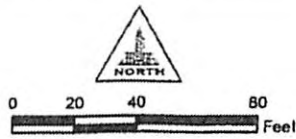
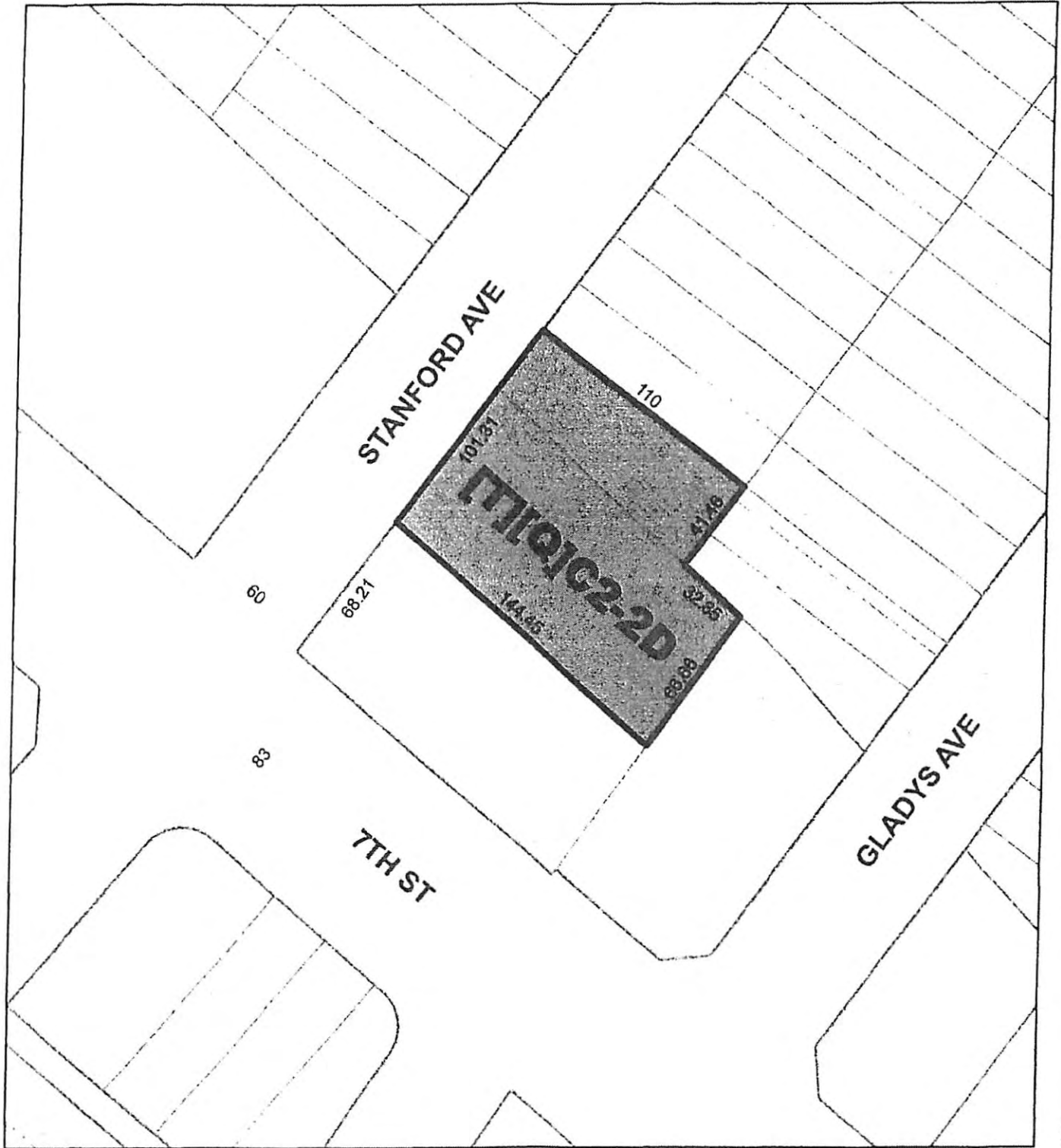
cc: Shana Bonstin, Principal City Planner
Blake Lamb, Principal City Planner
May Sirinopwongsagon, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

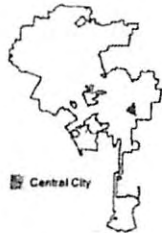


CPC-2017-849-GPAJ-VZCJ-HD-SPR

MYIG

121417

City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Dedications and Improvements.** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

A. Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

B. Dedication Required – Stanford Avenue – (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards.

C. Improvement Required – Stanford Avenue – Construct a new 13-foot concrete sidewalk, integral concrete curb and 2-foot gutter. Close all unused driveways or upgrade open driveways to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213)847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

2. **Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connections to the catch basins.**

3. Sewer lines exist in Stanford Avenue. Extensions of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
5. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213)482-7048.
6. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
7. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.
8. Street Lighting: Install street lights to the satisfaction of the Bureau of Street Lighting.
9. Urban Forestry – Street Trees: The developer shall plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at the time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for marking of the tree locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information

10. Department of Building and Safety, Grading Division. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
11. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Affordable Housing.** Prior to the issuance of a permit, projects of ten or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
3. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a) A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i) **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii) **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii) **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv) **Training.** At least 60% of construction workforces employed on the project will be:
 - a. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - b. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - c. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
 - v) **Bond.** A Bond may be required to ensure compliance.
 - b) After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

"D" DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "D" Development Limitations.

1. **Floor Area.** The total floor area of all buildings or structures located on the lot shall not exceed a Floor Area Ratio (FAR) of 3.54:1.

CONDITIONS OF APPROVAL**As modified by the City Planning Commission on December 21, 2017**

Pursuant to Section 11.5.11(e) and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The Project shall be limited to a 100 percent affordable housing building, exclusive of the manager's unit, as defined by the Los Angeles Municipal Code (LAMC) Section 11.5.11(a)(3). Ancillary uses; such as, office space for on-site social services for residents may be permitted in conjunction with the proposed Project.
3. **Wiggins Settlement.** Prior to the issuance of a demolition permit or building permit, the applicant shall submit documentation to the Department of City Planning demonstrating the following:
 - a. Clearance from the Community Redevelopment Agency or its successor agency for compliance with the Wiggins Settlement pertaining to any applicable requirements for the replacement of any previously existing affordable units on the site and/or for the provisions of new affordable units, as determined by the Community Redevelopment Agency or any successor agency responsible for implementation or enforcement of the Wiggins Settlement.
 - b. Clearance from the Housing and Community Investment Department for compliance with the Wiggins Settlement pertaining to any applicable requirements for the replacement of any previously existing affordable units on the site and/or for the provisions of new affordable units, as determined by the Housing and Community Investment Department for implementation or enforcement of the Wiggins Settlement.
4. **Affordable Units.** A minimum of 81 units shall be designated as Restricted Affordable Units and reserved for Very-Low Income households, as defined by LAMC Section 11.5.11(j).
5. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 81 units available to Very-Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department

of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

7. Developer's Incentives.

- a. A minimum of 3,380 square feet of open space may be provided in lieu of the minimum required 8,225 square feet of open space;
- b. A minimum of 10 trees may be provided in lieu of the minimum required 21 trees.
 - i. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O";
 - ii. Except as modified herein, the landscape plan shall comply with the applicable regulations of LAMC Section 12.21-G.

8. Landscaping.

- a. Tree Wells.
 - i. The minimum depth of tree wells on the rooftop shall be as follows:
 - 1. Minimum depth for trees shall be 42 inches.
 - 2. Minimum depth for shrubs shall be 30 inches.
 - 3. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 - 4. Minimum depth for an extensive green roof shall be 3 inches.
 - ii. The minimum amount of soil volume for tree wells on the rooftop shall be based on the size of the tree at maturity:
 - 1. 600 cubic feet for a small tree (less than 25 feet tall at maturity).
 - 2. 900 cubic feet for a medium tree (25-40 feet tall at maturity).
 - 3. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).
- b. Any trees that are required pursuant to LAMC Section 12.21 G and are planted on any podium or deck shall be planted in a minimum three (3) foot planter.
- c. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

9. Parking.

- a. The project shall provide unbundled parking leases for residential units. Residential tenants shall have the option to lease parking spaces separately from the residential dwelling units or commercial tenant space, or to opt out of leasing parking spaces.
- b. Electric Vehicle Parking. The project shall include at least twenty percent (20%) of the total provided parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of

EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the 20% EV Ready, five (5) percent of the total provided parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20% or 5% results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

10. Rooftop Equipment.

- a. All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
 - b. Prior to the issuance of the Certificate of Occupancy, the applicant shall install a minimum of 1,248 square feet of solar panels. The solar panels may be installed within multiple areas; however, the total area shall not be less than 1,248 square feet.
11. **Construction.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

B. Environmental Conditions

13. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).** The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
 - b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted

by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

14. Tree Removal (Public Right-of-Way)

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of Bureau of Street Services, Department of Public Works (213-847-3077)
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

15. Increased Noise Levels (Demolition, Grading, and Construction Activities).

- a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- d. A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

16. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

C. Administrative Conditions

17. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
18. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
19. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
20. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
22. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
23. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

24. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The Project Site, 656-660 South Stanford Avenue, is located within the Central City Community Plan, which was last updated by the City Council on January 8, 2003. The site is an irregularly-shaped site, comprised of two parcels and 13,833 square feet of lot area. The Community Plan designates the site with a land use designation of Light Manufacturing, which lists the MR2 and M2 Zones as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the Regional Commercial land use designation, which lists the following corresponding zones: CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4. Footnote No. 3 of the Community Plan indicates that the corresponding Height Districts for the Regional Commercial land use designation are Height Districts 3-D and 4-D, with Development "D" Limitations limiting the floor area ratio (FAR) to 6:1, except for those projects which are approved a transfer of floor area. The recommended change to the Zone and Height District to [T][Q]C2-2D for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City Community Plan.

2. **General Plan Text.** The Central City Community Plan text includes the following relevant objectives, policies, and programs:

Objective 1-5: To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

Objective 9-1: To address the problems of the homeless population by creating a mix of policies, services and facilities that better serve their needs.

Policy 9.1-1: Preserve the existing affordable housing stock through rehabilitation and develop new affordable housing options.

Program: Retain and develop new supported housing opportunities for homeless people.

Program: Continue the rehabilitation of existing housing under nonprofit ownership and management. In the area west of San Pedro Street, allow new housing which is affordable to neighborhood residents. Provide affordable infill housing east of San Pedro Street, in areas of existing housing clusters.

In addition to the above referenced objectives, policies, and programs, one of the residential issues identified by the Community Plan is the lack of affordable housing to support those employed in the industrial sector.

The Project Site is located within the Central City East district of the City, as described in the Community Plan text. As described by the Community Plan, the district is characterized by manufacturing uses such as wholesale and warehousing uses, and a mixture of other commercial uses. Additionally, the district is developed with approximately 6,500 single-room occupancy (SRO) hotel units which "are the primary source of housing

for the area.¹ In addition to the manufacturing, commercial, and residential uses in the area, the area is developed with a number of social services which include job training programs, transitional housing, homeless outreach, and various other services and programs to assist those in need of employment and housing assistances.

The site is located 0.17 miles east of San Pedro Street, in an area where SRO developments are interspersed with the existing commercial and manufacturing uses. The Project Site is currently developed with an existing residential building, which has operated as a 50-unit SRO residential building providing permanent supportive housing. While the proposed Project would remove the SRO units, it would redevelop the site with an 82-unit affordable housing development. Of the 82 units, 81 units would be set aside as Restricted Affordable housing, specifically designated for Very-Low Income households. In addition to providing additional permanent supportive housing opportunities, the Project would include on-site social services for future residents. The existing land use designation and M2-2D Zone limits the ability to redevelop the site with a use that would be consistent with the above referenced objectives and policies of the Community Plan.

The recommended amendment to the re-designate the site to the Regional Commercial land use designation and recommended zone and height district change to [T][Q]C2-2D would allow the site to be redeveloped with the Project as proposed. The project would not only replace the number of existing SRO units with Restricted Affordable units at a one to one ratio, but would add 32 affordable units to the market. As proposed, the Project would be consistent with LAMC Section 11.5.11. Additionally, the Project would include 74 studios, seven one-bedroom units, and one two-bedroom unit. The introduction of one- and two-bedroom units in an area developed primarily with SRO units would provide additional housing options for individuals and households in need of support and social services. As previously described, the site is located within an area which is developed with residential, commercial, and manufacturing uses. The redevelopment of the site with additional affordable housing units would place future residents within proximity to employment opportunities, including those within the industrial sector. As recommended, the General Plan Amendment to the land use designation from Light Manufacturing to Regional Commercial, and the Vesting Zone Change and Height District Change to [T][Q]C2-2D would be consistent with the above referenced objectives, policies, and programs of the Central City Community Plan.

3. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Land Use

GOAL 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is

¹ Page I-10 of the Central City Community Plan

sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Economic Development

GOAL 7G: A range of housing opportunities in the City.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

The Project Site is currently developed with an existing SRO residential building, which was permitted in the early 1900s. As described in Finding No. 2, the Central City East district was developed with a number of SRO buildings and represents the main type of housing in the area. With the existing Light Manufacturing land use designation and the M2-2D Zone, redevelopment of the site with the new construction of a similar residential use would not be permitted on the site. As recommended, the Regional Commercial land use designation and C2 Zone would enable the redevelopment of the underutilized site with a residential development that would provide Restricted Affordable dwelling units. Although the Project Site is not located within the "traditional" multi-family neighborhood, the site is located within an area that is developed with multi-family housing, known as SRO units, which have served to provide affordable housing in the area. The redevelopment of the site would introduce new permanent supportive housing, along with on-site social services, while also improving the livability of its future residents by providing on-site open space and landscaping. As recommended, the use would be compatible with existing development in the area which consists of residential, commercial, and manufacturing uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

- 4. Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

GOAL 1: Housing production and preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

GOAL 4: Ending and Preventing Homelessness.

Objective 4.1: Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Policy 4.1.3: Provide permanent supportive housing options with services for homeless persons and person/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

As previously discussed, the site is designated for light manufacturing uses and would no longer permit the development of residential uses. The existing SRO residential building on the site, and in the surrounding areas, would not be permitted and the ability to rehabilitate the buildings are limited. The recommended Regional Commercial land use designation and the recommended [T][Q]C2-2D Zone would allow for the Project Site to be redeveloped with a new, 100 percent affordable housing project, as defined by LAMC Section 11.5.11. The Project proposes to designate one unit as a manager's unit and the remaining 81 of the proposed 82 dwelling units would be set aside as Restricted Affordable units for Very-Low Income households. As discussed in Finding No. 2, residential development in the Central City East district is limited to SRO units. The redevelopment of the site with affordable rental units would introduce a new housing opportunity for existing and future residents of the area. The Project would introduce one-bedroom units and a two-bedroom unit to the area, providing new housing opportunities for individuals and households. As such, the recommended amendment, and zone and height district change would be consistent with Goals No. 1 and 4 of the Housing Element, as well as the objectives and policies.

GOAL 2: Safe, Livable, and Sustainable Neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.3: Promote and facilitate the reduction of energy consumption in new and existing housing.

The Project Site is located along the eastern side of Stanford Avenue, 68 feet north of 7th Street. The proposed Project would be one of the first new developments in the area, which has seen very little new development. The Project would remove a building which was constructed in the early 1900s, and construct a new building which would meet current building code requirements for safety. Although the Project is a residential project, the building has been designed to create an active ground floor presence with the use of transparent materials for the residential lobby. A number of the units have been designed to be accessible from outdoor walkways which surround a centralized, outdoor courtyard, providing access to light and air for the units. Additionally, the Project proposes, and has been conditioned to install 1,248 square feet of solar panels within various designated areas of the building.

5. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The proposed project, with the requested General Plan Amendment and Vesting Zone Change, proposes to construct a new seven-story residential building on the eastern side of Stanford Avenue. Stanford Avenue is designated as a Collector Street and is currently dedicated to a width of 60 feet. The project will be

required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to establishing Street Standards, the Mobility Element encourages "the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure" (Policy 5.4). The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers.

6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
7. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The Project Site is located within the Central City Community Plan area, 0.17 miles east of San Pedro Street and just north of 7th Street. The site is located within the Central City East district, as identified by the Central City Community Plan text. The Community Plan describes the district as being developed with general commercial uses, and manufacturing uses such as wholesale, warehouses, and food processing. Additionally, the area is developed with approximately 6,500 SRO hotels units, which have been identified as the primary source of housing for the area. The Project Site and a number of other properties within the Central City East district are developed primarily with one- to four-story residential buildings, which have been utilized as SRO units or other similar residential uses. There are a few existing buildings which are six stories, such as the Ford building located 163 feet south of the site. Manufacturing and Commercial buildings vary from one to two stories. Development in the area has been limited, maintaining the residential, commercial, and manufacturing uses within the existing buildings. The unique development of the residential, commercial, and manufacturing uses interspersed with one another has established a social, economic, and physical identity for this portion of the Central City East district.

The Project proposes to demolish the existing three-story residential building and associated surface parking lot to construct a new seven-story residential building. As the site has been continuously utilized as a residential development, the recommended amendment to the land use designation to Regional Commercial would not eliminate an existing industrial use and would permit the continued use of the site with the existing residential use. The ability to maintain the existing residential use would permit the redevelopment of the site with additional permanent supportive housing, with 81 of the proposed 82 dwelling units to be set aside for Very-Low Income households. The development would replace 50 SRO units at a ratio of one to one, and provide 32 additional units. The proposed Project would provide improvements along the public right-of-way and improve the livability of future residents of the building. The building has been designed around a centrally located outdoor courtyard; provide much needed outdoor space for its future residents, which is lacking in the existing SRO buildings. The recommended General Plan Amendment to re-designate the Project Site from Light Manufacturing to Regional Commercial would allow the site to continue to be utilized as a residential development, with Restricted Affordable units, that is consistent with the development of the surrounding area. As proposed, the Project would enhance and

encourage the future social, economic, and physical development and identity of the Project Site and surrounding areas.

- 8. Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Central City Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Light Manufacturing, which lists the following corresponding zones: MR2 and M2. The site is presently zoned M2-2D, which is consistent with the existing land use designation.

As recommended, the amendment would re-designate the Project Site from Light Manufacturing to Regional Commercial. The amendment of the land use designation, in conjunction with the recommended zone and height district change to [T][Q]C2-2D, would allow the redevelopment of the site with a new affordable housing project. The site is located within an area that is designated and zoned for manufacturing uses, but has been developed and continually utilized with a mixture of residential, commercial, and manufacturing uses. The ability to rehabilitate or redevelop the existing residential development is limited, as residential uses are not permitted in the existing land use designation and zone. The Project would redevelop the site with 82 dwelling units, which would include 81 dwelling units set aside as Restricted Affordable units. As discussed in Finding Nos. 2, through 6, the amendment of the land use designation would be consistent with the purpose, intent and provisions of the General Plan.

- 9. Charter Finding – City Charter Finding 558.** The proposed Amendment to the Central City Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The recommended amendment to the Central City Community Plan would re-designate the land use designation of the Project Site from Light Manufacturing to Regional Commercial. In conjunction with the recommended amendment, the recommended Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D would permit the development of the Project Site with a seven-story, 82-unit affordable housing project.

Public Necessity, Convenience, and General Welfare

The Project Site has a land use designation of Light Manufacturing and is zoned M2-2D, which would prohibit the development of new residential uses on the site. As previously described, the Project Site has been developed with a residential building operating as a 50-unit SRO building. The Project proposes to redevelop the site with an 82-unit apartment building, with 81 units set aside for Very-Low Income households. As the existing land use designation and zone would not permit new residential development, the amendment is necessary to permit the redevelopment of an underutilized site.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAn, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The plan highlights the need to minimize the loss of affordable housing and the need to increase the production of affordable housing. The

amendment would allow the site to be redeveloped and to provide 32 additional units to the housing market. The Project would be an infill development within an area of the City that is developed with a mixture of residential, commercial, and light manufacturing uses. As described by the Community Plan, the existing SRO units provide the primary source of housing for the area. The amendment would introduce new unit typologies which do not currently exist in the area, and offer a new permanent supportive housing opportunity. Additionally, due to the unique nature of the surrounding area, the Project would place housing within close proximity to commercial and light manufacturing jobs, as well as near public transit. As previously discussed, the existing building was constructed in the early 1900s. As the existing building encompasses the entire site, there is no outdoor open space provided on the site. The proposed building would provide 3,380 square feet of open space, which would include new landscaping and planting of trees. As proposed, the Project would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The Project Site is designated by the Community Plan for Light Manufacturing land uses and is zoned M2-2D. As zoned, it is consistent with the existing land use designation. The site, as well as a number of other properties in the surrounding area, are designated for light manufacturing uses; however, the sites have remained developed with SRO buildings and utilized for residential purposes. Presently, the residential use is non-conforming and would not be permitted within the existing land use designation and zone. The amendment to re-designate the site to Regional Commercial would allow it to be redeveloped with a new permanent supportive housing project. As the surrounding area is developed with a mixture of residential, commercial, and light manufacturing uses, the amendment would not be introducing an incompatible use to the area or eliminating an existing manufacturing or industrial use. As described in Finding No. 2, the amendment would allow the development of the site with a residential use that is consistent with the objectives and policies of the Community Plan and is compatible with the existing development of the surrounding area.

Entitlement Findings

10. Vesting Zone Change and Height District Change Findings.

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

As previously described, the Project Site is located within the Central City East district of the Central City Community Plan area. The district, as described by the Community Plan, consists of a mixture of residential, commercial, and manufacturing uses. The primary land use designation in the district is Light Manufacturing and properties are zoned for light manufacturing uses; however, a number of lots, including the Project Site, have remained developed with SRO buildings. The existing M2-2D Zone would prohibit the redevelopment of the Project Site with a new residential building. As discussed in Finding No. 9, the Sustainable City pLAn issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Vesting Zone Change and Height District Change would permit the redevelopment of the site with a seven-story

apartment building with 82 dwelling units. The Project is a 100 percent affordable project, as defined by LAMC Section 11.5.11, with one unit designated as a manager's unit and 81 units proposed to be set aside for Very-Low Income households.

The Project Site is located within a Transit Priority Area, as defined by Senate Bill (SB 743). The site is located within one-half mile of the Metro Bus Lines 51, 52, 66, and 352 which run along San Pedro Street, Metro Rapid Line 760 which runs along 7th Street, and Metro Rapid Line 720 which runs along 6th Street. The bus lines would be able to provide connections to other public transit lines such as the Metro Red, Purple, and Gold lines, and a number of other bus lines located at Union Station. As proposed, the Project would place additional housing within proximity to public transit, and employment centers.

The Project proposes to demolish the existing three-story SRO building and surface parking lot to construct a new seven-story, affordable housing project. As a new housing project with six or more dwelling units, the Project is required to provide open space for the future residents. Private open space would be provided for seven units located on the second floor through private balconies. Common open space would be provided by a centrally located, outdoor courtyard located on the second floor. The second to the seventh floors have been designed around the courtyard, with open walkways providing access to the dwelling units. As proposed, the Project would not only introduce additional affordable housing, but would provide on-site outdoor open space which the existing SRO buildings lack. As proposed, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

As recommended, the Vesting Zone Change and Height District Change to [T][Q]C2-2D would permit the redevelopment of the project site with a new affordable housing development. As discussed in Finding No. 2, and above, the site is located within an area of the City which is developed with a mixture of residential, commercial, and manufacturing uses. The site, along with other residentially used properties, have been utilized as such since the early 1900s when they were developed with residential hotels for transient workers. The recommended Vesting Zone Change and Height District Change would enable the development of permanent supportive housing which would include on-site social services for future residents, consistent with Objective 9-1, Policy 9.1-1, and identified programs of the Community Plan, as referenced in Finding No. 2. The Project would replace the existing SRO units at a one to one ratio, and would add 32 Restricted Affordable units to the housing stock, consistent with Objective 1-5 of the Community Plan:

Objective 1-5: To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

The development of the Project Site with the 100 percent affordable housing project would introduce a new type of housing, which would provide an opportunity for long-term, transitional residency in an area developed with SRO housing.

In conjunction with the redevelopment of the site, the proposed building would be required to comply with the current open space requirements of the Zoning Code. The Project would be required to provide 8,225 square feet of open space and 21 trees; however, the Applicant has requested two Developer's Incentives to reduce the required open space to 3,380 and 10 trees. Existing SRO buildings, including the one

located on the subject site, have minimal landscaping or open space areas. The Project proposes to provide a centrally located, outdoor courtyard, which the dwelling units have been designed around. In addition to the courtyard, an indoor community room is located on the second floor, and a deck located on the third floor. Additional open space would be provided through private balconies for seven of the units located on the second floor. Due to the unique configuration of the Project Site, the building was designed so that portions of the building would be stepped back, creating pockets of open space around the perimeter of the building. Although there is proposed pockets of landscaping around the building, it would not comply with the minimum requirements of required open space. Additionally, the space would not be suitable for the planting of the required trees. Although the Project proposes to reduce the amount of open space and trees to be located on-site, the site is located 613 feet south of a public park, Gladys Park, located on 6th Street. Facilities at the park include landscaped play areas, seating areas, outdoor exercise equipment, and a half-court basketball court. As recommended, the Vesting Zone Change and Height District Change would permit the development of the site with a use that is compatible with the surrounding area and would support the goals, objectives, and policies of the General Plan, as discussed in Finding Nos. 2 through 6.

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in permanent "T" and "Q" Classification in order to ensure consistency with the amendment to the land use designation from Light Manufacturing to Regional Commercial. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.
- c. **Pursuant to Section 12.32-G and Q of the Municipal Code "D" Limitation Findings.** The Council shall find that any or all the limitations are necessary: (1) to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.

The Project Site is located within an area which is developed with one- to four-story buildings, in an area which is limited to a maximum FAR of 3:1 unless the additional floor area is consistent with the rehabilitation provisions of the Redevelopment Plan. Height Districts 3 and 4 correspond to the Light Manufacturing land use designation, as indicated in Footnote No. 3 of the Community Plan. The Footnote indicates that FARs within Height District 3 and 4 would be subject to a Development "D" Limitation, which would permit a maximum FAR of 6:1, unless a transfer of floor area is approved. As proposed, the 3.54:1 FAR would be consistent with the surrounding buildings and would be consistent with the corresponding Height Districts of the recommended Regional Center Land Use Designation. As recommended, the "D" Limitation would

limit the development of the site to a 3.54 FAR which would be compatible with the existing uses in the area. As discussed in Finding Nos. 2 through 5, the "D" Limitation would secure an appropriate development in harmony with the objectives of the General Plan.

11. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:

- a. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

As discussed in Finding No. 1, the recommended Vesting Zone and Height District changes for the Project Site would be consistent with the recommended land use designation. As the Project Site is located within the Greater Downtown Housing Incentive Area, the Project would not be subject to the minimum lot area per dwelling unit calculations of the recommended C2 Zone. The density would be limited by the proposed 3.54:1 FAR. As proposed, the Project would provide one manager's unit and 81 dwelling units set aside for Very-Low Income households and would be considered a 100 percent affordable housing development pursuant to LAMC Section 11.5.11. In conjunction with the requested Vesting Zone Change, the Applicant has requested Developer Incentives to reduce the required open space, as well as trees. As discussed in Finding No. 2 through 5, the Project would meet the goals, objectives, and policies of the General Plan and the Central City Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is not located within a specific plan area.

- b. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The Project Site is located on the eastern side of Stanford Avenue, approximately 0.17 miles east of San Pedro Street. The surrounding properties are developed with a mixture of residential, commercial, and manufacturing uses. The manufacturing uses include uses such as wholesale, warehousing, and food processing. The existing buildings in the surrounding properties are one to four stories, with a few buildings having at least six stories. As the Project Site is located within the Greater Downtown Housing Incentive area, the Project has been designed in accordance with the Downtown Design Guide and as described below, would be compatible with the existing and future development on adjacent and neighboring properties.

Building Arrangement (height, bulk and setbacks)

As previously discussed, the Project Site is located within the Central City East District, as identified in the Central City Community Plan text. As identified in the Downtown Design Guide, the Project Site is located within the Central Industrial District. As indicated in Figure 3-1 the Downtown Design Guide, Stanford Avenue is not designated as a Retail Street. The Project proposes to provide a minimal setback, after the required dedication, which would vary in order to provide for articulation at the ground level. As proposed, the building would be consistent with Section 3.B of the Guide as it relates to building setbacks. The proposed building would have a maximum

of seven stories, with the first floor developed with the residential lobby and parking spaces. The parking spaces would be located the rear of the lobby and would not be visible. Beginning at the 3rd floor, the building is designed around the outdoor courtyard located on the 2nd floor. Along Stanford Avenue, the northern and southern portions of the building are connected by outdoor walkways.

Off-Street Parking Facilities and Loading Areas

The Project proposes to provide 16 automobile parking, which would be located within a surface parking area located behind the residential lobby. The Project has been conditioned to require that parking spaces are sold or rented separately from the residential dwelling units. As the Project does not have a commercial component, a loading area is not required. As proposed, the Project would be consistent with the Section 5 of the Guide as it relates to the Parking and Access.

Lighting

The proposed plans do not indicate a lighting plan; however, Condition No. 11 of the Conditions of Approval would ensure that the installation of lights would not result in a substantial amount of light that would adversely affect the day or night time views in the project vicinity.

Landscaping

Of the proposed 3,380 square feet of open space, 350 square feet would be provide through private open space. The remaining open space is provided as indoor and outdoor common open space. As indicated on Page PL1.01 through PL1.03, the common open space is provided via an outdoor courtyard, an indoor community room, and a deck. The Project has proposed landscaping throughout the Project Site and proposes to plant trees which would range in size from a 24-inch box to a 48-inch box. The Project has been conditioned to meet the planting standards of the Guide, as found in Section 9-H, unless otherwise prohibited by the Urban Forestry Division, Bureau of Public Works.

Trash Collection

The Project proposes to provide a trash and recycling area within the building. The common area for the collection would be located within the parking area on the ground floor towards the rear of the site.

Fences and/or Walls

The proposed project does not incorporate fences and/or walls.

Sustainability

The Project has proposed the installation of wiring for the future installation of electric vehicle charging stations for 20 percent of the proposed parking, the immediate installation of electric vehicle charging stations for five percent of the proposed parking spaces, and would install operational photovoltaic system (solar) that would offset the electrical demand of the EV chargers and other on-site electrical uses. The immediate installation of the charging stations and solar would be in excess of building code requirements. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of

greenhouse gas emissions and fuel consumption from the project site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles. The EV ready parking spaces will also provide residents who use an electric vehicle a direct service amenity.

- a. **Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project proposes to provide a variety of unit types which include: 74 studios, seven one-bedroom units, and a two-bedroom unit. Pursuant to LAMC Section 12.21 G, the Project would be required to provide 8,225 square feet of open space and 21 trees. Pursuant to LAMC Section 12.22 C.3, the project is not required to prescribe a percentage of open space for either common or private open space. In conjunction with the recommended vesting zone change, it is recommended that the required open space and number of trees be reduced. Although the Project would provide less open space than required, the proposed open space areas has been thoughtfully designed and it is anticipated that it would be sufficient to improve the habitability of its future residents. The project proposes to provide seven private balconies which would result in 1,142 square feet of private open space; however, only 350 square feet of the provided balconies may be counted towards the required private open space. In addition to the private open that would be provided, the Project proposes to provide 2,839 square feet of common open space. The common open space would include a 1,636 square-foot outdoor courtyard and indoor community room located on the second floor and a deck located on the third floor. Outdoor amenities would include landscaping and seating areas. Landscaping would include a total of ten trees, ranging from 24 to 48-inch box trees, to be planted on-site. In addition to recreational amenities, the Project provides a dedicated space intended to provide residents with on-site social services related to mental, physical, social, and job training. As proposed, the project would provide recreational and service amenities which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

12. **Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2017-850-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Environmental Review Section of the City Planning Department in Room 750, 200 North Spring Street.
13. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 14 - JOSE HUIZAR
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PROJECT TITLE ENV-2017-850-MND	CASE NO. CPC-2017-849-GPAJ-VZCJ-HD-SPR
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PROJECT LOCATION
656-660 South Stanford Avenue

PROJECT DESCRIPTION
 The Project proposes to remove an existing three-story, 50-unit single-room occupancy residential (52 units permitted) building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot, 82-unit residential building consisting of ground floor parking and common area, and six floors of residential dwelling units. Of the 82 units, 81 units would be set aside for Very-Low Income households and one unit set aside as a manager's unit. The Project would provide 16 automobile parking spaces and 91 bicycle parking spaces on the ground floor. The Project would require the removal of two non-protected trees located within the public right-of-way.

Entitlements include a General Plan Amendment to Regional Commercial land use designation, a Vesting Zone Change and Height District Change to C2-2, an incentive regarding reduction of open space, and Site Plan Review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 LAMP Lodge, LP c/o Aaron Mandel
 1645 Sepulveda Boulevard
 Los Angeles, CA 90025

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance


(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
MAY SIRINOPWONGSAGON	City Planner	(213) 978-1372

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		DECEMBER 6, 2017

MITIGATED NEGATIVE DECLARATION
ENV-2017-850-MND

IV-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

IV-90. Tree Removal (Public Right-of-Way)

-
- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

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- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The construction contractor shall use on-site electrical sources or solar generators to power equipment rather than diesel generators where feasible.

XIV-20. Public Services (Police – Demolition/Construction Sites)

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**MITIGATED NEGATIVE DECLARATION
ENV-2017-850-MND**

- **Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.**

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

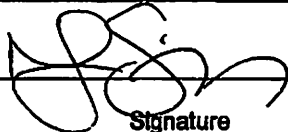
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 14 - JOSE HUIZAR	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2017-850-MND	RELATED CASES: CPC-2017-849-GPAJ-VZCJ-HD-SPR	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: DEMOLITION OF EXISTING SRO BUILDING (50 UNITS); RELOCATION OF TENANTS (42 CURRENTLY); CONSTRUCTION OF A NEW 6-STORY RESIDENTIAL UNITS (TOTAL OF 82) OVER ONE STORY OF PARKING.		
ENV PROJECT DESCRIPTION: The Project proposes to remove an existing three-story, 50-unit single-room occupancy residential (52 units permitted) building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot, 82-unit residential building consisting of ground floor parking and common area, and six floors of residential dwelling units. Of the 82 units, 81 units would be set aside for Very-Low Income households and one unit set aside as a manager's unit. The Project would provide 16 automobile parking space and 91 bicycle parking spaces on the ground floor. The Project would require the removal of two non-protected trees located within the public right-of-way.		
Entitlements include a General Plan Amendment to Regional Commercial land use designation, a Vesting Zone Change and Height District Change to C2-2 and incentive regarding reduction of open space, and Site Plan Review.		
ENVIRONMENTAL SETTINGS: The Project Site is an irregularly-shaped site that is comprised of two parcels and consists of approximately 13,833 gross square feet of lot area. The site is generally located on the eastern side of Stanford Avenue, a designated Collector street, within the Central City Community Plan Area. The Project Site has a land use designation of Light Manufacturing, and is zoned M2-2D. The Development "D" Limitation restricts the total floor area to three times the buildable area of the lot. The Project Site is located within the designated CRA Central Industrial Redevelopment Project Area, designated Transit Priority Area, Greater Downtown Housing Incentive Area, and the Los Angeles State Enterprise Zone.		
The site is not located within an Alquist-Priolo Fault Zone, but is located 0.95 km (0.59 miles) from the Puente Hills Blind Thrust. The site is not located within a designated Hillside Area and is not located within a BOE Special Grading Area. The site is located within Fire District No. 1, but is not located within a Very High Fire Hazard Severity Zone. The site is not located within a Methane Buffer Zone, Flood Zone, Landslide Area, Liquefaction Area, or Tsunami Inundation Zone.		
The southern parcel, 660 S. Stanford Avenue, is developed with a permitted three-story, 52-unit apartment building which has been operating as a 50-unit single-room occupancy (SRO) residential building. The Certificate of Occupancy for the building was re-issued on July 13, 1960, but the building was constructed in the early 1900s. The northern parcel, 656 S. Stanford Avenue, is developed with a surface parking lot. The Use of Land permit was issued for the parking lot on December 23, 1956.		
The surrounding properties have a land use designation of Light Manufacturing and are zoned M2-2D. The adjacent property to the north is developed with a surface parking lot. The adjacent property to the east, fronting on Gladys Avenue, is developed with single-story commercial building. The adjacent property to the south is developed with a three-story apartment/hotel with ground floor commercial uses. The property to the west, across Stanford Avenue, is developed with a four-story building, consisting of three stories of dwelling units over one-story of retail and surface parking.		
PROJECT LOCATION: 656-660 South Stanford Avenue		

COMMUNITY PLAN AREA: CENTRAL CITY STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES
EXISTING ZONING: M2-2D	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 0	LA River Adjacent:
GENERAL PLAN LAND USE: LIGHT MANUFACTURING	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 0	
	PROPOSED PROJECT DENSITY: 82	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planner	(213) 978-1372
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME: LAMP Lodge, LP c/o Aaron Mandel	PHONE NUMBER: (310) 575-3543
APPLICANT ADDRESS: 1645 Sepulveda Boulevard Los Angeles, CA 90025	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 03/02/2017
PROPOSAL NAME (If Applicable): The Lodge	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	

II. AGRICULTURE AND FOREST RESOURCES

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓

III. AIR QUALITY

a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?		✓	

IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	✓		
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓	
VI. GEOLOGY AND SOILS				
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		✓	
VII. GREEN HOUSE GAS EMISSIONS				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	
VIII. HAZARDS AND HAZARDOUS MATERIALS				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No Impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

XVII. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓	
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓	

XVIII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2017-850-MND** and the associated case(s),

CPC-2017-849-GPAJ-VZCJ-HD-SPR. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MAY SIRINOPWONGSAGON	City Planner	(213) 978-1372	11/06/2017

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project site is located 66 feet north of the northeast corner of East 7th Street and South Stanford Avenue within the Central City Community Plan. The area is developed with a mixture of residential uses (apartments and single-room occupancy residential buildings), general commercial uses, warehouse/manufacturing uses, and surface parking lots. While the immediately surrounding buildings range from one- to four-stories, there is an existing six-story residential building located approximately 150 feet to the south of the Project Site. The Project proposes to construct a seven-story residential building. While the proposed number of stories would exceed that of the existing buildings immediately surrounding the site, implementation of the project would not obstruct any views of unique scenic vistas or focal points. The project site is located within a designated Transit Priority Area (TPA) as defined by Senate Bill (SB) 743. SB 743 was signed into law by Governor Brown in September 2013, which made several changes to the CEQA for projects located in areas served by transit. Specifically, aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered to have a significant impact on the environment. SB 743 defines a transit priority area as an area within one-half mile of a major transit stop that is existing or planned. A major transit stop is a site containing a rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the A.M. and P.M. peak commute periods. An infill site refers to a lot located within an urban area that has been previously developed, or a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses. However, the exemption for aesthetic impacts does not include impacts to historic or cultural resources, per Section 21099 of the Public Resources Code (PRC). The Project Site is located within one-half mile of the Metro Bus Lines 51, 52, 66, and 352 which run along San Pedro Street and Line 66 which also runs along Olympic Boulevard. Additionally, Metro Rapid Line 760 runs along 7th Street and 720 runs along 6th Street. As discussed further in Section V. Cultural Resources of the Initial Study, the Project Site does not contain any historic or cultural resources. Therefore, impacts related to scenic vistas would be less than significant.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Appendix B: Inventory of Designated Scenic Highways and Guidelines) as well as the CalTrans website at http://www.dot.ca.gov/hq/LandArch/16 livability/scenic_highways/langeles.htm indicate that no State-designated scenic highways are located near the project site. Therefore, no impacts related to a State scenic highway would occur.</p>	

Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The Project would demolish the existing three-story residential building and surface parking lot for the construction of a seven-story residential building with 82 dwelling units. As discussed in Section I (a) above, the Project Site is located within a designated TPA pursuant to SB 743 and is located within an urbanized area of the City. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less-than-significant impact on visual quality.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists, with such sources as: street lights, vehicle headlights, and interior and exterior building illumination. Proposed lighting would be required to comply with existing regulations. The proposed project does not include any elements or features that would create substantial new sources of light or glare. Therefore, light and glare impacts would be less than significant. According to the City of Los Angeles CEQA Thresholds Guide, shade and shadow impacts are considered significant when they cover shadow-sensitive uses for a substantial amount of time (three to four hours depending on the time of the year). Specifically, this applies to light blocking structures in excess of 60 feet in height above the ground elevation that would be located within a distance of three times the height of the proposed structure to a shadow-sensitive use on the north, northwest or northeast. Due to the sun's angle in the northern hemisphere, shadows are cast in a clockwise direction from west/northwest to east/northeast from approximately 7:00 a.m. to 4:00 p.m. or later depending on the time of the year. Spring/Fall Equinoxes (March 20 and September 22), Winter Solstice (December 21), and Summer Solstice (June 21). As proposed, the Project would cast the longest shadows during the Winter Solstice, with an approximate length of 263.61 feet. Shadow-sensitive uses generally include routinely useable outdoor spaces associated with residential, recreational, or institutional land uses; commercial uses, such as pedestrian-oriented outdoor spaces or restaurants with outdoor seating areas; nurseries; and existing solar collectors/panels. Properties to the north, northwest, and northeast of the site are generally commercial or manufacturing uses and their associated parking lots. The Gladys Park is located to the north of the site, but is located approximately 430 feet from the northeast corner of the Project Site and would therefore not be impacted by the shadow of the proposed project. As discussed, the impacts from the project are anticipated to be less than significant. Additionally, as previously discussed the project is located within a designated TPA. Due to the urban nature of the project site and surrounding areas, lighting and shade/shadow impacts would be considered less than significant.</p>

Impact?	Explanation	Mitigation Measures
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II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with a three-story residential building and surface parking lot. The site has a land use designation of Light Manufacturing and is zoned M2-2D. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are zoned M2-2D and are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are zoned M2-2D and are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. An Air Quality Assessment for the project site was prepared by Yorke Engineering, LLC dated June 8, 2017 (see attachment). Project construction and operation emissions were estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. The results are shown in Table 7, Overall Construction (Maximum Daily Emission in pounds per day). According to the Assessment, during the construction phase the proposed project would not exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Dioxide (SOx). Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases. The project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions, as shown in Table 8. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. The analysis incorporates compliance with Best Management Practices pursuant to SCAQMD Rule 403(e) as it relates to additional requirements for Large Operations; however, the project as proposed would be subject to Rule 403(e) as a Large Operation is defined as "any active operations on property which contains 50 or more acres of disturbed surface area; or any earth-moving operation with a daily earth-moving or throughput volume of 3,850 cubic meters (5,000 cubic yards) or more three times during the most recent 365-day period." As noted in the analysis of the CalEEMod study, mitigation measures were not required to reduce construction and operational emissions to less than the threshold. The project would be subject to regulatory compliance measures, including applicable BMPs contained within Rule 403, which reduce the of operational and construction regional emissions. Therefore, impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOX), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (82 of units, with a net increase of 32 units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). An Air Quality Assessment for the project site was prepared by Yorke Engineering, LLC dated June 8, 2017 (see attachment). The Assessment quantifies and analyzes the localized air quality impacts associated with the project construction. The site is located in SCAQMD Source Receptor Area (SRA) No. 1, is located on a site that is less than 1 acre, and the project is below the thresholds for construction and operation emissions in pounds per day as a function of receptor distance (25 meters or 82.02 feet) from the project site boundary, Table 9 and 10. According to the Assessment, the proposed project would not exceed the appropriate significance threshold for localized emissions of Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). Therefore, localized emission impacts for the proposed project would be less than significant for all construction phases and the proposed project would not expose sensitive receptors to substantial localized criteria pollutant emissions during construction. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would result in a less-than-significant impact.</p>
e.	LESS THAN SIGNIFICANT IMPACT	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. As the project proposes to develop the site with a residential use, it would not include any of the aforementioned uses which are associated with odor complaints. As a residential development, the proposed use is not anticipated to be associated with trash collection which would cause odor complaints; however, the project has proposed to maintain the trash and recycling collection areas within the building on the ground floor. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p>

IV. BIOLOGICAL RESOURCES

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in a highly urbanized area within the Central City Community Plan Area. The site is developed with a three-story multi-family residential building and a surface parking lot. While there are not trees located on site, there are two non-protected trees (London Plane) located within the public right-of-way which would be removed and replaced as part of the proposed project. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. Thus, the project applicant shall comply with the mitigation measures to ensure that no significant impacts to nesting birds or sensitive biological species or habitat would occur, as well as for the removal of trees within the public right-of-way. Therefore, with mitigation, the impacts would be reduced to less than significant.</p>	IV-20, IV-90
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.</p>	
c.	NO IMPACT	<p>A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area and is developed with a three-story residential building and surface parking lot. Therefore, the proposed project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.</p>	
d.	NO IMPACT	<p>A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the minimal number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.</p>	
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The project would require the removal of two trees (London Plane) located within the public right-of-way. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of</p>	See MM IV-90

Impact?	Explanation	Mitigation Measures
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		<p>the proposed project. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and impacts would be less than significant with the implementation of mitigation measures.</p>	
f.	NO IMPACT	<p>The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.</p>	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. The project includes the demolition of a three-story residential building which was constructed in the early 1900s. However, the building has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA Findings, the citywide survey of Los Angeles or the City's HistoricPlacesLA website. Therefore, the impact would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>Section 21083.2. Therefore, the impact would be less than significant.</p> <p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.</p>
VI. GEOLOGY AND SOILS		
a.	NO IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p>
c.	NO IMPACT	<p>Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. This site is not located in the California Department of Conservation's Seismic Hazard Zones Map, and the project site is not located within a liquefaction zone. Therefore, no impact related to seismic-related ground failure, including liquefaction, would occur.</p>

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site with soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project proposes to construct a seven-story residential building, with no subterranean levels. Construction of the proposed project would result in ground surface disturbance during site clearance, and minimal excavation and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety's Grading Division. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide as discussed in Sections VI c-d. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit E and/or the Environmental and Public Facilities Map (1996), the project site is not identified as being located in an oil field or within an oil drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the applicable regulations as determined by the Grading Division of the Department of Building and Safety's, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.	
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable	

Impact?	Explanation	Mitigation Measures
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		building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h.	LESS THAN SIGNIFICANT IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. However, the proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. In an Air Quality and Greenhouse Gases analysis prepared by Yorke Engineering, dated June 8, 2017, GHG emissions were analyzed utilizing CalEEMod. The analysis determined that unmitigated emissions would be approximately 566.5 metric tons (MT) CO ₂ e, approximately 82 percent lower than the SCAQMD threshold of 3,000 MT CO ₂ e. Compliance with LAGBC and additional features proposed as part of the project would further reduce emissions to 530.4 MT CO ₂ e. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.	
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b.	LESS THAN SIGNIFICANT IMPACT	The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016-2040 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The project would provide infill residential development proximate to a major transportation corridor (i.e., 6th and 7th Street, as well as Central Avenue and Alameda Street) and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2016-2040 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing multi-family residential building on the project site were built in early 1900s and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of the building would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less-than-significant impact.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The Project Site is not located within a quarter mile of a school. As proposed, the Project would develop the site with a seven-story residential building with 82 dwelling units. This type of use would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact.</p>
d.	NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.	
f.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.	
g.	NO IMPACT	The nearest emergency route is San Pedro Street, approximately 0.18 miles to the west and Alameda Street, approximately 0.42 miles to the east of the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project is not anticipated to require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. The Project Site is located within Fire District No. 1, which would require the project to comply with additional development regulations to mitigate fire hazard related risks. The project site and the surrounding area are not subject to wildland fires, due to the urban nature of project site. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less-than-significant impacts.	

Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. The project would require minimal grading to accommodate the foundation for the building as the project does not include subterranean levels that would result in the interception of existing aquifers or penetration of the existing water table. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low Impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.
f.	NO IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing stormwater discharge. Therefore, no impact would occur.

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F and NavigateLA, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F and NavigateLA, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.	
i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. According to USGS topographic maps the site is not located near any reservoirs or bodies of water. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche. Similarly, the project site and the surrounding areas are located approximately 13 miles east of the Pacific Ocean. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	

X. LAND USE AND PLANNING

a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of a new residential, infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Central City Community Plan Area. The site has a land use designation of Light Manufacturing and is zoned M2-2D. The site is currently developed with a 50-unit single-residential occupancy residential complex. Presently, the use is non-conforming as residential uses are not permitted as a primary use in Manufacturing Zones or in Manufacturing land use designations. The City has initiated a request to evaluate a General Plan Amendment (GPA) to the Regional Commercial land use designation and a zone and height district change to C2-2. The requested amendment and zone change would permit commercial and residential uses that are consistent with the uses and	

Impact?	Explanation	Mitigation Measures
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		<p>development of the surrounding area and on the project site. Although the site has been designated for manufacturing uses, the site has been developed and utilized as a residential development since the early 1900s. As requested, the amendment to the designation and change to the zone would not cause a loss of a manufacturing use or impact surrounding manufacturing uses. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, the impact would be less than significant.</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.</p>	

XI. MINERAL RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.</p>	

XII. NOISE

a.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction equipment noise thresholds. Section 41.40 also regulates days and hours in which construction may occur. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Due to the site's close proximity to residential uses to the south, mitigation measures have been incorporated to limit the hours of construction. Therefore, the noise exposure impact would be less than significant.</p>	<p>XII-20</p>
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b.	LESS THAN SIGNIFICANT IMPACT	Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the project would result in a less-than-significant impact related to construction vibration.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration.	
e.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is not located within two miles of a public airport or public use airport. The project site is outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would remove 50 existing single-room occupancy units for the construction of 82 residential dwelling units, for a net increase of 32 dwelling units. Of the 82 dwelling units, 81 units will be set aside for very-low income households and one unit will be utilized as a manager's unit. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Central City Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be	
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		less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 50 single-room occupancy units; however, the project would construct 82 new residential units, 81 of which would be designated for very-low income households. Therefore, the project would not necessitate the need to construct replacement housing elsewhere, and impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 50 single-room occupancy units. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to less than significant.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by one LAFD station – Fire Station 9, located at 430 East 7th Street (approximately 0.3 miles southwest of the project site). The proposed project would result in a net increase of 32 units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 32 units and could increase demand for police service. The project site and the surrounding areas are currently served by LAPD's Central Community Police Station, located at 251 East 6th Street (approximately 0.5 mile west of the project site). Although the net increase of 32 units is anticipated to increase the number of residents in the area, it is not anticipated that it would create a capacity/service level problem or result in substantial adverse physical impacts that would require the physical alteration of government facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection. The project incorporates design features, which are consistent with the techniques identified as part of LAPD's Design Out Crime Program, an initiative that introduces	XIV-20

Impact?	Explanation	Mitigation Measures
	<p>the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. As such, during the operations of the project, it is anticipated that impacts would be less than significant. Mitigation measures have been incorporated to reduce impacts during the construction phase of the project to a less than significant level.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would have a net increase of 32 residential units, which could increase enrollment at schools that serve the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 32 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Additionally, the project would be required to comply with LAMC Section 12.33-C and H as it relates to park fees for projects which require a zone change. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 32 units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.</p>	
XV. RECREATION		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 32 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Additionally, the project would be required</p>	

Impact?	Explanation	Mitigation Measures
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		to comply with LAMC Section 12.33-C and H as it relates to park fees for projects which require a zone change. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. While the project proposes to provide common and private open space areas, consistent with LAMC Section 12.21-G, the project does not include the construction of recreational facilities which would have an adverse physical effect on the environment. The proposed project would result in a net increase of 32 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Additionally, the project would be required to comply with LAMC Section 12.33-C and H as it relates to park fees for projects which require a zone change. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Los Angeles Department of Transportation (LADOT) has reviewed the proposed Project and determined that the Project would generate a net increase of 131 daily trips, 16 a.m. peak hour, and 11 p.m. peak hour trips. The LADOT Referral form, dated May 25, 2017, determined that a traffic study for the proposed project was not required. Based on LADOT traffic impact criteria, the proposed project is not expected to generate significant traffic impacts; therefore, impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The Project site is located approximately 0.89 miles north of the Santa Monica Freeway and 1.3 miles west of the Golden State Freeway. LADOT has reviewed the Project, and in a referral form dated May 25, 2017, determined that the project would generate a net increase of 16 a.m. peak hour trips and 11 p.m. peak hour trips and determined that a further traffic analysis of the Project was not required. As the project is not expected to add more than 50 trips during both the a.m. or p.m. peak hour, impacts would be less than significant.	

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c.	NO IMPACT	A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would interfere with air traffic patterns. Therefore, no impact would occur.
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses. As proposed, the project would not require the closure of the public right-of-way. However, in event that it is determined that the public right-of-way must be temporarily closed for construction purposes, the applicant would be required to obtain approval from the Bureau of Street Services and the Department of Building and Safety. Approval for closure of the public right-of-way would be required to be in compliance with LAMC Section 62.45 and 91.3306. The regulations would require that pedestrian protection measures be installed to insure safety of the pedestrian from the construction site and from vehicular traffic. Therefore, impacts would be less than significant.
e.	NO IMPACT	A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster routes to the project site are San Pedro Street, approximately 0.18 miles to the west and Alameda Street, approximately 0.42 (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.
f.	NO IMPACT	A significant impact may occur if the proposed project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.
XVII. TRIBAL CULTURAL RESOURCES		
a.	LESS THAN SIGNIFICANT IMPACT	The project site is currently developed with a three-story residential building and a surface parking lot. As discussed in Section V (a), the project site has not been identified as having potential historic significance and is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). As proposed, the project would construct a seven-story residential building and does not propose to construct any subterranean structures. Grading would be minimal in order to accommodate the necessary construction of foundations and infrastructure. As proposed, the project is not anticipated to cause a significant adverse change in the significance of a tribal cultural resource. Therefore, impacts would be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the

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		<p>Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on March 29, 2017, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On April 5, 2017, one tribal response was received from the Gabrieleno Band of Mission Indians who requested a consultation due to the site's location within a sensitive area. A consultation was conducted on May 17, 2017 with a representative of the Gabrieleno Band of Mission Indians. The representative requested information regarding the amount of grading, which was indicated to be minimal, and indicated that the site was located in proximity to trade routes in the area, although not directly near the site. As a result of the consultation, it was determined that substantial evidence was not provided to indicate that the proposed project would cause a substantial adverse change in the change of a tribal cultural resource. As previously indicated, the Project does not propose to conduct a substantial amount of grading as the project does not propose to construct any subterranean structures. Therefore, impacts would be less than significant.</p>
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XVIII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net increase of 32 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>

Impact?	Explanation	Mitigation Measures
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net increase of 32 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net increase of 32 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>
f.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>
g.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with</p>

Impact?	Explanation	Mitigation Measures
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		<p>Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
XIX. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	<p>Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the mitigation measures identified and compliance with existing regulations would reduce impacts to less-than-significant levels.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less-than-significant levels.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.</p>	



AGENDA

LOS ANGELES CITY COUNCIL

Called by the Council President
SPECIAL COUNCIL MEETING
Friday, January 12, 2018 at 10:15 AM

**OR AS SOON THEREAFTER AS
COUNCIL RECESSES ITS
REGULAR MEETING**

JOHN FERRARO COUNCIL CHAMBER
ROOM 340, CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

President	GILBERT A. CEDILLO, First District
HERB J. WESSON, JR., Tenth District	PAUL KREKORIAN, Second District
	BOB BLUMENFIELD, Third District
President Pro Tempore	DAVID E. RYU, Fourth District
MITCHELL ENGLANDER, Twelfth District	PAUL KORETZ, Fifth District
	MONICA RODRIGUEZ, Seventh District
Assistant President Pro Tempore	MARQUEECE HARRIS-DAWSON, Eighth District
NURY MARTINEZ, Sixth District	CURREN D. PRICE, JR., Ninth District
	MIKE BONIN, Eleventh District
	MITCH O'FARRELL, Thirteenth District
	JOSE HUIZAR, Fourteenth District
	JOE BUSCAINO, Fifteenth District

CITY COUNCIL MEETINGS ARE BROADCAST LIVE ON CABLE TELEVISION CHANNEL 35 AND ON THE INTERNET AT: [HTTPS://WWW.LACITY.ORG/YOUR-GOVERNMENT/AUDIOVIDEO/COUNCIL-MEETING-VIDEO](https://www.lacity.org/your-government/audiovideo/council-meeting-video). LIVE COUNCIL MEETINGS CAN ALSO BE HEARD AT: (213) 621-CITY (METRO), (818) 904-9450 (VALLEY), (310) 471-CITY (WESTSIDE) AND (310) 547-CITY (SAN PEDRO AREA)

SIGN LANGUAGE INTERPRETERS, COMMUNICATION ACCESS REAL-TIME TRANSCRIPTION (CART), ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED UPON REQUEST. TO ENSURE AVAILABILITY, YOU ARE ADVISED TO MAKE YOUR REQUEST AT LEAST 72 HOURS PRIOR TO THE MEETING/EVENT YOU WISH TO ATTEND. DUE TO DIFFICULTIES IN SECURING SIGN LANGUAGE INTERPRETERS, FIVE OR MORE BUSINESS DAYS NOTICE IS STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE CITY CLERK'S OFFICE AT (213)978-1133.

SE OFRECE UN SERVICIO DE TRADUCCION AL ESPANOL EN TODAS LAS REUNIONES DEL CONSEJO MUNICIPAL

BASIC CITY COUNCIL MEETING RULES

AGENDAS - The City Council meets Tuesday, Wednesday and Friday at 10:00 A.M. The agendas for City Council meetings contain a brief general description of those items to be considered at the meetings. Council Agendas are available in the Office of the City Clerk, Council and Public Services Division, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, and on the City's website at lacity.org; or lacouncilcalendar.com

Ten (10) members of the Council constitute a quorum for the transaction of business. The Council may consider an item not listed on the agenda only if it is determined by a two-thirds (10) vote that the need for action arose after the posting of an Agenda. Some items on the agenda may be approved without any discussion, however, any item may be called "special" by a Councilmember. If an item is called "special" it will be "held" until the remainder of the items on the Council agenda have been acted on by the Council. An item may also be called "special" if a member of the public has requested to speak on the item and a public hearing was not previously held.

The City Clerk will announce the items to be considered by the Council, however items will be grouped. For example, all items for which required public hearings have not previously been held are listed in one section on the printed agenda. The Council President will ask if any Councilmember or member of the public wishes to speak on one or more of these items. If anyone wishes to speak on an item, it will be called "special". The remaining items in this section will be voted on by Council with one roll call vote.

PUBLIC INPUT AT CITY COUNCIL MEETINGS - An opportunity for the public to address the Council on agenda items for which public hearings have not been held will be provided at the time the item is considered or during the Multiple Agenda Item Comment period. Members of the public who wish to speak on items shall be allowed to speak for up to one minute per item up to a total of three minutes per meeting. The Council has determined that a cumulative total of 20 minutes is a reasonable minimum amount of time for the Multiple Agenda Item segment of each regular meeting.

The Council will also provide an opportunity for the public to speak on public interest items. Each speaker shall be limited to one minute of general public comment each regular meeting for a cumulative total of ten (10) minutes. The Council shall not discuss or take action relative to any general public comment.

If you wish to provide documents to the full Council for consideration on an item, please present the Sergeant-At-Arms with 35 copies. Otherwise, your materials will simply be added to the official record.

COUNCIL DISCUSSION AND TIME LIMITS - Councilmembers requesting to address the Council will be recognized by the Council President in the order requested. For any item, the Chairperson of the Committee, or the maker of the original motion, or the member calling a matter "special" shall have up to six (6) minutes to discuss the item. All other Councilmembers may speak up to three (3) minutes each on the matter. After all members desiring to speak on a question have had an opportunity to be heard once, the time for each Member desiring to speak again shall be limited to a maximum of three (3) minutes.

A motion calling the "previous question" may be introduced by any member during a Council debate. If adopted, this motion will terminate debate on a matter and the Chair will instruct the Clerk to call the roll on the matter.

VOTING AND DISPOSITION OF ITEMS - Most items require a majority vote of the entire membership of the Council (8 members). Items which have not been discussed in a Council Committee and have been placed directly on the agenda will require 10 votes to consider. Once considered, these items will normally require eight (8) affirmative votes to be adopted. Ordinances require a unanimous vote (at least 12 members must be present) in order to be adopted on first consideration. If an ordinance does not receive the necessary unanimous vote, it is laid over one calendar week. The votes required for approval on second consideration vary and depend upon the type of ordinance, but a typical ordinance requires eight (8) affirmative votes upon second consideration.

When debate on an item is completed, the Chair will instruct the Clerk to "call the roll". Every member present must vote for or against each item; abstentions are not permitted. The Clerk will announce the votes on each item. Any member of Council may move to "reconsider" any vote on any

item on the agenda, except to adjourn, suspend the Rules, or where an intervening event has deprived the Council of jurisdiction, providing that said member originally voted on the prevailing side of the item. The motion to "reconsider" shall only be in order once during the meeting, and once during the next regular meeting. The member requesting reconsideration shall identify for all members present the agenda number, Council file number and subject matter previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of eight (8) members of the Council.

When the Council has failed by sufficient votes to approve or reject an item, and has not lost jurisdiction over the matter, or has not caused it to be continued beyond the next regular meeting, the item is continued to the next regular meeting for the purpose of allowing the Council to again vote on the matter.

The City Council rules provide that all items adopted by the Council will not be presented to the Mayor, or other designated officer by the City Clerk until the adjournment of the regular Council meeting following the date of the Council action. A motion to send an item "forthwith" if adopted by ten (10) votes, suspends these rules and requires the City Clerk to forward the matter to the Mayor, or other officer, without delay.

RULE 16 MOTIONS - Council Rule No. 16, in part, allows a member to send an item directly to the Council without it having to go to a Council Committee first, by giving the City Clerk a motion (seconded by an additional member) during a Council session to be placed on the next regular available Council agenda.

Los Angeles City Council Agenda

Friday, January 12, 2018

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL, 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 - 10:15 AM

—SPECIAL COUNCIL MEETING—

10:15 AM or as soon thereafter as the Council recesses its Regular Meeting

ROLL CALL

Items for which Public Hearings Have Been Held

ITEM NO. (23)

16-1389-S1

HOUSING COMMITTEE REPORT relative to authorization to enter into a sole source contract with LCM Architects to serve as an Expert Accessibility Consultant for a one-year term, as required by a ten-year settlement agreement with the Independent Living Center of Southern California.

Recommendations for Council action, pursuant to Motion (Krekorian - Cedillo), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. **AUTHORIZE** the Los Angeles Housing and Community Investment Department (HCIDLA) to enter into a sole source contract with LCM Architects to serve as an Expert Accessibility Consultant, to be approved by the Plaintiffs, and meet the requirements of the settlement agreement for a one-year term, effective December 1, 2017 through November 30, 2018, subject to additional amendments with City Attorney review and City Council approval.

2. TRANSFER \$800,000 from Fund No. 100/43, Account No. 001010 (Salaries, General) to Fund No. 100/43, Account No. 003040 (Contractual Services).
3. AUTHORIZE the City Administrative Officer (CAO) to make technical corrections to the above recommendations as necessary to implement the Council intentions.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)

ITEM NO. (24)

18-0017

CD 14

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), COMMUNICATIONS FROM THE MAYOR and LOS ANGELES CITY PLANNING COMMISSION (LACPC), RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change and Height District Change for the property located at 656-660 South Stanford Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2017-850-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the LACPC as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the GPA to amend the Central City Community Plan to re-designate the land use of the project site from Light Manufacturing to Regional Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated December 21, 2017, effectuating a Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D for the demolition of existing structures and surface parking for the removal of an existing three story 50-unit single room occupancy residential building and surface parking lot, for the construction of a new seven story, approximately 48,970 square-foot residential building, with a maximum of 82 residential dwelling units, with 81 units set aside for Very Low Income households and one unit designated as a manager unit, providing 16 automobile parking spaces and 91 bicycle parking spaces, and requiring the removal of two non-protected trees within the public right-of-way, for the property located at 656-660 South Stanford Avenue, subject to Conditions of Approval.

5. APPROVE two Developer Incentives to permit an 18 percent reduction in the required open space pursuant to Los Angeles Municipal Code (LAMC) Section 12.21-G and 12.22-A,29(c) and a 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G, for the demolition of existing structures and surface parking for the removal of an existing three story 50-unit single room occupancy residential building and surface parking lot, for the construction of a new seven story, approximately 48,970 square-foot residential building, with a maximum of 82 residential dwelling units, with 81 units set aside for Very Low Income households and one unit designated as a manager unit, providing 16 automobile parking spaces and 91 bicycle parking spaces, and requiring the removal of two non-protected trees within the public right-of-way, for the property located at 656-660 South Stanford Avenue.

6. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning Map by the symbol Q in brackets... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the T Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.

7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

8. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Aaron Mandel, Lamp Lodge, LP

Representative: Mee Semcken, Lee Consulting Group, LLC

Case No. CPC-2017-849-GPAJ-VZCJ-HD-SPR

Environmental No. ENV-2017-850-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - MARCH 20, 2018

(LAST DAY FOR COUNCIL ACTION - MARCH 20, 2018)

(Planning and Land Use Management Committee waived consideration of the above matter)

ITEM NO. (25)

08-2332

CD 2

NEGATIVE DECLARATION (ND), ADDENDUM, COMMUNICATIONS FROM THE LOS ANGELES CITY PLANNING COMMISSION (LACPC) and CITY ATTORNEY, and ORDINANCE FIRST CONSIDERATION relative to repealing the Studio City Residential Floor Area Supplemental Use District and effectuating a Zone Change for those parcels in the non-hillside single-family residential lots in Studio City.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. **FIND**, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including ND No. ENV-2015-4197-ND-REC-1, as circulated on October 2, 2017 and the Addendum, and all comments received, that only minor technical changes or additions to the ND are necessary, and pursuant to CEQA Guidelines Section 15162, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project; that the ND reflects the independent judgment and analysis of the City; and, **ADOPT** the ND.
2. **ADOPT** the **FINDINGS** of the LACPC as the Findings of the Council.
3. **PRESENT** and **ADOPT** the accompanying **ORDINANCE** dated January 8, 2018, repealing Ordinance No. 182048, and amending the Zoning Map referenced in Section 12.04(B) of the Los Angeles Municipal Code to apply the Single Family R1 Regulations, by removing the RF designation for those parcels in the non-hillside single-family residential lots, from R1-1-RFA-RIO to R1-1-RIO; R1-1VL-RFA- RIO to R1-1VL-RIO; RE11-1-RFA-RIO to RE11-1-RIO; and, RE20-1-RFA-RIO to RE20-1- RIO, for the project area located in the Studio City community, consisting of 3,900 single-family zoned properties and generally bounded by the Hollywood Freeway to the east, the Los Angeles River and Ventura Boulevard to the south, Ethel Avenue to the west and the Ventura Freeway to the north, including several hundred single-family properties south of Ventura Boulevard between Laurel Canyon Boulevard and Fulton Avenue.

Applicant: City of Los Angeles

Case No. CPC-2017-2342-ZC

Environmental No. ENV-2015-4197-ND-REC-1

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING

(Planning and Land Use Management Committee waived consideration of the above matter)

ITEM NO. (26)

15-0087-S3

CONSIDERATION OF RESOLUTION (CEDILLO - RYU) relative to authority to apply for Affordable Housing and Sustainable Communities (AHSC) Program funds.

Recommendations for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

1. **RESOLVE** that the Los Angeles Housing and Community Investment Department (HCIDLA), on behalf of the City of Los Angeles (Applicant), is hereby **AUTHORIZED** to apply for and submit to the Department of Housing and Community Development (Department) the AHSC Program Application as detailed in the Notice of Funding Availability (NOFA) dated October 2, 2017, for Round 3, in a total amount not to exceed \$112,118,669 of which \$62,197,726 is requested as a loan for an Affordable Housing Development (AHD) (AHSC Loan) and \$49,920,943 is requested for a grant for Housing-Related Infrastructure, Sustainable Transportation Infrastructure, Transit-Related Amenities or Program activities (AHSC Grant) as defined in the AHSC Program Guidelines adopted by Strategic Growth Council (SGC) on July 17, 2017 errata August 14, 2017.

The not to exceed amount (\$112,118,669) includes the maximum amounts for each of the projects as outlined in the Resolution, attached to the Council file.

If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) in a total amount not to exceed \$112,118,669 (\$62,197,726 for the AHSC Loan and \$49,920,943 for the AHSC Grant), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, the AHSC Documents).

2. **RESOLVE** that the Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.
3. **RESOLVE** that the General Manager, HCIDLA, or designee, is authorized to execute in the name of Applicant the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program.
4. **RESOLVE** that the City of Los Angeles hereby includes in its 2018-19 State Legislative Program **SUPPORT** for funding for eight projects in the City of Los Angeles, including: Adams Terrace, McCadden Plaza, Elden Elms, La Veranda, LAMP Lodge, Manchester Urban Homes, PATH Villas Hollywood, and the Depot at Hyde-Park under the SGC's AHSC Program.

Community Impact Statement: None submitted.

(Housing Committee waived consideration of the above matter)

ITEM NO. (27)

17-1179-S1

CONSIDERATION OF MOTION (KREKORIAN - WESSON) relative to transferring funding within Los Angeles Fire Department (LAFD) accounts to cover unprecedented overtime expenditures due to the magnitude of firefighting responses for recent fire events.

Recommendations for Council, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the Controller to transfer \$7,000,000 within Fund No. 100/38, LAFD, from Account No. 001012, Sworn Salaries, to Account No. 001092, Sworn Overtime.
2. AUTHORIZE the LAFD to prepare Controller instructions for any technical adjustments, subject to the approval of the City Administrative Officer; and, AUTHORIZE the Controller to implement the instructions.

(Budget and Finance Committee waived consideration of the above matter)

ITEM NO. (28)

18-0035

CONSIDERATION OF MOTION (WESSON - KREKORIAN) relative to an internal transfer within the Council Salaries accounts to align with current expenditure patterns.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

TRANSFER/APPROPRIATE \$3,000,000 from Council Fund No. 100/28, Account No. 1010 (Salaries, General) to Council Fund No. 100/28, Account No. 1070 (Salaries, As-Needed) to align with current expenditure patterns.

(Budget and Finance Committee waived consideration of the above matter)

EXHAUSTION OF ADMINISTRATIVE REMEDIES - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

CODE OF CIVIL PROCEDURE SECTION 1094.5 - If a Council action is subject to judicial challenge pursuant to Code of Civil Procedure Section 1094.5, be advised that the time to file a lawsuit challenging a final action by the City Council is limited by Code of Civil Procedure Section 1094.6 which provides that the lawsuit must be filed no later than the 90th day following the date on which the Council's action becomes final.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at councilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).

CERTIFICATE OF POSTING

LOS ANGELES CITY
DEPARTMENT OF CITY PLANNING
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Case No.: CPC-2017-849-GPAJ-VZCJ-HD-SPR
CEQA No.: ENV-2017-850-MND
Council No.: 14

Staff Contact: May Sirinopwongsagon (213) 978-1372
may.sirinopwongsagon@lacity.org

- Harbor Area Planning Commission -Room 272
- Planning and Land Use Management -Room 395
- Department of City Planning -Room 621

CERTIFICATE OF POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
CPC-2017-849-GPAJ-VZCJ-HD-SPR

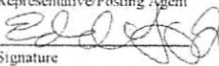
Located at: _____ 656-660 South Stanford Avenue _____

Public Hearing Scheduled: _____ Thursday, December 21, 2017 at 8:30 a.m. _____

I hereby certify under penalty of perjury that We posted the above-mentioned "NOTICE OF PUBLIC HEARING". On the 8th Day of December, 2017.

POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080

Edward Lopez Jr.
Representative/Posting Agent


Signature

December 8, 2017
Date



MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction

- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the MND;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Biology

IV-20 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

Action Indicating Compliance: if vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

IV-90 Tree Removal (Public Right-of-Way)

- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Enforcement Agency: Board of Public Works

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once during plan check, once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

XII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Public Services

XIV-20 Public Services (Police – Demolition/Construction Sites)

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".

- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.
- **Regulatory Compliance Measure RC-AQ-8 (Wireless Facilities):** If rated higher than 50 brake horsepower (bhp), permit required in accordance with SCAQMD Rule 1470 - Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and SCAQMD Rule 1110.2 - Emissions from Gaseous- and Liquid- Field Engines.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.

- *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource): Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties.** The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
 - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and

other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
 1104 N. Mission Road
 Los Angeles, CA 90033
 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measuresThe project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- ground stabilization
- selection of appropriate foundation type and depths
- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**

- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated,

or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

LAND USE AND PLANNING

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

MINERAL RESOURCES

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**

- **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
- **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
- **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall

pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management

Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.

- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

MIRAMONTE APARTMENTS



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 29, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Amy J. Bodek, Director

DIRECTOR'S REPORT: NOTICE OF ACTION ON APPROVAL OF ADMINISTRATIVE HOUSING PERMIT NO. RPPL 2017009823 AND SITE PLAN REVIEW NO. RPPL 2017009825, PROJECT NO. 2017-006545-(2) RPC MEETING: JUNE 13, 2018, AGENDA ITEM: 4(a)

On May 29, 2018, the Director **APPROVED** a request for an **Administrative Housing Permit** application pursuant to County Code Section 22.56.2690 filed for the property indicated below. There is a 20 calendar day appeal period from the date of approval that will end at 5:00 p.m. on June 18, 2018.

Location: 7321 Miramonte Boulevard, Los Angeles

APN: 6021-015-018

Description: Construction of a new three-story affordable housing development with 44 units, which will have seven units set aside for very-low and lower income residents. Twenty-two of the units will be reserved for special needs residents. The proposed apartment development will utilize two off-menu incentives related to a rear yard setback modification for the apartment building and allowing for parking within the side yard setback. The project has been reviewed by the Los Angeles County Community Development Commission (CDC). The project site is located in the C-3 (General Commercial) Zone and within the CG (General Commercial) General Plan Category. The project received a 35 percent density bonus because 20 percent of the base units on the site will be set aside for very-low and lower income residents. The project qualifies for the Statutory Exemption for Ministerial Projects under the California Environmental Quality Act (CEQA), which applies to Administrative Housing Permits.

Pursuant to County Code Section 22.56.2740.B., the Director is required to notify the Commission when an Administrative Housing Permit is approved that consists of the granting of any off-menu incentives. The off-menu incentives approved with the residential project allow for a rear yard setback reduction and allows parking within the side yard setback without a Variance/Yard Modification. The approved project is subject to the Administrative Housing Permit, and the incentives approved with it are not subject to a discretionary review.

Pursuant to Part 5 of Chapter 22.60 of the County Code, and County Code Sections 22.56.2750 and 22.56.2760, the Director's decision may also be called up for review by the Commission during the appeal period. If no appeal is made during this 20 calendar day period, the Director's decision is final.

The basis for which the matter can be called up for review by the Commission are limited to the criteria contained in County Code Section 22.56.2730, and the permissible grounds upon which the Commission may act on an appeal or call for review are limited to the criteria described in County Code Section 22.56.2760.

AJB:MG:MH:aw

c: Chief Deputy Director

att. Findings for approval

DIRECTOR'S FINDINGS AND ORDER:

PROJECT DESCRIPTION: The applicant requests an affordable apartment housing project with 44 total units. There will be nine studio units, twenty units with one bedroom, and fifteen units with three bedrooms. Twenty-two of the units will be reserved for special needs individuals and there will be one unrestricted manager's unit.

The development also includes amenities and support services such as an indoor community area, case management offices, tot lot, community garden, laundry facilities, and deck areas.

ENTITLEMENTS REQUESTED: The applicant requests approval of an administrative Affordable Housing Permit pursuant to County Code Section 22.56.2690 for a 44-unit affordable apartment development with a 35% density bonus, a 20% set-aside for very-low and lower income families, and to contain three stories, pursuant to County Code Section 22.52.1840. The project is proposed to be 100% affordable, except for the one manager's unit. Parking standards are satisfied pursuant to Assembly Bill AB744. Four of the units will be reserved for very-low income special needs residents, eighteen of the units will be for lower income special needs residents, twenty-one of the units will be for lower income residents, and there will be one unrestricted manager's unit.

FINDINGS:

1. **LOCATION.** The proposed development is located at the existing physical address of 7321 Miramonte Boulevard, Los Angeles, in the unincorporated community of Florence-Firestone, within the Compton-Florence Zoned District. The subject property is a flat parcel totaling approximately 28,560 square feet or 0.66 acres in net lot area.
2. **EXISTING LAND USES.** The property is currently developed with a general public use, stand-alone street-level parking lot. According to the earliest aerial photography available, this property appears to have been a parking lot since at least 2006. Since it has been a parking lot for at least the past five years, it is not subject to Government Code 65915 regarding replacement units. This parking lot is proposed to be demolished and is not needed to serve any commercial property.
3. **EXISTING ZONING AND GENERAL PLAN CATEGORIES.** The project site is on the parcel with Assessor's tax identification number, APN 6021-015-018. The property is zoned C-3 (General Commercial) and is classified CG – General Commercial within the Countywide General Plan.

The project site is located within the Florence-Firestone Community Standards District ("CSD") with development standards in Section 22.44.138. Both the CSD and the plan category permits 50 dwelling units per acre as the base density.

4. CASE HISTORY. There are several previous cases on the subject property, which are as follows:
- CU147 (Conditional Use Permit) and VA223 (Variance) approved the continuation of a Head Start school on church property with parking modifications.
 - CP88046 (Conditional Use Permit), PK88046 (Parking Permit), and VA88046 (Variance) approved the continuation of a church and Head Start school with shared parking and modification of development standards.
 - CP89509 (Conditional Use Permit) approved a new church building at the site of an existing church and Head Start school.
 - CP97179 (Conditional Use Permit) approved a parking lot.
 - RCUP201200129 (Conditional Use Permit) denied the renewal of CP97179 for the continuation of an existing parking lot due to inactivity.
 - RCOC2017009826 (Certificate of Compliance) approved for parcel with Assessor's Parcel Number 6021-015-018, recorded on February 7, 2018 (instrument number 20180127905, unconditional).

ZONING AND GENERAL PLAN CONSISTENCY. The County's General Plan designates the project site as CG – General Commercial. The General Plan category is consistent with the Zoning category of C-3 (General Commercial). Pursuant to the General Plan, the purpose of the CG category is to allow for multifamily residences. A development strategy of the General Plan is to emphasize infill development to encourage the supply of low income housing throughout the urban area. Residential development is permitted by the Housing Element and the subject property is identified as an underutilized Housing Adequate Site with the potential of housing development. The Housing Element identifies a need to plan for denser, more compact housing types, and more affordable housing units. The General Plan also promotes a jobs-housing balance by encouraging increasing opportunities for people to work and live in close proximity, and reduce long commutes that are costly both economically and environmentally.

Pursuant to Section 22.44.138 of Title 22 of the Los Angeles County Code (County Code), premises in Zone C-3 may be permitted for an apartment use subject to a Director's Review.

5. The Director finds that the proposed affordable housing development is consistent with the land use designation and zoning which allows for apartment use and parking.
6. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Through the Administrative Housing Permit process, two (2) off-menu incentives may be requested based on the proposed set-aside type and percentage in addition to an on-menu incentive of a maximum density bonus of 35%. Such incentives may be deviations from general Code development standards as long as the Findings per Assembly Bill AB2501 can be met.

The following one (1) on-menu incentive and two (2) off-menu incentives are being requested:

ON-MENU INCENTIVE

Density

Pursuant to Section 22.52, Part 17 of the County Code, a 35% density bonus may be requested based on the affordability level of the project. Based on the size of the property, the base density is 33 units. With a 35% on-menu density bonus allowed, an additional 12 units may be requested. The project is proposing 11 additional units, for a total count of 44 units. Per AB2501, all fractions are rounded up to the next whole number.

OFF-MENU INCENTIVES

Parking in the side yard:

Pursuant to Section 22.44.138 of the County Code, the required side yard setback is 5 feet. The proposed apartment building proposes parking within this setback of 5 feet on the south side of the property. The side yard on the north side of the property observes this 5 feet required setback.

Rear yard setback:

Pursuant to Section 22.44.138 of the County Code, the required rear yard setback is 15 feet. The proposed apartment building proposes a rear yard setback of 5 feet.

The project site is located within the Florence-Firestone Community Standards District ("CSD").

All other applicable development standards of Title 22 of the County Code would need to be met by the proposed project. The proposed height of the apartment building is 41 feet and 3 inches, the transformer located within the required front yard is 3.5 feet in height, and the CMU wall along the side and rear yard setbacks is 6 feet in height, which satisfy Code requirements.

7. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY. The General Plan Housing Element strongly supports higher density infill development and critically needed affordable housing to promote diversity in housing options to serve the housing need. The project is also consistent with the Zoning Code as allowed by the Administrative Housing Permit. The subject site is surrounded by higher density residential zones and commercial zones, which is consistent with the General Plan's encouragement of a jobs-housing balance and to promote shorter commute times. The site is surrounded by high-density residential uses and has access to County-maintained public streets.

The project site is located in an urbanized area. No degradation of natural features will occur and no sensitive resources are located on the site. Rather, the housing project eliminates a blighted unused parking lot in the middle of a mixed used neighborhood and provides much needed affordable housing in the community.

8. **SPECIAL NEEDS HOUSING DEVELOPMENT.** Twenty-two units within this affordable housing development will be designated for special needs individuals. Pursuant to Section 51312 of the Health and Safety Code, "special needs" is defined as persons identified as having special needs relating to mental health, physical disabilities, developmental disabilities, or the risk of homelessness.
9. Pursuant to Section 22.52.1840, to be eligible for on-menu incentives, the project site must be located outside a Very High Fire Hazard Severity Zone, within an area that is served by public sewer and water systems, not within a significant ecological area (SEA), not within an environmentally-sensitive habitat area, and not on land having a natural slope of 25% or more. The project site meets these criteria.
10. Pursuant to Section 22.52, Part 20 of the Tree Planting Ordinance and based on the lot size, at least six trees are required. In lieu of the tree shading requirements, cool pavement is proposed. All other applicable development standards of this section must also be followed.
11. Four oak tree/oak tree protected zones are indicated to be present on the property. No activity is proposed within the protected zone of any oak tree. This approval does not grant any impacts on oak trees of Ordinance size. Any impacts within oak tree protected zones require an Oak Tree Permit.
 - a. Protected zone shall mean that area within the dripline of an oak tree and extending therefrom to a point at least 5' outside the dripline, or 15' from the trunks of a tree, whichever distance is greater.
12. Grading associated with this project is 1,000 cubic yards of cut and no fill. This includes 1,000 cubic yards of export.
13. The property is not listed in the California Register of Historical Resources.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles Department of Public Works provided a conceptual approval and conditions for the project, which are attached.

All other required agencies must also approve the project.

15. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.**
The Golden State Water Company provided a water will-serve letter for the subject property indicating their capability to service the subject property.

16. **PARKING DEVELOPMENT STANDARDS.** Pursuant to Assembly Bill AB744, the units designated for special needs individuals require 0.3 parking spaces per unit, inclusive of accessible and guest parking, while the lower income affordable units require 0.5 parking spaces per unit. Twenty parking spaces are required while 21 parking spaces are proposed. Proposed parking sufficiently serves the development and no parking reduction is proposed. All parking spaces will be uncovered. All spaces are to be standard spaces.

The site contains 0.66 net acres, which is adequate in size to accommodate all the necessary development standards and features.

17. **BICYCLE PARKING DEVELOPMENT STANDARDS.** Pursuant to Section 22.52.1225, one short-term bicycle parking space per each 10 dwelling units and one long-term space per each two dwelling units are required. A total of four short-term and twenty-two long-term bicycle parking spaces are required while five short-term and twenty-four long-term spaces are provided. Bicycle parking spaces shall be located close to entrances, visible from public areas, and located in well-illuminated areas.

18. **ADEQUATE STREETS.** The proposed site is adequately served by highways and streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The site takes access from Miramonte Boulevard. The driveway is of sufficient width and would provide adequate access and circulation for the project. This traffic circulation is conceptually approved by Public Works.

HOUSING PERMIT – SPECIFIC FINDINGS

19. **DEVELOPMENT STANDARDS.** The proposed site is adequate in size and shape to accommodate the yards, walls/fences, parking and loading facilities, bicycle parking, open space, landscaping, and other development features prescribed in Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Zoning Code, and those deviations that would be granted by the housing permit would aid in providing critically needed affordable housing.

20. **COMPATIBILITY WITH SURROUNDINGS.** The requested use at the location will not adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area; be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The development of the 44-unit apartment project would be consistent with the surrounding area and would be adequately served by utilities and infrastructure.

21. **NEIGHBORHOOD COMPATIBILITY.** The surrounding neighborhood is already zoned and developed with varied residential and commercial developments. The proposed

project has been designed to be complementary to the surrounding area in terms of land use patterns and design.

The project is adequately buffered from the adjacent properties by walls/gates. The 6 feet high perimeter wall along the south, west, and north side buffers the development from the adjacent neighbors.

The existing vacant parking lot on the subject property has no setback requirements. Thus, the proposal of allowing parking within the side yard setback along the south side of the property does not exacerbate the current situation.

The adjacent property to the west is within an existing commercial zone and has an existing commercial use, with no setback requirements. The proposed apartment building will be located within the required rear yard setback, 5 feet from the west property line. Therefore, allowing the proposed apartment building within the rear yard setback is compatible.

No wall is proposed facing Miramonte Boulevard which encourages increased pedestrian activity, allowing pedestrians an aesthetically pleasing development to view. The security pedestrian gate proposed behind the front yard setback area allows the residents of the development some privacy and security. This promotes greater general welfare and public safety in the area and gives utility to a site that is current vacant.

22. HOUSING NEEDS. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. A covenant shall be filed with the County restricting the rental of the residential units to very-low and lower income families for a period of 55 years. The Community Development Commission (CDC) will conduct monitoring to ensure compliance with the covenant.

23. AGENCY REVIEW. The applicant provided their real estate pro forma to the Community Development Commission (CDC) for review and CDC has cleared the project.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES THAT THE FOLLOWING FINDINGS CAN BE MADE FOR THE DIRECTOR'S REVIEW OF THE APARTMENT DEVELOPMENT:

- A. That the use, development of land and/or application of development standards is in substantial compliance with all applicable provisions of Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior

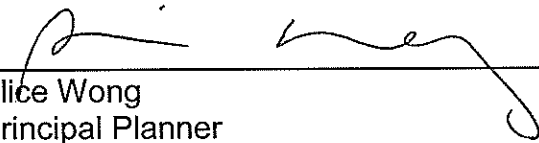
citizens, and persons with disabilities, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and

- C. That the use, development of land and/or application of development standards are suitable from the standpoint of functional developmental design.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES THAT THE FOLLOWING FINDINGS CAN BE MADE FOR THE INCENTIVES REQUESTED FOR THE HOUSING PERMIT:

- A. That the incentives do result in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents for the targeted units; and
- B. That the incentives would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.

THEREFORE, the information submitted by the applicant substantiates the required findings for a Director's Review as set forth in Section 22.56.1690 of Title 22 of the Los Angeles County Code and for the incentives of an Administrative Housing Permit as set forth in Assembly Bill AB 2501. The project is approved.

BY:  _____ DATE: 5/29/18

Alice Wong
Principal Planner
Department of Regional Planning
County of Los Angeles

PALM VIEW APARTMENTS

NOTICE OF EXEMPTION (CEQA)

To all Interested Agencies, Groups, and Persons:

The purpose of this notice is to inform the public that the County of Los Angeles has determined that the following project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as outlined in Articles 5 and 20 of the 2017 CEQA *Guidelines*. The following is a brief description of the project and the rationale for finding the project exempt:

PROJECT NAME & NUMBER: Palm View Apartments Project

LEAD AGENCY: Community Development Commission/Housing Authority

LOCATION: 980 Palm Avenue, West Hollywood, CA

PROJECT DESCRIPTION: This project involves rehabilitation of an existing apartment building.

CATEGORICAL EXEMPTION: The Exemption that applies is checked below:

	EXEMPTION NUMBER	SUB-SECTION	DESCRIPTION
	15301. Existing Facilities:		Project involves interior and exterior renovation of units within an existing residential building.
	15302. Replacement or Reconstruction		
	15303. New Construction or Conversion of Small Structures		
	15304. Minor Alterations to Land		
	15305. Minor Alterations in Land Use Limitations		
	15306. Information Collection		
	OTHER: 15060(c) and 15378		

RATIONALE FOR EXEMPTION: The rehabilitation described above is exempt under Section 15301 of the State CEQA Guidelines.

PREPARED BY: Donald Dean  DATE: 2/4/2019
Preparer's Name

CONCURRED BY: _____ DATE: _____
Reviewer's Name

PATH VILLAS MONTCLAIR

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 10
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PROJECT TITLE	LOG REFERENCE ENV-2015-2463-CE
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PROJECT LOCATION
4220 W. Mont Clair St.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Construction, use, and maintenance of a 5-story, 46 unit APT with 4 stories residential and 1 level commercial, 47 parking spaces

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Daniel Gerlach, Atlantic LLC

CONTACT PERSON Eric Lieberman	AREA CODE 818	TELEPHONE NUMBER 997-8033	EXT.
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EXEMPT STATUS: (Check One)

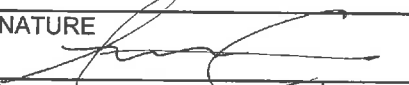
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE CITY PLANNING ASSOC.	DATE 2-17-2016
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

SUMMIT VIEW APARTMENTS

Summit View Apartments

E.3 - CEQA

Summit View Apartments received CEQA approval from the City of Los Angeles on October 5th, 2018. The City's determination will become effective once the appeal period for the posted Notice of Determination is complete on October 25th, 2018. Attached you will find a copy of the project's adopted Mitigated Negative Declaration and posted Notice of Determination. As a 4% tax credit project, all required CEQA Documentation will be submitted at least four (4) weeks prior to desired receipt of funding commitment from the Commission.

City Clerk's Office
AMENDMENT FILED
City Clerk's Office
Noted-18-021-PC
Certified by
Date: 10-12-18

OCT 12 2018

NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

LOS ANGELES, COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 North Spring Street, Room 763 Los Angeles, CA 90012	COUNCIL DISTRICT 7
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PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) AMENDMENT TO COUNCIL INSTRUCTIONS/DENSITY BONUS/WAIVER OF DEDICATION/IMPROVEMENTS	CASE NOS. DIR-2018-2406-ACI-DB-WDI / ENV-2018-2407-MND
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PROJECT DESCRIPTION AND LOCATION: 11681, 11701 W. Foothill Boulevard; 11800 Kagel Canyon Street; 11237, 11239, 11241 N. Gladstone Avenue
Amendment to Council "T" Instructions and modification of the "T" Condition relative to Ordinance No. 131,169 effective December 8, 1965; Density Bonus for a 49 dwelling unit project providing 17 parking spaces, constructed to a maximum height of 56 feet, reserving 12 units for Special Needs Housing for veterans - Very Low Income household occupancy, and 36 units for Special Needs Housing for veterans - Extremely Low Income household occupancy, for a period of 55 years, and one (1) manager's unit, with one on-menu incentive to permit an 11 foot increase in the maximum permitted height, allowing up to 56 feet in height, in lieu of the otherwise maximum permitted height of 45 feet; and a Waiver of Street Dedication and Improvement to permit non-standard street improvements along the project site's frontage on Foothill Boulevard (Avenue I) and Kagel Canyon Street (Hillside Collector), and a waiver of all the street improvements on Gladstone Avenue (Collector).

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY
Mr. Rodney Thompson, 11681 FOOTHILL, L.P.

CONTACT PERSON Peg Malone-Brown - City Planning Associate	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER (818)374-5036
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This is to advise that on **October 5, 2018**, the City of Los Angeles has approved the above described project and has made the following determinations to become effective after **October 25, 2018**:

SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE (Lead Agency) <i>Peg Malone-Brown</i>	TITLE City Planning Associate	DATE OF PREPARATION October 11, 2018
--	----------------------------------	--

SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
---	-------	------

DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)	* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012
---	--

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
NOTICE OF
DETERMINATION

Date: 10/15/18
Certified by: [Signature]
City of Los Angeles
City Planning Office
AEMAL FILED

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as DOB-2018-2966-ACE-DB-WDI

[Signature]
Department Representative

OFFICE OF THE CITY CLERK
Room 303 City Hall
2001 Spring Street
Los Angeles, CA 90012

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201810120580030
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY LOS ANGELES DEPARTMENT OF CITY PLANNING	DATE 10/12/2018
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2018259103

PROJECT TITLE
 AMENDMENT TO COUNCIL INSTRUCTIONS/DENSITY BONUS/WAIVER OF DEDICATION/IMPROVMENTS

PROJECT APPLICANT NAME PEG MALONE-BROWN	PHONE NUMBER
--	--------------

PROJECT APPLICANT ADDRESS 200 NORTH SPRING STREET ROOM 763	CITY LOS ANGELES	STATE CA	ZIP CODE 90012
---	---------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,280.75	\$	2,280.75
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,077.00	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____
 \$ 2,355.75

SIGNATURE X <i>Mike Arnes</i>	TITLE IC
----------------------------------	-------------

Draft Initial Study and
Mitigated Negative Declaration

Summit View Apartments

Veterans Housing Project

CITY OF LOS ANGELES



Rendering Source: Gonzalez Goodale Architects, Feb. 15, 2018.

PREPARED FOR:

City of Los Angeles
Department of City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

Attention: Peggy Malone-Brown
City Planning Associate

(818) 374-5036

PREPARED BY:

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Westlake Village, CA 91362

Contact: Mr. Primo Tapia
Vice President

(818) 879-4700

August 2018

**SUMMIT VIEW APARTMENTS
VETERANS HOUSING PROJECT**

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

**Case Number:
ENV-2018-2407-MND**

Lead Agency:

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
Contact: Ms. Peggy Malone-Brown
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Applicant:

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Vice President
(818) 879-4700**

August 9, 2018

DOCUMENT FILED City Clerk's Office NG-18-052-PL No: _____ Certified by:  Date: 8-27-18
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2.0 FINDINGS OF THIS INITIAL STUDY	2
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Appendix C	Biological Resources Data
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1.0 INTRODUCTION

The purpose of this Initial Study/Mitigated Negative Declaration is to determine and evaluate the potential environmental impacts of the proposed Summit View Apartments Veterans Housing Project.

PROJECT SUMMARY

The proposed Summit View Apartments Veterans Housing Project consists of four residential buildings totaling 36,036 square feet terraced into a hillside in the Lake View Terrace area of the City of Los Angeles. The project proposes a total of forty-nine units consisting of thirty-seven studios, eleven one-bedrooms, and one manager's unit that would provide supportive housing for homeless veterans earning 30% to 50% average median incomes. The project is a joint venture proposed by 11681 Foothill L.P., a Limited Partnership of nonprofit developers LA Family Housing and Many Mansions.

LEGAL AUTHORITY

As lead agency, the City of Los Angeles has prepared this Initial Study (IS) in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code 21000–21189) and relevant provisions of the *CEQA Guidelines* (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387), as amended.

Initial Study. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. To paraphrase from this Section, the relevant purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

Negative Declaration or Mitigated Negative Declaration. Section 15070 of the CEQA Guidelines states that a public agency shall prepare a negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The initial study identifies potentially significant effects, but:
 1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/MND may be used to satisfy the requirements of CEQA when a proposed project would have no significant unmitigable effects on the environment. As discussed in subsequent sections of this document, implementation of the project would not result in any significant effects on the environment that cannot be reduced to below a level of significance with the mitigation measures included herein.

2.0 FINDINGS OF THIS INITIAL STUDY

The analysis in this Initial Study demonstrates that with the incorporation of mitigation measures, the proposed project would have a less than significant impact on the environment with regard to all CEQA Checklist issues. For each issue addressed in Section 4.0, the impacts associated with development of this project have been determined to be “Significant Unless Mitigation Incorporated,” “Less than Significant,” or “No Impact.” For issues that were determined to be “Significant Unless Mitigation Incorporated,” mitigation measures have been identified that would reduce impacts to below a level of significance.

3.0 PROJECT DESCRIPTION

PROJECT LOCATION AND EXISTING USES

The proposed Summit View Apartments Veterans Housing Project (project) is located in the northeastern San Fernando Valley on a vacant plot north of Foothill Boulevard and south of the 210-freeway (I-210) in the Lake View Terrace Community Plan area of the City of Los Angeles (City) as shown in **Figure 1, Regional Location**. The project street address is 11681 West Foothill Boulevard (Blvd), Lake View Terrace, CA 91342.¹ Locally, the project is located southeast of Kagel Canyon Street, and southwest of Gladstone Avenue, as shown in **Figure 2, Project Vicinity**.

The project location is identified by Assessor Parcel Number (APN) 2530-008-901 and totals approximately 3.03 acres (132,131 sq. ft.) of vacant land (subject property). The subject property is triangular in shape and slopes to the south and east. The existing elevation of the site rises from approximately 1,085 feet above sea level in the southwest corner to approximately 1,170 feet around the center of the northern property line above a previously graded pad with an elevation of 1,155 feet. It is currently undeveloped and has been vacant since 1989, where it was previously utilized for agricultural purposes from at least 1955 through 1981. There are no existing structures on the subject property; therefore, the project would involve no demolition. The subject property has been previously disturbed by the construction of an access road from Kagel Canyon Street to the crest of a previously graded pad in the northern central portion of the subject property. Based on aerial photo interpretation, the homeless have temporarily lived on the previously disturbed portion of the subject property in the past several years. The pavement of this access road is eroded, unmaintained, and ingrown with ruderal vegetation. The surrounding area is used for residential purposes, public recreational facilities, or is vacant land. Fenced vacant land and a demolished residential structure are located to the north of the subject property, the Monte Vista Apartment complex to the west, the Hansen Dam Recreation Center to the south, and a single-family residence and vacant residential land to the east. These surrounding areas fall within residential, agricultural, commercial, and open-space zones. The surrounding area slopes to the southeast with hills to the northwest. Existing conditions of the project site, as seen from adjacent roadways, are provided in **Figure 3, Site Photographs**.

PROJECT COMPONENTS

The project consists of the construction and operation of four residential buildings totaling 36,036 square feet (sq. ft.) and 49 units, a surface parking lot, driveway and sidewalk linking the parking lot to Kagel Canyon Street, and landscaping (ancillary features) as shown in **Figure 4, Site Plan**. A breakdown of the proposed total floor area for the four proposed buildings is provided in **Table 3-1, Proposed Building Floor Area**.

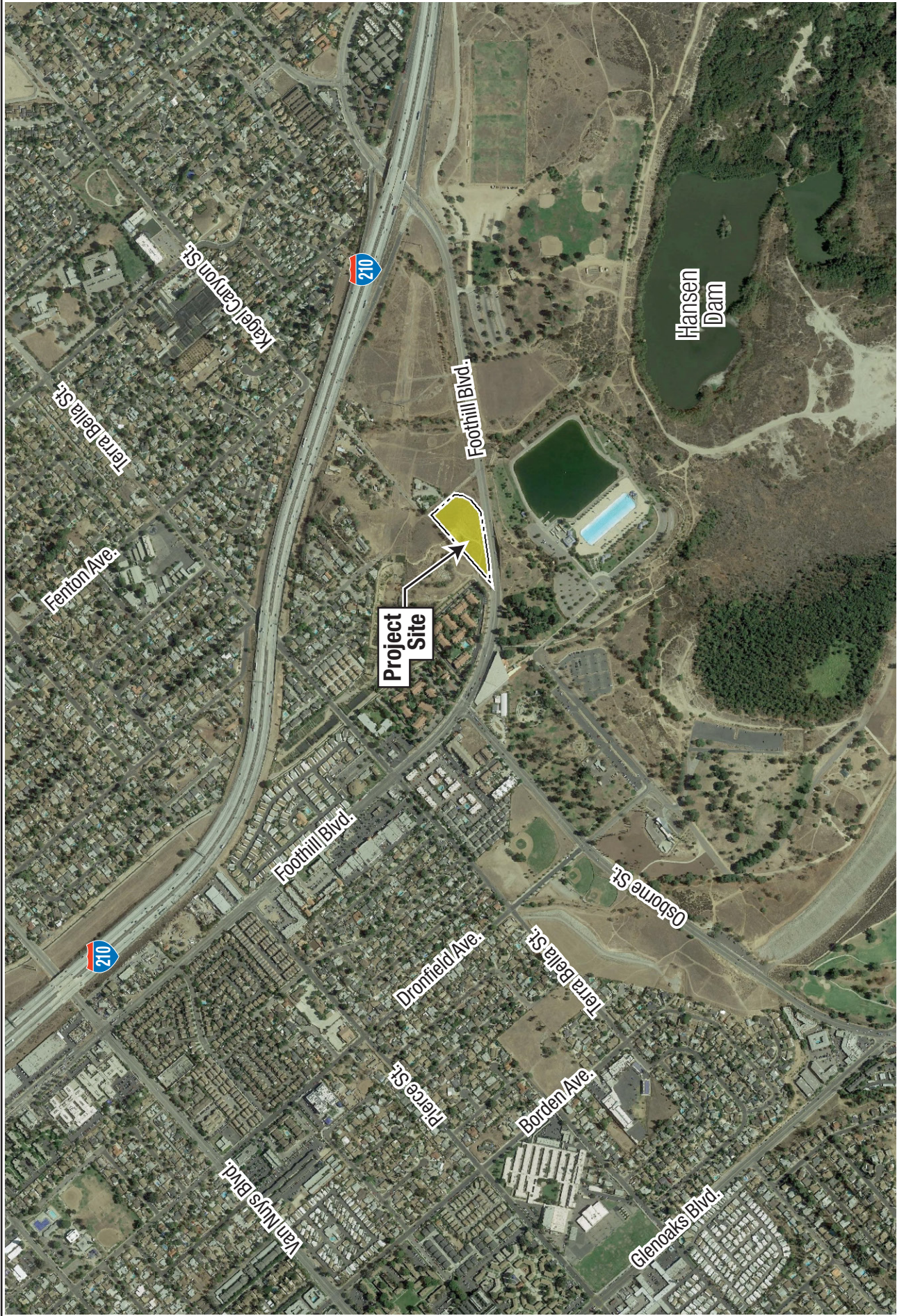
¹ The following addresses are also associated with the subject property 11641, 11681, and 11701 West Foothill Blvd, 11201, 11237, 11239, and 11241 North Gladstone Avenue, and 11800 West Kagel Canyon Street. For consistency, 11681 Foothill is used throughout this document to refer to the street address associated with the subject property.



Source: San Fernando, California, U.S.G.S. 7.5 Minute Topographic Quadrangles.

Regional Location





Aerial Source: GoogleEarth Pro, Oct. 18, 2016.

SUMMIT VIEW APARTMENTS – DRAFT EXPANDED IS/MND

Project Vicinity



FIGURE 2



Photo 1 – View of Project Site looking east.



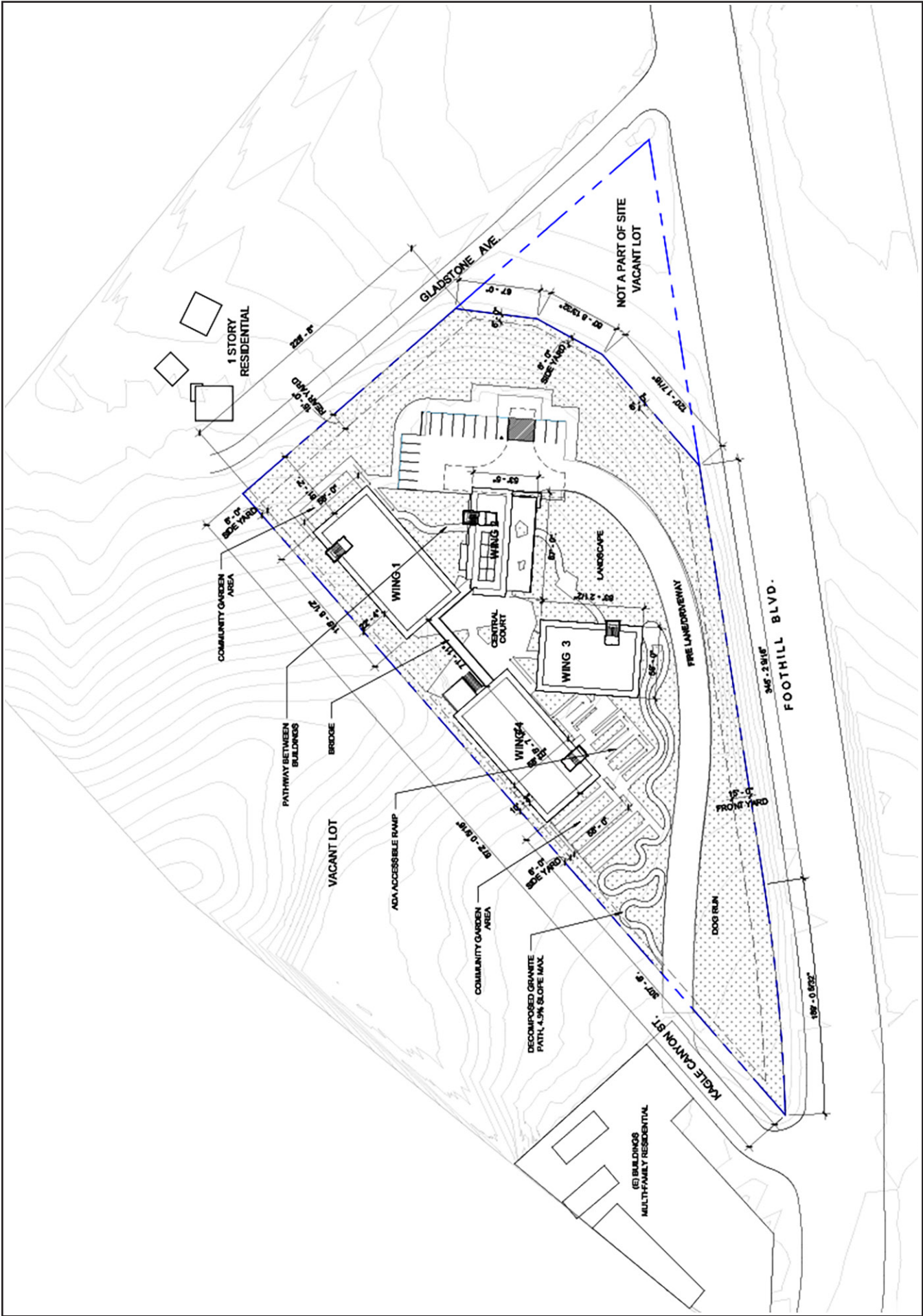
Photo 2 – View of Project Site looking southwest.



Photo 3 – View of Project Site looking northwest.



Photo 4 – View of Project Site looking northeast.



Source: Gonzalez Goodale Architects, July 27, 2018.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MIND



Site Plan



FIGURE 4

Table 3-1
Proposed Building Floor Area

Building	Floor Area (sq. ft.)
Building 1	
Level 1140'	2,101
Level 1150'	4,992
Level 1160'	4,992
Building 2	
Level 1125'	1,433
Level 1140'	2,597
Level 1150'	1,642
Building 3	
Level 1140'	2,482
Level 1150'	3,472
Building 4	
Level 1140'	2,029
Level 1150'	5,504
Level 1160'	4,792
Total	36,036
Source: Gonzalez Goodale Architects, July, 27, 2018.	

As shown in Table 3-1, the proposed building floor area would total 36,036 sq. ft. on the subject property. Buildings 1 and 4 would be three stories above a boiler room, building 2 would be two stories above a boiler room, bike storage, and property manager's space, and building 3 would be two stories above a boiler room. **Table 3-2, Lot Coverage Breakdown**, provides the spatial extent or "footprint" of the proposed buildings and ancillary project features.

Table 3-2
Lot Coverage Breakdown

Feature	Size (sq. ft.)
Buildings	17,029
Landscaped Area	75,514
Hardscaped Area	17,792
Driveway	12,098
Parking Deck	9,698
Total	132,131
Source: Gonzalez Goodale Architects, July 27, 2018.	

As shown in Table 3-2, the project would result in the development of 132,131 sq. ft. (3.03 acres) of the site. The combination of 75,514 sq. ft. of landscaped area and 17,792 sq. ft. of hardscaped area would result in 93,306 sq. ft. of remaining open space. This proposed footprint encompasses the total proposed limits of disturbance including the proposed buildings and ancillary features and is referred to as the proposed "development area" or "footprint" throughout this document.

The purpose of the project is to provide supportive housing for homeless veterans earning 30% to 50% average median incomes. The project is a joint venture proposed by 11681 Foothill L.P., a Limited

Partnership of nonprofit developers Many Mansions (project proponent) and LA Family Housing. Each of the four buildings would be terraced into the hillside, each level “stepping up” with the existing grade and would be connected by a walkway overlooking the Hansen Dam Recreation Area to the south. The 49-residential unit mix consists of 11 one-bedrooms, 37 studios, and 1 two-bedroom unit for a professional manager. Amenities would include a resident resource center, computer lab, fitness room, community garden, community room, property management office, and on-site laundry room.

The ground floor would provide a lobby and parking lot with 17 parking spaces shown in **Figure 5, First Floor Plan – Level 1125**.² The 2nd floor has residential units and service offices shown in **Figure 6, Second Floor Plan – Level 1140**. The 3rd floor features the community room, fitness, and laundry room along with residential units shown in **Figure 7, Third Floor Plan – Level 1150**. The community room would be adaptable for educational workshops, group meetings, tenant celebrations, and volunteer engagement opportunities. The top floor has residential units and a communal rooftop space as shown in **Figure 8, Fourth Floor Plan – Level 1160**. A terraced community garden would be between buildings and accessible by multiple levels. The 3rd floor community room would be adaptable for educational workshops, group meetings, tenant celebrations, and volunteer engagement opportunities. The tallest proposed building would reach a maximum height of 54 feet above grade. The project would provide a 15-foot setback at the new toe of the slope, where a minimum five-foot setback is required from the base of the foundation to the slope face.

SITE PARKING/ACCESS/CIRCULATION

The project would provide a new surface parking lot with 17 spaces and construct a new driveway and pedestrian sidewalk leading from Kagel Canyon Street, the west side of which is currently improved for approximately 150 linear feet from its intersection at Foothill Blvd. As shown in **Figure 9, Off-Site Improvement Exhibit**, and as identified below under Required Approvals, the applicant proposes non-standard street improvements.

CONSTRUCTION

Construction would involve the use of earth moving equipment, such as excavators and bulldozers, trucks for material and supply delivery, and tools for vertical construction such as powered hand tools. Construction is expected to begin on or about April 2019 and be completed on or about August 2020.³ The project would minimize site grading by constructing the multiple levels of the residential buildings in a terrace upwards along the existing hillside contour. A preliminary grading plan is shown in **Figure 10, Preliminary Grading Exhibit**. Grading would result in the removal of 20 significant, non-protected trees and would impact two (2) significant, non-protected trees. The two significant, non-protected trees are in the public right of way and would not be removed but the impact footprint would be within the impact area of the tree’s canopy, as shown in the project’s Environmental Assessment Form. Construction would result in 14,817 cubic yards (CY) of rough cut, 11,050 CY of rough fill, and export of approximately 3,766 CY of soil.⁴ The likely destination for exported soils is the Sunshine Canyon City/County landfill in Sylmar.

² The numbers in the figure references following the title, such as (1125), refer to elevation in feet above sea level.

³ Christine Villegas, Many Mansions, and Ara Kim, LA Family Housing, telecommunication with Envicom Corporation, March 20, 2018.

⁴ These grading quantities conservatively assume a 5% increase above the civil engineering calculations of 14,111 CY of rough cut, 10,524 CY of rough fill, and export of 3,587 CY to account for potential variability in field conditions during ground-disturbing activities.

The project is located in a City Bureau of Engineering Special Grading Area and would require approval of a haul route for the export of soil from the site. As indicated by the owner's construction manager, the project would require a construction traffic control plan and flagmen to direct equipment safely.⁵ See topic XVI, Transportation and Circulation, for a detailed description and analysis of the proposed haul route.

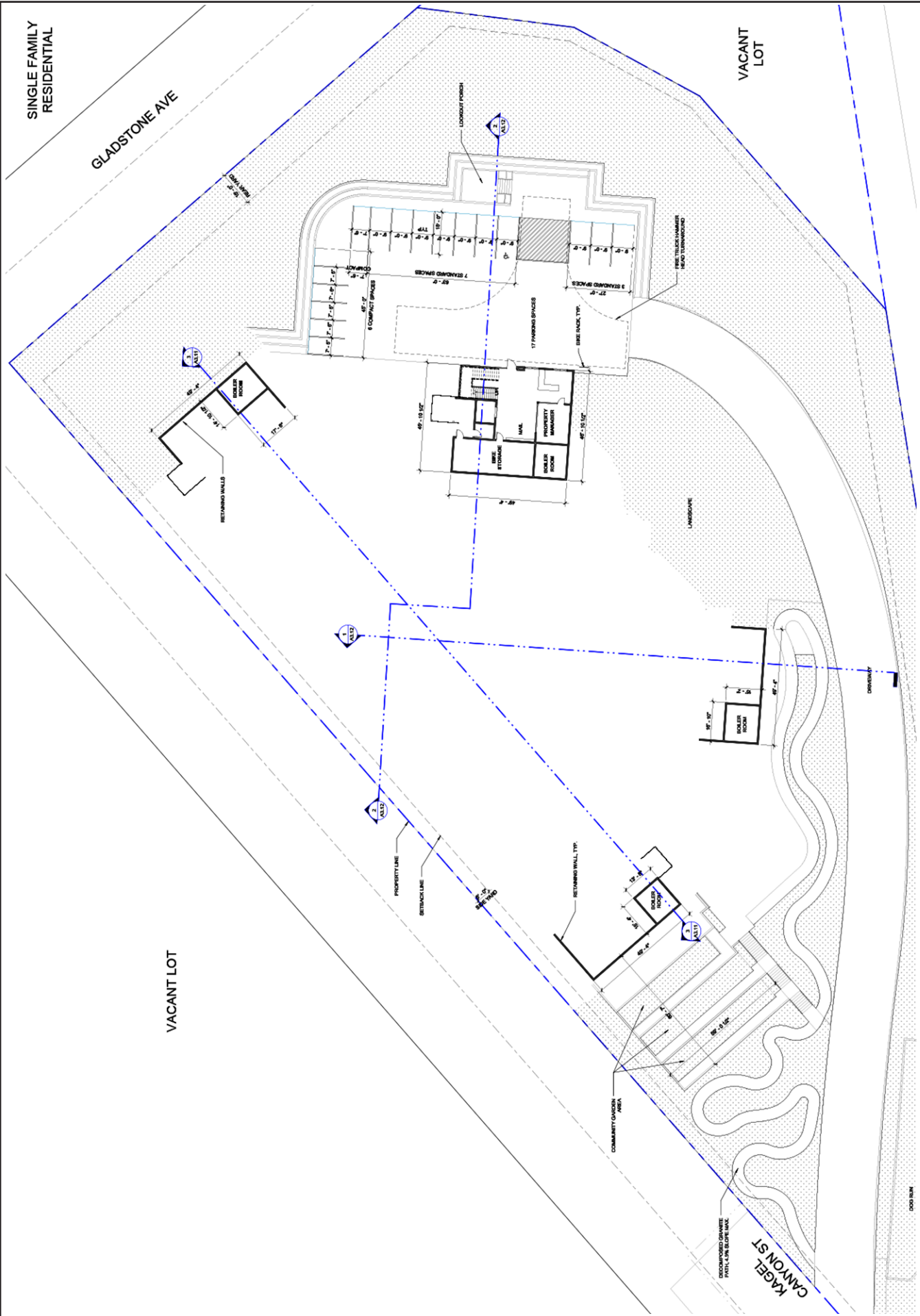
⁵ Freddy Pinero, Castle and Gray Int., email correspondence with Christine Villegas, February 6, 2018.

SINGLE FAMILY RESIDENTIAL

GLADSTONE AVE

VACANT LOT

VACANT LOT

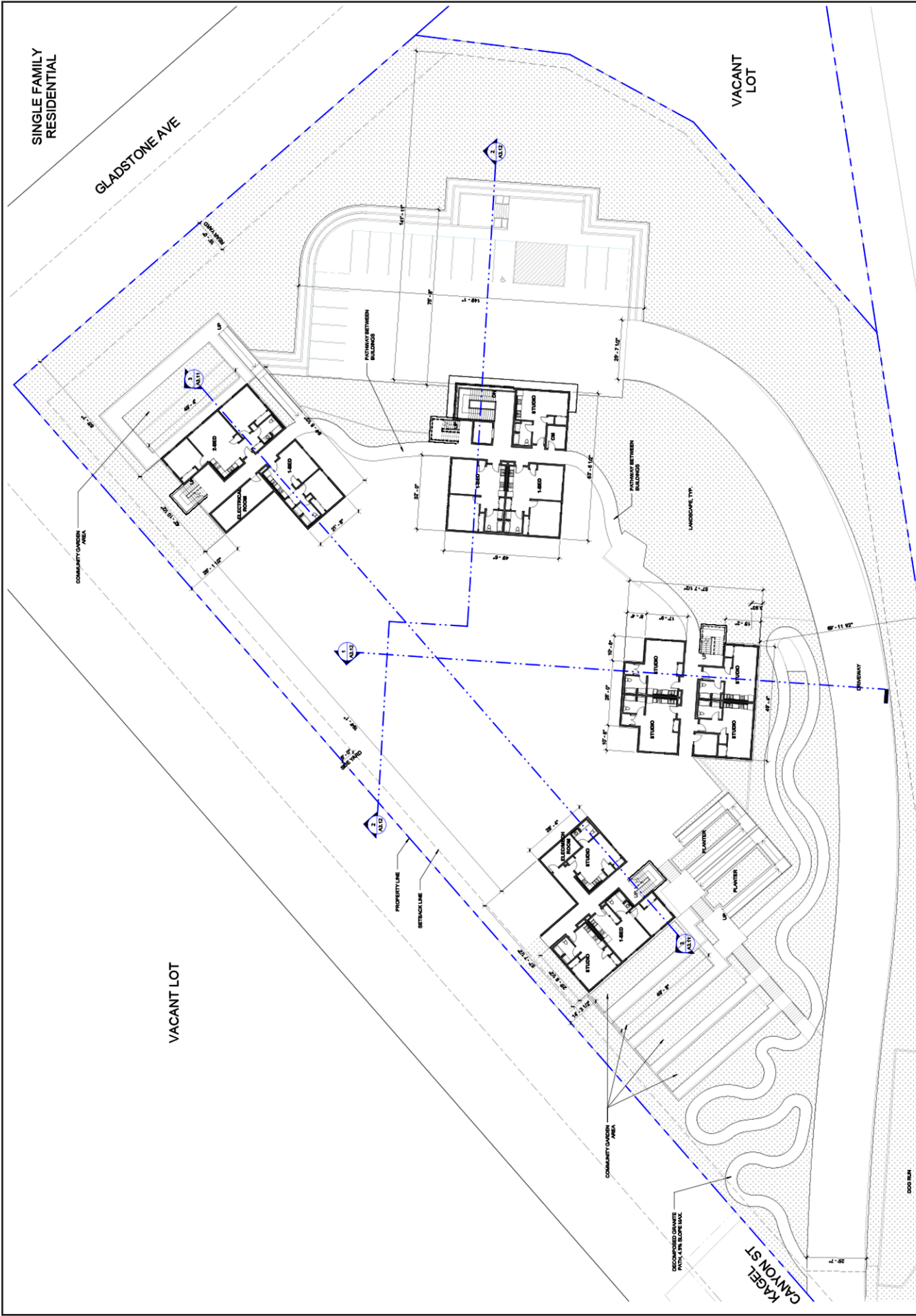


Source: Gonzalez Goodale Architects, July 27, 2018.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MND



First Floor Plan – Level 1125



SINGLE FAMILY RESIDENTIAL

GLADSTONE AVE

VACANT LOT

VACANT LOT

KAGEL ST
CANYON ST

Source: Gonzalez Goodale Architects, July 27, 2018.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MND

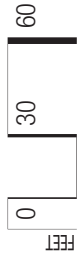
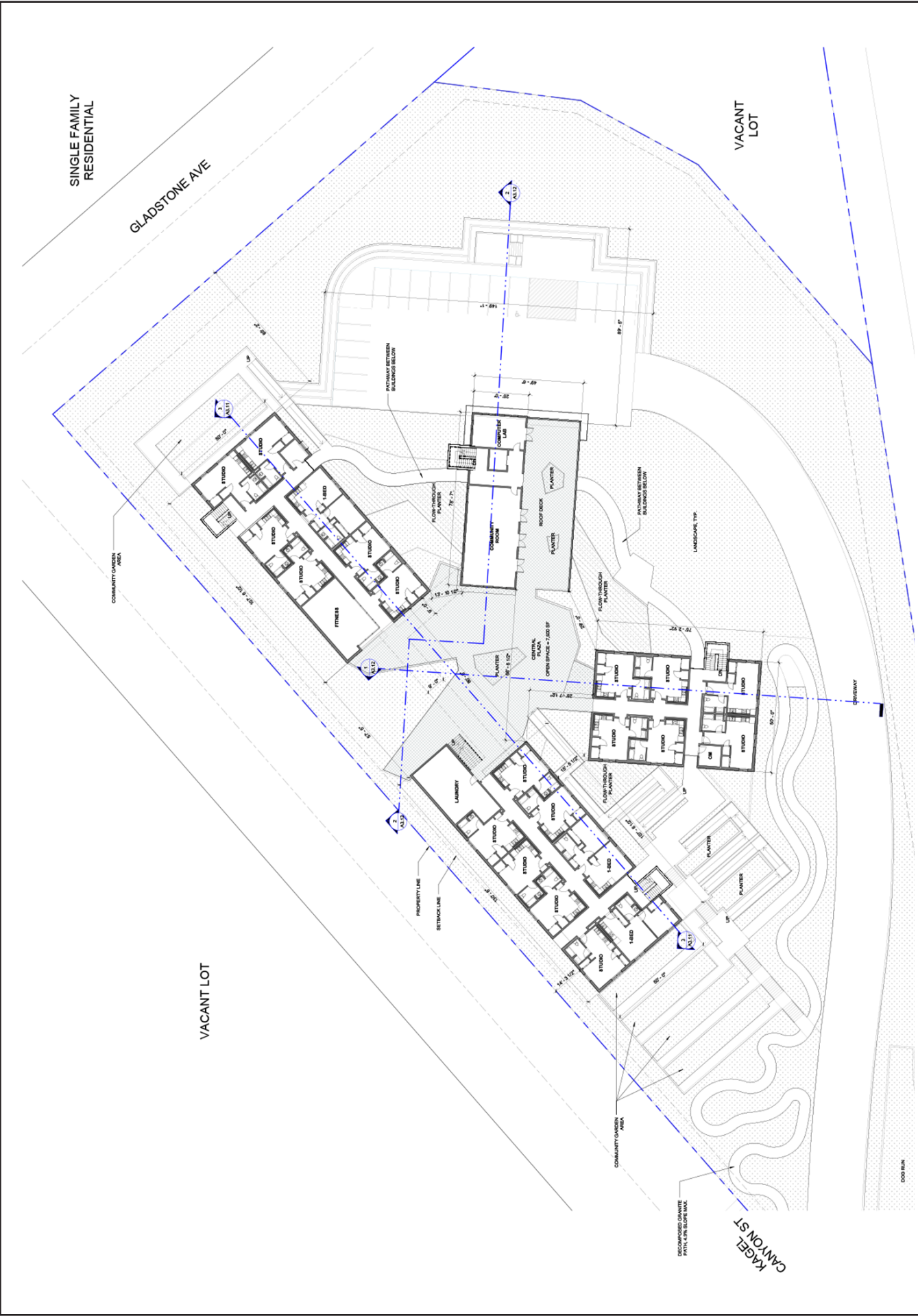


FIGURE 6

Second Floor Plan – Level 1140



SINGLE FAMILY RESIDENTIAL

GLADSTONE AVE

VACANT LOT

VACANT LOT

KEGEL CANYON ST

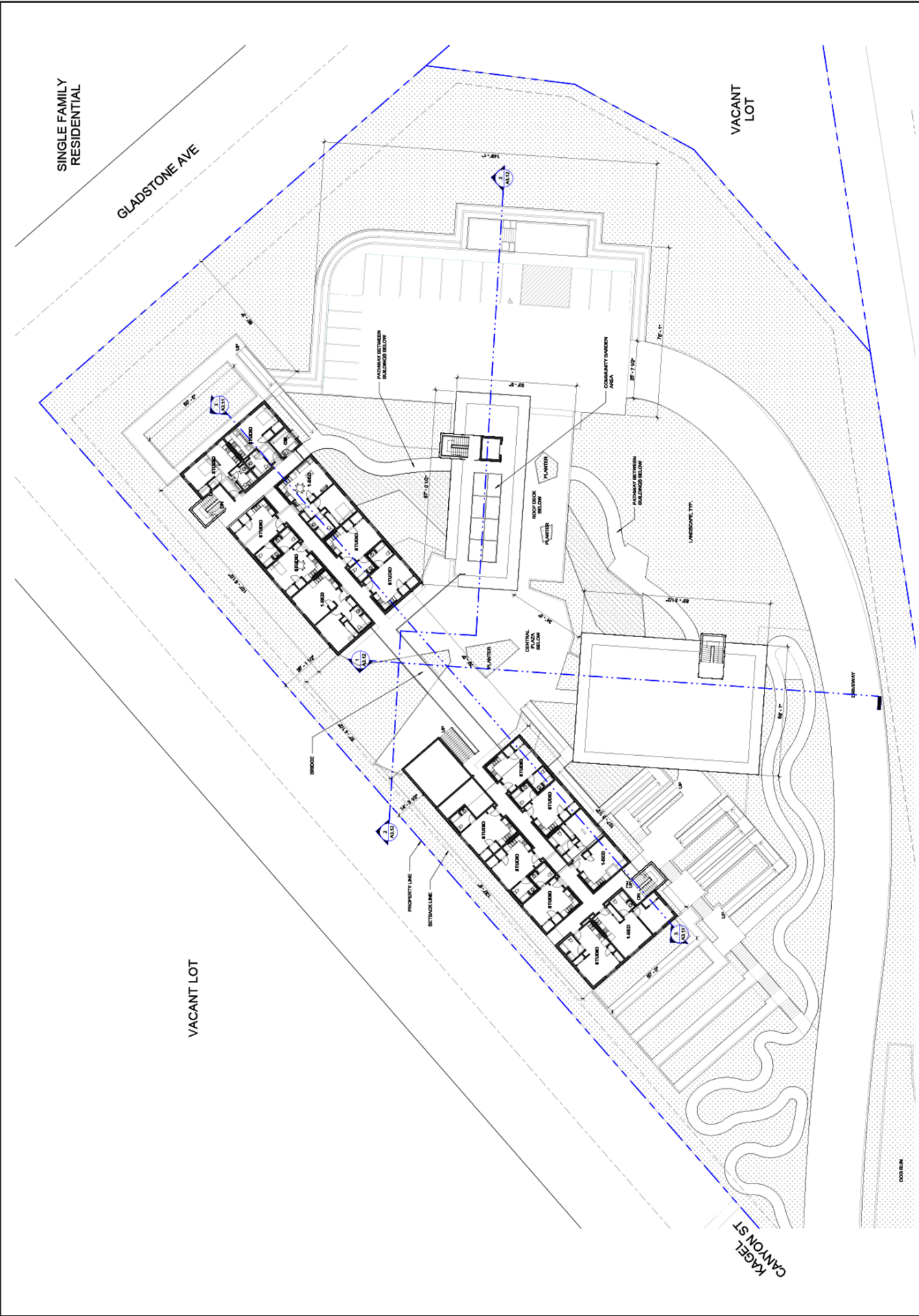
Source: Gonzalez Goodale Architects, July 27, 2018.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MIND

Third Floor Plan – Level 1150



FIGURE 7



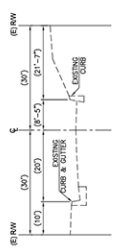
Source: Gonzalez Goodale Architects, July 27, 2018.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MND

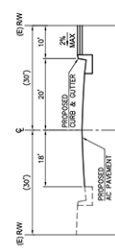
Fourth Floor Plan – Level 1160



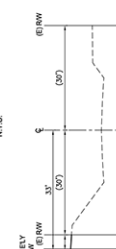
FIGURE 8



TYPICAL SECTION: FOOTHILL
EXISTING CONDITION
N.T.S.



TYPICAL SECTION: FOOTHILL
PROPOSED CONDITION
N.T.S.



TYPICAL SECTION: KAGEL CANYON
EXISTING CONDITION
N.T.S.



TYPICAL SECTION: KAGEL CANYON
PROPOSED CONDITION
N.T.S.

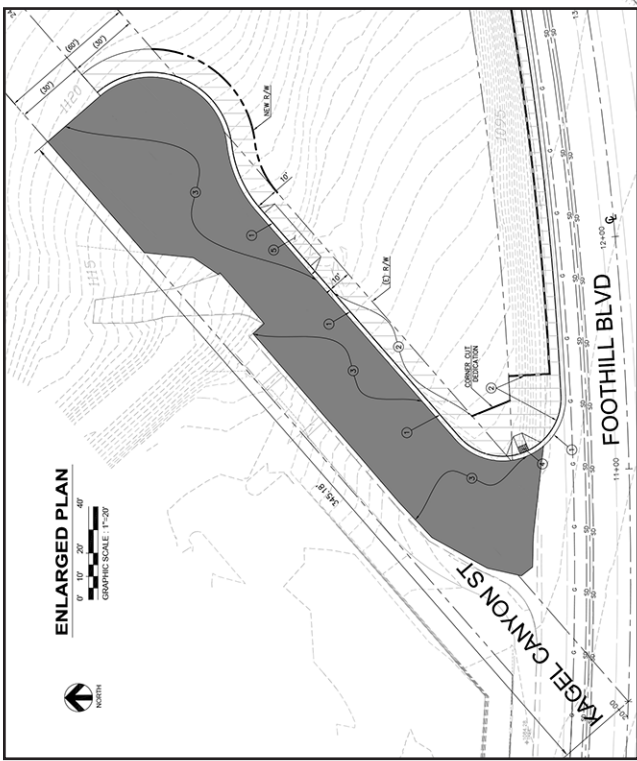


TYPICAL SECTION: GLADSTONE
EXISTING CONDITION
N.T.S.

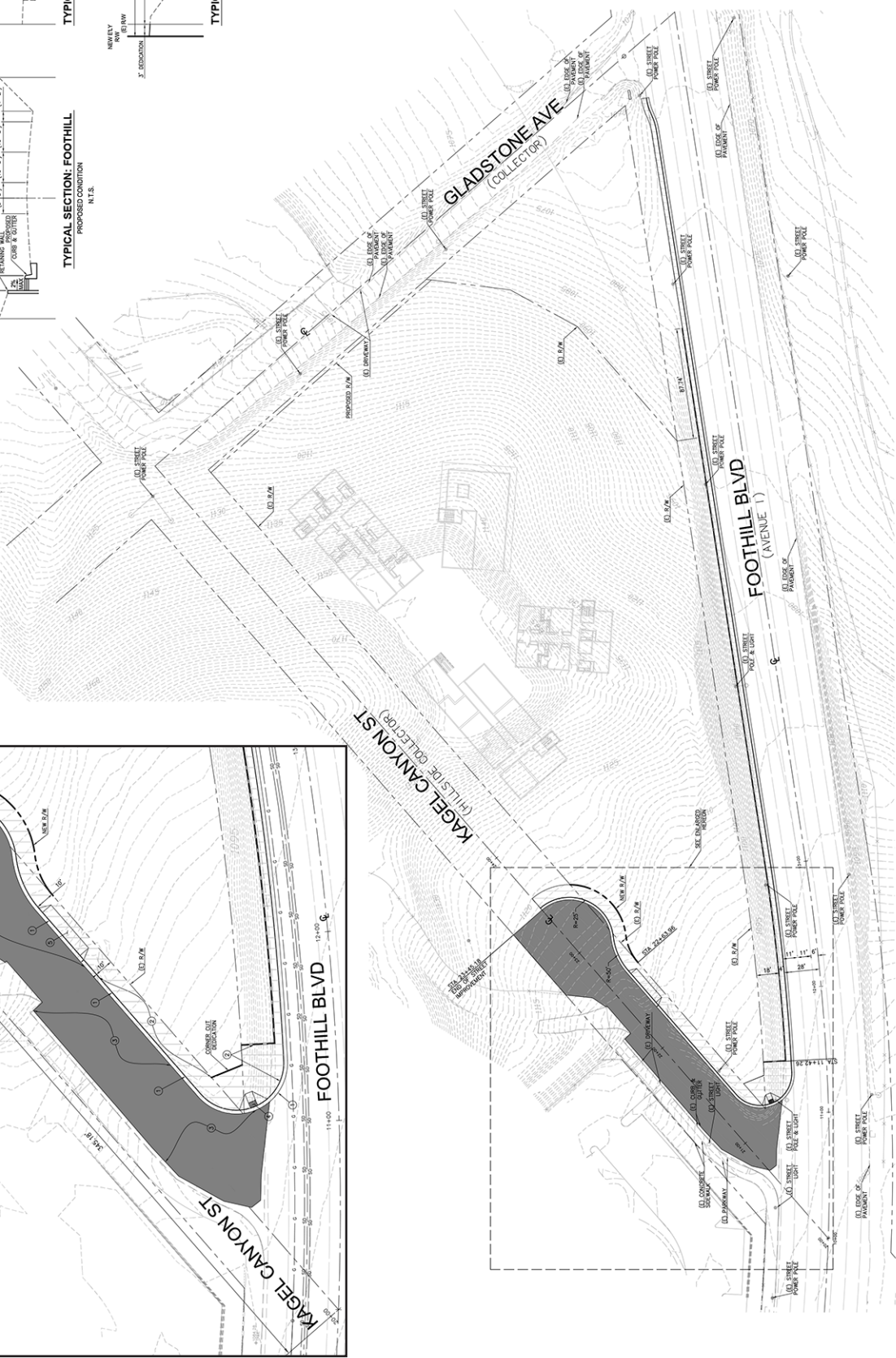


TYPICAL SECTION: GLADSTONE
PROPOSED CONDITION
N.T.S.

- CONSTRUCTION NOTES:**
- 1 CURB AND GUTTER PER CITY OF LA STD. PLAN S-410-2
 - 2 ASPHALT CONCRETE PAVEMENT
 - 3 ASPHALT CONCRETE PAVEMENT
 - 4 CURB RAMP, CASE B, PER CITY OF LA STD. PLAN S-440-3
 - 5 CONCRETE DRIVEWAY PER CITY OF LA STD. PLAN S-440-4
 - 6 NEW RETAINING WALL PER CITY OF LA STD. PLAN S-305-1
- LEGEND:**
- NEW AC PAVEMENT
 - NEW CONCRETE PAVEMENT



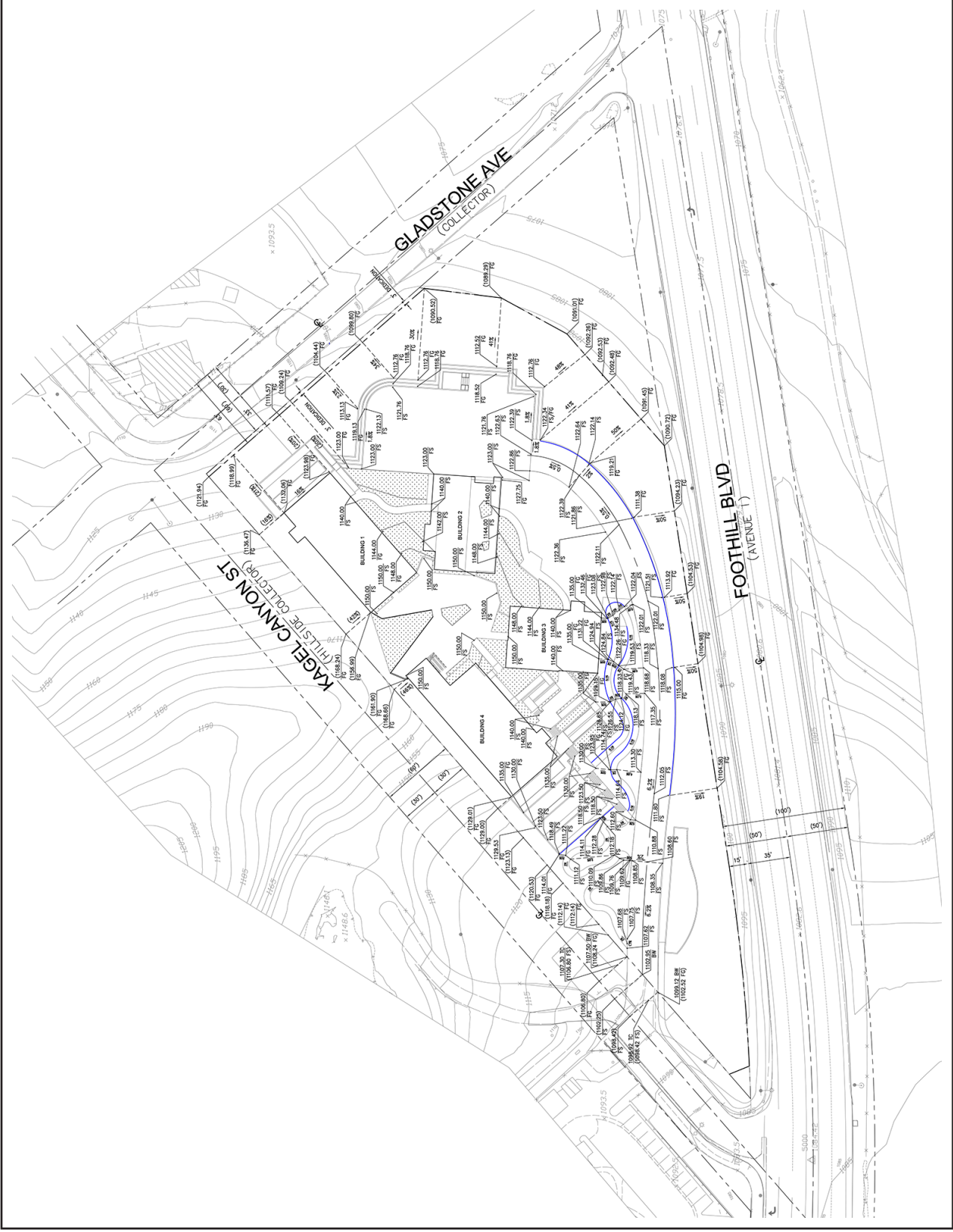
ENLARGED PLAN
of 10' 20' 40'
GRAPHIC SCALE: 1"=20'



Source: Gonzalez Goodale Architects / Brandow Johnson.
SUMMIT VIEW APARTMENTS – EXPANDED IS/MND

Off-Site Improvement Exhibit





Source: Gonzalez Goodale Architects / Brandow Johnson.

SUMMIT VIEW APARTMENTS – EXPANDED IS/MND

Preliminary Grading Exhibit



FIGURE 10

REQUIRED APPROVALS

Based on the current development plans, the establishment of the proposed Project requires approval by the Department of City Planning or the Board of Building and Safety Commissioners for the following entitlement requests:

- **DENSITY BONUS / AFFORDABLE HOUSING DETERMINATION**, pursuant to LAMC Section 12.22A25 and Government Code §65915-65918, to permit:
 - An Affordable Housing Development Project with 48, or 97%, of the proposed dwelling units reserved as restricted affordable units (at least 15% of these units are restricted to Very Low Income Households).
 - One On-Menu Incentive, pursuant to LAMC Section 12.22A25(f), to allow up to an 11' – 0" increase in the maximum height of the building (LAMC Section 12.22A25(f)(5)).
 - Parking provided pursuant to AB 744 and Government Code §65915(p)(3) (i.e., 0.3 parking space for each restricted affordable unit set aside for special needs occupants within 0.5 mile of a qualifying bus service).

- **AMENDMENT TO COUNCIL INSTRUCTIONS**, pursuant to LAMC Section 12.32H, amend certain (T) Conditions associated with Ordinance No. 131,169, as follows:
 - 1) ~~That the applicant provide the necessary street dedication will construct all required public improvements and post a bond satisfactory to the City Engineer to guarantee the improvements~~ **Provide street improvements and dedications consistent with the Letter of Determination issued for DIR-2018-2406-ACI-DB-WDI.**
 - 2) ~~That the site plan previously submitted incorporate the community's desire for an equestrian trail and additional landscaping.~~
 - 3) That the grading plan be developed so that it will not produce in excess of 9,800 cubic yards of soil **export**.
 - 4) ~~The off site sewer be constructed in Foothill Boulevard from Gladstone Avenue to the site and/or from Osborne Street to the site satisfactory to the City Engineer.~~
 - 5) Dedication of land or payment of fees be provided to the satisfaction of the Recreation and Parks Department pursuant to Municipal Code Section 12.33, or any amendment thereto.
 - 6) Construction of necessary sewer facilities to the satisfaction of the City Engineer.
 - 7) Construction of necessary drainage facilities to the satisfaction of the City Engineer.
 - 8) ~~That the applicant will proceed through the subdivision map process with recorded tract map prior to the Certificate of Occupancy.~~
 - 9) That the applicant will only construct 56 units or less as permitted by the City Code.
 - 10) Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05-N to the satisfaction of the Department of Telecommunications.
 - 11) That vehicular access be restricted from Foothill Boulevard.

- **WAIVER OF DEDICATION AND IMPROVEMENTS TO THE PUBLIC RIGHT OF WAY**, pursuant to LAMC Section 12.37.I, to permit non-standard street improvements along the project site's frontage on Foothill Boulevard (Avenue I) and Kagel Canyon Street (Hillside Collector), and a waiver of all the street improvements on Gladstone Avenue (Collector), as shown on Figure 9.

- **HAUL ROUTE APPROVAL**, LAMC Section 91.7006.7.4, requires a public hearing before the

Board of Building and Safety Commissioners for any import or export of more than 1,000 cubic yards of earth material in a grading hillside area. The applicant proposes the export of approximately 3,766 cubic yards of earth material.

4.0 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY AND CHECKLIST**

- 1. Project title:**
Summit View Apartments Veterans Housing Project
- 2. Lead agency name and address:**
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012
- 3. Contact person and phone number:**
Peggy Malone-Brown
Tel: (818) 374-5036
- 4. Project location:**
Street Addresses: 11681 W. Foothill Boulevard, Los Angeles, CA 91342
11800 Kagel Canyon Street, Los Angeles, CA 91342
11701 W. Foothill Boulevard, Los Angeles, CA 91342
11237 N. Gladstone Avenue, Los Angeles, CA 91342
11239 N. Gladstone Avenue, Los Angeles, CA 91342
11241 N. Gladstone Avenue, Los Angeles, CA 91342
- 5. Project sponsor's name and address:**
11681 Foothill, L.P.
7843 Lankershim Blvd
North Hollywood, CA 91605
- 6. General plan designation:**
Low Medium II Residential
- 7. Zoning:**
(T)RD2-1 – (Tentative Zone Classification) Restricted Density (RD) Multiple Dwelling
- 8. Description of project:**
The proposed project consists of four apartment buildings terraced into the hillside at 11681 Foothill Blvd in the Lake View Terrace area of the City. The project proposes of a total of forty-nine units consisting of thirty-seven studios and eleven one-bedroom units that would provide supportive housing for homeless veterans earning 30% to 50% of average median incomes. The project is a joint venture proposed by 11681 Foothill L.P., a Limited Partnership of nonprofit developers LA Family Housing and Many Mansions.
- 9. Surrounding land uses and setting:**
Fenced vacant residential land to the northwest, the Monte Vista Apartment complex to the west, Foothill Blvd and the Hansen Dam Recreation Area to the south, vacant residential land to the north and east with an existing one family dwelling to the northeast.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
The City of Los Angeles is the only approval agency anticipated at this time.

CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT PROPOSED MITIGATED NEGATIVE DECLARATION		
LEAD CITY AGENCY: City of Los Angeles Department of City Planning		COUNCIL DISTRICT: 7 Monica Rodriguez
PROJECT TITLE: Summit View Apartments Veterans Housing Project	ENVIRONMENTAL CASE: ENV-2018-2407-MND	CASE NO. DIR-2406-ACI-DB-WDI
PROJECT LOCATION:	11681 W. Foothill Blvd, Los Angeles, CA 91342 11800 Kagel Canyon Street, Los Angeles, CA 91342 11701 W. Foothill Boulevard, Los Angeles, CA 91342 11237 N. Gladstone Avenue, Los Angeles, CA 91342 11239 N. Gladstone Avenue, Los Angeles, CA 91342 11241 N. Gladstone Avenue, Los Angeles, CA 91342	
PROJECT DESCRIPTION: The project proposes construction, use, and maintenance of four apartment buildings terraced into the hillside at 11681 Foothill Blvd., totaling 36,036 square feet, on an approximately 132,131 square feet (3.03 acres) site in the (T)RD2-1 zone, located within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan area. The project proposes of a total of forty-nine units consisting of thirty-seven studios and eleven one-bedroom units to provide supportive housing for homeless veterans earning 30% to 50% of average median incomes, and one managers unit. The project is a joint venture proposed by 11681 Foothill L.P., a Limited Partnership of nonprofit developers LA Family Housing and Many Mansions. Twenty significant, on-site non-protected trees will be removed, up to two significant, non-protected trees in the public right-of-way will be removed, and 3,766 cubic yards of soil will be exported. The ground floor would provide a lobby and parking lot with 17 parking spaces. The 2nd floor has residential units and service offices. The 3rd floor features the community room, fitness, and laundry room along with residential units. The community room would be adaptable for educational workshops, group meetings, tenant celebrations, and volunteer engagement opportunities. The top floor has residential units and a communal rooftop space. A terraced community garden is accessible by multiple levels. The tallest proposed building would reach a maximum height of 54 feet above grade. The requested entitlements include: a Density Bonus pursuant to LAMC Section 12.22A25 to permit an Affordable Housing Development Project with 48, or 97%, of the proposed dwelling units reserved as restricted affordable units (at least 15% of these units are restricted to Very Low Income Households), one On-Menu Incentive, pursuant to LAMC Section 12.22A25(f), to allow up to an 11' – 0" increase in the maximum height of the building, and parking provided pursuant to AB 744 (i.e., 0.3 parking space for each restricted affordable unit set aside for special needs occupants within 0.5 mile of a qualifying bus service); Amendment to Council Instructions pursuant to LAMC Section 12.32H, to amend certain (T) Conditions associated with Ordinance No. 131,169; a Waiver of Dedication and Improvements pursuant to LAMC Section 12.37.I, to permit non-standard street improvements along the project site's frontage on Foothill Boulevard (Avenue I) and Kagel Canyon Street (Hillside Collector), and a waiver of all the street improvements on Gladstone Avenue (Collector); and a Haul Route pursuant to LAMC Section 91.7006.7.4, for the export of more than 1,000 cubic yards of earth material in a grading hillside area.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY 11681 Foothill, L.P. 7843 Lankershim Blvd North Hollywood, CA 91605 Contact: Mr. Rodney Thompson, Project Manager Phone: (805) 496-4948 ext. 210		

FINDING:

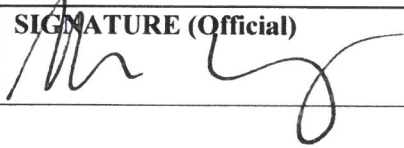
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measures outlined in the attached pages will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON NEXT PAGE)

SEE ATTACHED SHEETS FOR ANY MITIGATION MEASURES IMPOSED

Any written comments received during the public review period are attached together with the response for the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING FORM Peggy Malone-Brown	TITLE City Planning Associate	TELEPHONE NUMBER (818) 374-5036
ADDRESS 6262 Van Nuys Blvd., Room 430 Van Nuys, CA 91401	SIGNATURE (Official) 	DATE 9-19-2018

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY and CHECKLIST (CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: 7 Monica Rodriguez	DATE: 8-30-18
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2018-2407-MND	RELATED CASES: DIR-2018-2406-ACI-DB-WDI	
PREVIOUS ACTIONS CASE NO. None	<input type="checkbox"/> DOES have significant changes from previous actions. <input checked="" type="checkbox"/> DOES NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: Amendment to Council Instructions; Density Bonus; and Waiver of Dedication and Improvements (See 3.0, Project Description)		
ENV PROJECT DESCRIPTION: See 3.0 Project Description		
<p>ENVIRONMENTAL SETTING: The Project is an irregular shaped, vacant, approximately 132,095 square foot (3.03 acre) site in the Lakeview Terrace neighborhood bounded by Foothill Boulevard to the south, Kagel Canyon Street to the north, and Gladstone Avenue to the east. The project site is located within the (T)RD2-1 Zone and has a General Plan Land Use Designation of Low Medium II Residential. The (T) conditions applicable to the property include the requirement to provide street dedication and improvements, an equestrian trail and landscaping, off-site sewer construction, land dedication or fee payment to the Recreation and Parks Department, construction of sewer and drainage facilities, recordation of a final map, limit density to 56 or fewer units, provide cable television facilities, and restrict access from Foothill Boulevard and limit grading to no more than 9,800 cubic yards. The site is located within a Hillside Area. The project site is not within a Specific Plan Area, a Community Design Overlay District or within a Community Redevelopment Plan area. Community Plan Footnote No. 10 applies to the subject property and limits density to no greater than that permitted in the RD2 zone. The site is within 500 feet of the Hansen Dam Recreation Area and Aquatic Center. It is not located within an Airport Hazard area, a Coastal Zone, a Flood Zone, a Very High Fire Hazard Severity Zone, and a Methane Hazard Site. No oil wells are located on the property. It is located within an Urban Agricultural Incentive Zone, however no agricultural use is proposed. It is also within a Special Grading Area (Basic Grid Map A-13372), a High Wind Velocity Area., and a Fault Zone (i.e., the Verdugo Fault). See Section 4.0 for surrounding land uses.</p>		
PROJECT LOCATION: 11681 W. Foothill Boulevard.; 11800 Kagel Canyon Street; 11701 W. Foothill Boulevard; 11237 N. Gladstone Avenue; 11239 N. Gladstone Avenue; and 11241 N. Gladstone Avenue.		
COMMUNITY PLAN AREA: Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon STATUS:	<input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: North Valley CERTIFIED NEIGHBORHOOD COUNCIL: Foothill Trails District
EXISTING ZONING: (T)RD2-1	MAX DENSITY ZONING: 2,000 sq. ft./unit - 66 units	
GENERAL PLAN LAND USE: Low Medium II Residential	MAX. DENSITY PLAN: 2,000 sq. ft./unit - 66 units	

Aesthetics

AES-1 Aesthetics (Retaining Walls less than 8 feet in Height)

Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. The method of compliance with this measure shall be noted on any required landscape plan.

AES-2 Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

AES-3 Aesthetics (Surface Parking)

Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-space parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:

- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

AES-4 Aesthetics (Plot Plan)

Environmental impacts to the existing character of the project site may result from project implementation. However, these impacts will be mitigated to a less than significant level by the following measure:

- All of the 22 significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 2:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

AES-5 Light

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

AES-6 Glare

Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

Biological Resources**BIO-1 Special-Status Wildlife**

Prior to the commencement of ground or vegetation disturbing activities, a pre-construction survey for special-status wildlife species, including the coast horned lizard, San Diego desert woodrat, and the Los Angeles pocket mouse shall be conducted by a qualified biologist. The survey shall be conducted on the day of initial ground or vegetation disturbing activities. The pre-construction survey shall incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation options. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferable to open space habitats in the vicinity of the project site. The City of Los Angeles Planning Department and CDFW shall be consulted if a special-status species is observed at the site during the survey. If a federally listed species is found, the USFWS shall also be notified.

BIO-2 General Biological Conditions

To avoid impacts to habitats adjacent to, or in the vicinity of, the limits of disturbance, as well as special-status flora and fauna associated with these habitats, the project proponent or contractor shall implement the following measures during the construction phase.

- a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with “orange fencing” or other similarly highly visible barrier to prevent encroachment of Project activities onto adjacent areas.
- b) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable.
- c) No pets shall be allowed on the Project site.
- d) All food-related trash shall be disposed of in closed animal-proof containers.
- e) All trenches shall be filled within the same day or escape ramps will be constructed if trenches are to be left open overnight.
- f) All Project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the Project site to reduce the potential for spread and introduction of invasive and noxious weeds.

BIO-3 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Cultural Resources**CUL-1 Paleontological Monitor**

To reduce the impact of ground disturbing activities on paleontological resources that may be present in the Monterey Formation bedrock underlying the project site, a qualified paleontologist shall be on site during project grading when Monterey Formation bedrock is encountered. The monitor shall collect any paleontological material uncovered through grading and shall halt construction if necessary. If potentially significant intact deposits are encountered, then a paleontological resource “discovery” protocol shall be

followed (see below). If large quantities of material are uncovered, then a summary report may be required. Such discussion shall take place between the Lead Agency, the paleontologist, and the applicant.

CUL-2 Paleontological Discovery

If fossils of potential pathological significance are inadvertently discovered within an undisturbed context during any earth-moving operation, such as excavating, grading, or construction associated with the proposed project, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work in that area shall be halted in the area of the find until a qualified paleontologist can evaluate the find. If, upon assessment by a qualified senior paleontologist, the find is not determined to be significant, then construction may resume.

If the find is determined to be potentially significant, the paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The Lead Agency shall be immediately notified of the discovery. Construction shall not resume in the locality of the discovery until consultation between the senior paleontologist, the project manager, the Lead Agency, the Applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead Agency.

If a significant paleontological resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work or recovery of the significant resource may be required by the Lead Agency if the resource cannot be avoided. In response to the discovery of significant paleontological resources, the Lead Agency may also add additional measures during further site development, such as additional monitors.

Found deposits shall be treated in accordance with federal, State, and local guidelines, including California Public Resources Code Section 21083.2. Any Evaluation, Recovery, Site Management, or Monitoring Plans or Reports generated in response to the discovery of a significant paleontological resource shall be submitted to the Lead Agency for review and final curation as part of the project record. All such documents associated with the discovery of paleontological resources shall be transmitted to the Natural History Museum of Los Angeles at project completion.

Geology and Soils

GEO-1 Geotechnical Report Recommendations

Prior to the issuance of a grading or building permit, the project proponent shall incorporate the recommendations in the project Geology and Soil Report dated August 9, 2017, the Response to City Geology and Soils Report Review Letter dated December 27, 2017, prepared by Geotechnologies Inc., and the requirements of the Geology and Soils Report Approval Letter issued by the Department of Building and Safety dated January 12, 2018 into final project plans to the satisfaction of the Department of Building and Safety.

GEO-2 Landslide Prevention During Grading

The below measures will be implemented to reduce potential landslide impacts:

- A grading permit is required for the site grading; R/W backfill; sub drain.
- A retaining wall permit is required.
- Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
- Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. Geologist and Soils Engineer to sign plans.

- Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
- Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per section 91.1805.3.7.
- Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- A Registered Deputy Inspector is required.
- All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
- Specify on the plans: “The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.”
- Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
- Stake and flag the property lines in accordance with a licensed survey map.

GEO-3 Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measure:

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Hazards and Hazardous Materials

HAZ-1 Human Health Hazard (Vector Control)

- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and Recycling bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

HAZ-2 Hazards (Garden Beds)

High arsenic levels in the project soil may result in environmental impacts during use of garden beds on the project site. However, these impacts can be mitigated to less than significant by the following measure:

- All garden bed areas used to grow food for human consumption shall be equipped with a barrier within the garden beds which serves to prevent the movement of water or soil from the project site into the garden bed. The soil within garden beds shall be obtained from a commercial source.

Noise

NOI-1 Increased Noise Levels (Grading and Construction Activities)

To reduce the impact of construction noise on existing residences to the east and west of the project site, the applicant and contractor shall implement the following measures:

- Construction shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.
- The following equipment shall be retrofitted with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: backhoes, compactors, cranes, dozers, dump trucks, excavators, front end loaders, graders, loaders, rollers, trucks, and water trucks.
- The following equipment shall be retrofitted with a residential grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 20 dBA, pavers and scrapers.
- The following stationary equipment shall be enclosed with sound transmission obscuring products capable of reducing noise levels by at least 15 dBA: air compressors, augur drilling rigs, concrete mixers, concrete pumps, generators, jack hammers, pneumatic tools, pumps, and saws.
- Pile drivers shall be prohibited at the project site.
- Adjacent land uses within 500 feet of the on-site limit of construction equipment operations shall be notified of the estimated duration and hours of construction activity at least 30 days prior to the start of construction activity.
- Heavy-duty trucks shall be prohibited from prolonged idling on Kagle Canyon Street.
- Construction staging and the onsite location of stationary equipment shall be located as far as possible from adjacent sensitive receptors.

Transportation and Traffic

TRA-1 Delivery Trucks

Delivery trucks are required to enter and exit the site from Kagle Canyon Street.

TRA-2 Transportation

- A Construction Traffic Control Plan would have to be submitted and approved by LADOT prior to start of construction.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.
- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.

- A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

TRA-3 Safety Hazards

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measures:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

TRA-4 Emergency Access

- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

TRA-5 Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Utilities and Service Systems

UTIL-1 Sewer Connection

The applicant shall provide a sewer connection and/or sewer lines to serve the proposed project to the satisfaction of the City Engineer.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

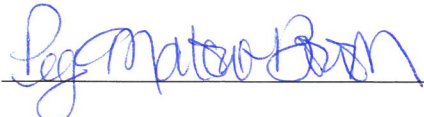
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| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, an EIR Addendum will be prepared.

Name: Peggy Malone-Brown
 Title: City Planning Associate, City of Los Angeles

Signature: 

Date: August 24, 2018

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Would the project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

The following aesthetics impact analysis is based on the Entitlement Plan Set prepared by Gonzalez Goodale Architects dated August 13, 2018, provided in **Appendix A**.

a. Less Than Significant Impact. Based on the L.A. CEQA Thresholds Guide (Thresholds Guide), a significant impact may occur if the proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. The Thresholds Guide describes scenic vistas in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest). Although the San Gabriel Mountains are visible in the background from Foothill Blvd., the visual setting contains existing development and the surface streets serving the site provides no designated scenic vistas.

The site is located within the urbanized visual setting of the San Fernando Valley in the Lake View Terrace portion of the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan (Community Plan) area. The visual context of the surrounding area consists of residential multi-family uses, vacant residential land, and recreational open space with public facilities. The existing residential use adjacent to the subject property, the Monte Vista Apartments, consists of multi-story, multi-family structures of two to three stories. The residential use to the west of the Monte Vista Apartments consist of the Hansen Village with two-story, multi-family apartments. By proposing four separate multi-family buildings which include two buildings which are three stories above a boiler room, one building which is two stories above a boiler room, bike storage, and property manager’s space, and one building which is two stories above a boiler room, the proposed project would be of similar scale, mass, land use, and density as the existing multi-family housing to the west, although the proposed four residential buildings would be located at higher elevations than the apartments to the west to minimize grading and alteration of natural landforms on the site. Therefore, the project would not introduce an incompatible visual element. The Hansen Dam Recreation Area is located to the south along Foothill Blvd. The site is visible in northward public views from Foothill Blvd. The subject property is not located within the boundaries of the Foothill Boulevard Corridor Specific Plan or San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

The site is not located along a scenic highway as identified in the Scenic Highways Map in the City General

Plan Transportation Element or the Community Plan. The nearest highway is the I-210 freeway. Intervening topography and existing vegetation would obstruct visibility of the project for eastbound travelers on the I-210 freeway. The east-facing portion of the site would be visible in the background of southwest-directed views of westbound travelers on the I-210 freeway. Due to the physical separation between the subject property and the westbound lanes of the I-210, the portions of the project site that would be visible would appear over 1,100 feet (0.2 miles) away, in the visual context of existing buildings, and would be subordinate to the surrounding landscape. Given the project would be located south of the I-210 freeway, the project would have no impact on northward-directed views of the San Gabriel Mountains from the I-210 freeway. The Community Plan does not identify scenic vistas or focal views, such as natural open space areas, in the project vicinity. Views in the vicinity of the project site are largely constrained by adjacent structures and variations in topography. The project would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block views of a scenic vista. Therefore, the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

b. No Impact. Based on the Thresholds Guide, a significant impact would occur only if scenic resources within a state-designated scenic highway would be damaged or removed by development of the proposed project. There are no features within the project site and surrounding area listed, designated or otherwise recognized by the City (e.g., historic district, heritage oak trees) as designated scenic resources. Therefore, the proposed project would result in no impact with regard to scenic resources within a city-designated scenic highway.

Mitigation Measures: No mitigation measures are required.

c. Potentially Significant Unless Mitigation Incorporated. Based on the Thresholds Guide, a significant impact would occur if the proposed project were to introduce incompatible visual elements on the site or visual elements that would be incompatible with the character of the area surrounding the project site. The project proposes four separate multi-family buildings which include two buildings which are three stories above a boiler room, one building which is two stories above a boiler room, bike storage, and property manager's space, and one building which is two stories above a boiler room, on a hill in an area that contains existing single-family and multi-family residences. The subject property is adjacent to multi-family residential structures and vacant residential land along a developed portion of Foothill Blvd.

Building Height and Massing

With respect to building mass and height, existing buildings west the site consist of multi-family residential structures of two to three stories in height and vacant residential land to the east. The proposed two and three-story buildings would be a maximum height of 54 feet above grade, consistent with the existing zoning and height district which allows for 56 feet in height.⁶ In conformance with the Planning Guidelines Landform Grading Manual, and as shown on Figure 10, the project would be notched into the hill so as not to create a substantial contrast in building height and massing as the height would be relative to the rising natural grade of the subject property.⁷ Natural ridgelines will also be preserved.

⁶ Based on the zoning of (T)RD2-1, the allowable height is 45 feet + 11 feet for 56 feet (LAMC Sec. 12.22.A25(f)(5)(i)).

⁷ Los Angeles Department of City Planning, Planning Guidelines Landform Grading Manual, June 1983.

As the project would also require retaining walls, they would add to the massing and aesthetic of the project. Already being on a hillside, adding a retaining wall has the potential for aesthetic impacts. Therefore, implementation of mitigation measure **AES-1** would require the visibility of retaining walls to be minimized. Thus, with mitigation the height and massing of the proposed buildings would be compatible in scale to the existing neighborhood and would have a less than significant impact.

Shade/Shadow

The issue of shade and shadow pertains to the blockage of direct sunlight by proposed buildings, which may affect adjacent facilities and operations sensitive to the effects of shading, such as useable outdoor spaces associated with residential uses. Pursuant to the L.A. CEQA Thresholds Guide, screening criteria, a project may have a significant impact if it includes light-blocking structures in excess of 60 feet in height above the ground elevation that would be located within a distance of three times the height of the proposed structure to a shadow-sensitive use on the north, northwest or northeast. At the tallest point, the project proposes a structure rising 54 feet above the ground elevation, the project would not exceed the City's shade/shadow impact screening criteria. Shade and shadow impacts would be less than significant.

Landscape Design

The project site is currently undeveloped land containing natural grasses and trees. Buildout of the project would alter the visual character of the undeveloped land by adding buildings, new landscaping, and a parking lot. To ensure the landscaping fits with that of the community character, mitigation measure **AES-2** would require a landscape plan to be reviewed and approved by the City of Los Angeles Department of City Planning. To reduce the aesthetic impact of an open surface parking lot on a hillside, mitigation measure **AES-3** would require trees to be planted in the parking lot. Implementation of these mitigation measures would ensure the project would have a less than significant landscape design impact.

Tree Removal

The project's construction of four separate multi-family housing buildings would include the removal of 20 on-site and up to 2 off-site non-protected trees. Removal of trees would impact the visual character and quality of the project site. To ensure the aesthetic value of the existing trees to the visual character and quality of the site is not lost after removal, mitigation measure **AES-4** would require replacement of these trees at a 2:1 ratio with 24-inch box trees. This would reduce the aesthetic impact of removing trees to less than significant.

Graffiti/Vandalism

The project includes walls that could provide space for graffiti. However, the proposed buildings would be upslope and spatially separated from Foothill Blvd, which would discourage vandalism. The project would employ a professional manager to keep the site free of graffiti and debris and would maintain the project appearance as attractive, clean, and safe for residents and visitors. Pursuant to Los Angeles Municipal Code (LAMC) Section 91.8104.15, the project would be required to maintain the exterior free from graffiti that could be visible from a public street or alley. Impacts would be less than significant.

Mitigation Measures:

AES-1 Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. The method of compliance with this measure shall be noted on any required landscape plan.

AES-2 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with the LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

AES-3 To reduce impacts from a surface parking lot, the following measures will be implemented:

- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K – Vehicular Use Areas.

AES-4 To reduce impacts from removal of non-protected trees, the following measures will be implemented:

- All of the 22 significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 2:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

d. Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project introduces new sources of light on, or glare from, the project site that would be incompatible with the surrounding areas, or that pose a safety hazard to motorists on adjacent streets or freeways. Based on the Thresholds Guide, the determination of whether the proposed project results in a significant nighttime illumination impact shall be made considering the following factors: (1) the change in ambient illumination levels as a result of proposed project sources; and (2) the extent to which proposed project lighting would spill off the project site and affect adjacent light-sensitive areas.

Light

The project is located in an urbanized area with existing nighttime lighting from street lights mounted on electrical poles along the north side of Foothill Blvd, residential buildings, parking lots, and freeway traffic. The proposed project would include nighttime lighting to illuminate building entrances, stairs, walkways, the parking lot and landscape areas to provide adequate night visibility and security. As with any lighting on an elevated area, there is potential for excessive illumination. To reduce the potentially significant impact from outdoor lighting, mitigation measure **AES-5** would require lighting to be shielded from adjacent properties. Mitigation measure AES-5 in combination with minimization of light spillover pursuant to LAMC regulatory standards, including the light pollution reduction standards provided in the City's Green

Building Code, would further reduce impacts.⁸ Therefore, impacts would be less than significant with mitigation incorporated.

Glare

Glare can occur at night from various lighting sources such as car lights, street lights and other lights on buildings, walkways and parking areas for visibility and security. Daytime glare can be the result of buildings with glass exteriors or other reflective surfaces. As any new building with reflective surfaces has the potential to create impacts from glare, implementation of mitigation measures **AES-6** would ensure that the project be built with materials that minimize glare and reflected heat. Therefore, glare impacts would be less than significant with mitigation incorporated.

Mitigation Measures:

- AES-5** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- AES-6** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

⁸ Los Angeles Municipal Code, Chapter 9 Building Regulations, Article 9 Green Building Code, Section 99.05.106.8, Light Pollution Reduction.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES.				
a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a-e. No Impact. The project site is located within an urbanized area of the San Fernando Valley which has been developed and zoned for residential, commercial, and public facility uses. The subject property is located in an area identified as “urban and built-up land” on the Los Angeles County Important Farmland 2012 map prepared by the California Department of Conservation⁹ for the Farmland Mapping and Monitoring Program. The project site does not have an existing Williams Act Contract. The site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject property is not located within a national forest or on forest land. As such, the project would have no impact on agricultural or forestry resources.

Mitigation Measures: No mitigation measures are required.

⁹ California Department of Conservation, Division of Land Resource Protection, Los Angeles County Important Farmland 2012, Accessed on November 28, 2016 at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/los12.pdf>.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY. Would the project result in:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

The proposed project lies within the South Coast Air Basin (Air Basin), a 6,600 square mile coastal plain bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto mountains to the north and east. A number of regional factors collectively hinder the dispersion of air pollutants and contribute towards poor air quality, especially in the Air Basin’s inland valleys: low temperature inversion heights, meteorological conditions (e.g. light winds, extensive sunlight, limited turbulent mixing), adjacent mountain ranges and topographical features.

The following impact analysis is based on the summer CalEEMod output data provided in **Appendix B**. Project-related air quality emission data was obtained using California Emissions Estimator Model (CalEEMod.2016.3.2), a model developed by the South Coast Air Quality Management District (SCAQMD) to calculate construction and operational emissions. The model calculates both the daily maximum and annual average emissions for criteria pollutants.

a. Less Than Significant Impact. A significant air quality impact could occur if the proposed project is not consistent with the applicable Air Quality Management Plan (AQMP), or if it would represent a substantial hindrance to implementing the policies or obtaining the goals of that plan. The AQMP outlines the integrated air pollution measures needed to meet the National Ambient Air Quality Standards for ozone and particulates. The governing board of the SCAQMD adopted the most recent version of the 2016 AQMP in March 2017, which has been submitted to the California Air Resources Board for forwarding to the Environmental Protection Agency. Planning strategies for reducing emissions and achieving ambient air quality standards are developed using demographic growth projections (regional population, housing, and employment) generated by the Southern California Association of Governments (SCAG).

The project is consistent with the current City General Plan and Community Plan land uses for the site and would therefore be consistent with population growth projections by SCAG, see Section X, Land Use and

Planning, for further land use consistency analysis. Therefore, the project would not substantially affect conformance with the AQMP or obstruct its implementation. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less Than Significant Impact. A project may have a significant impact if project-related emissions exceed any federal, state, or regional standards or thresholds of significance, or if project-related emissions substantially contribute to an existing or projected air quality violation. The SCAQMD has designated significant emissions levels for evaluating regional air quality impacts significant under CEQA, shown in **Table III-1, Daily Emission Thresholds**.

Table III-1
Daily Emissions Thresholds

Pollutant	Emissions (lbs./day)	
	Construction	Operations
Reactive Organic Gasses (ROG)	75	55
Nitrogen Oxides (NOx)	100	55
Carbon Monoxide (CO)	550	550
Respirable Particulate Matter (PM-10)	150	150
Fine Particulate Matter (PM-2.5)	55	55
Sulfur Oxides (SOx)	150	150
Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.		

As shown in Table III-1, projects with daily emissions that exceed the thresholds for both construction and operations are recommended by the SCAQMD to have a significant air quality impact. These standards are the thresholds of significance for determining whether the project's maximum daily construction or maximum daily operational emissions would create a substantial impact.

Construction Emissions

Project construction would involve development of four residential buildings totaling 36,036 square feet with 49 residential units, one new surface parking lot with 17 spaces, a driveway and a pedestrian sidewalk. The model considered the emissions generated by the proposed construction activities including grading along the existing hillside contour and cut, fill, and export of 3,587 CY of soil to the landfill along a 10-mile haul route. Project construction would result in temporary emissions of air pollutants due to the use of construction equipment such as excavators, bulldozers, and powered hand tools. **Table III-2, Maximum Daily Construction Emissions**, provides the calculated peak daily construction emissions for the project.

Table III-2
Maximum Daily Construction Emissions

	Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction Emissions ^(a)	12.9	39.8	19.2	0.06	5.1	3
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Source: Summer CalEEMod.2016.3.2 Output in Appendix B.						
^(a) Construction emissions estimates reflect required regulatory compliance with SCAQMD regulations (Rule 403) for reducing construction dust emissions.						

As shown in Table III-2, peak daily construction activity emissions would be well below SCAQMD thresholds. The construction CalEEMod.2016.3.2 model results shown in Table III-2 are based on the export of 3,587 CY of soil. If a five percent increase is applied to this grading quantity as a “worst-case scenario,” export of 3,767 CY would result in a minimal increase in emissions, with the highest increase expected in NO_x due to increased haul truck trips. In this “worst-case” scenario, emissions would be 41.8 lbs/day, far below the SCAQMD Threshold of 100 lbs/day. Therefore, air quality emissions resulting from export of 3,767 CY would remain below SCAQMD Thresholds. Additionally, the project would be required to comply with SCAQMD Rule 403. This rule aims to reduce the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources. The project will comply with Rule 403 by applying the best available control measures, including watering the soil during construction to minimize air pollutants released during the movement of the soil and discontinuing clearing, earth moving, or excavation activities during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. Given the results of the construction emission analysis and compliance with regulatory requirements, the project impact on air quality during construction would be less than significant.

Operational Emissions

Possible project-related emissions during the operation of a residential development are mobile source emissions generation during travel to and from the site, and heating, ventilation, and air conditioning (HVAC) equipment. The maximum daily operational emissions the project would generate are shown in **Table III-3, Maximum Daily Operational Emissions.**

Table III-3
Maximum Daily Operational Emissions

Emissions (lbs/day)						
	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Operations Emissions	1.7	3.6	14.3	0.03	2.6	0.7
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Source: Summer CalEEMod.2016.3.2 Output in Appendix B.						

As shown in Table III-3, operational peak daily emissions would be well below regional standards and would not exceed SCAQMD thresholds. Additionally, project design features, such as the proposed community garden, would assist in reducing site air pollutants through the natural gas exchange system between plant leaves and the soil. Therefore, the project’s operational impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Less Than Significant Impact. A significant impact may occur if a project adds a considerable cumulative contribution to federal or state nonattainment pollutants. As the Air Basin is currently in nonattainment for ozone and PM_{2.5}, development could exceed an air quality standard or contribute to a deterioration in existing or projected air quality. To determine the significance of the proposed project’s incremental contribution to cumulative air quality emissions, the SCAQMD recommends assessment of a project’s potential contribution to cumulative impacts using the same significance criteria used for project-specific impacts. If an individual project’s construction or operational emissions would be less than significant, then the project would not generate a cumulatively considerable increase in emissions for those pollutants for which Air Basin is in nonattainment. Based on the project emissions reported in Tables III-2 and III-3, the individual project’s construction and operational emissions would be below AQMD

thresholds. Therefore, the project would not generate a cumulatively considerable increase in emissions for those pollutants for which Air Basin is in nonattainment, the project impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are generally more susceptible to the effects of air pollution than the population at large. Land uses considered to be sensitive receptors include residences, long-term care facilities, schools, playgrounds, parks, hospitals, and outdoor athletic facilities. The closest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the proposed project would be existing multi-family housing located to the west, single-family residences to the north, and a single-family residence to the northeast across Gladstone Avenue.

Local Significance Thresholds Impacts

Localized Significance Thresholds (LST) were developed in response to the Governing Board's Environmental Justice Enhancement Initiative I-4 and are only applicable for certain criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}). As stated by the SCAQMD, the use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency. This analysis considers construction-related emissions to evaluate potential impacts to sensitive receptors.

LST impacts were evaluated using the most stringent 25-meter (82 feet) source-receptor distance for the nearest receptor, and, for a conservative analysis, the lower emission thresholds associated with a 2-acre site even though the proposed footprint is 3.03 acres. As stated in the Project Description, the project would be constructed over approximately two years. The maximum unmitigated onsite construction emissions are therefore measured against LST thresholds. For the analysis of PM₁₀, this analysis relied on the mitigated on-site emissions associated the site preparation phase of construction because this phase contained the maximum on-site emissions for this pollutant. The maximum onsite emissions generated during any single construction phase for LST-related criteria pollutants are listed in **Table III-4, Localized Significance Thresholds and Maximum Onsite Construction Emissions.**

Table III-4
Localized Significance Thresholds and Maximum Onsite Construction Emissions

LST 2 acre/25 meters E San Fernando Valley ^a	Project LST Emissions (pounds/day)			
	CO	NO _x	PM ₁₀	PM _{2.5}
Max. On-Site Emissions ^(a)	19.2	39.3	5.1 ^b	3
LST Threshold	786	114	7	4
Exceeds Threshold?	No	No	No	No
Source: Summer CalEEMod.2016.3.2 Output in Appendix B.				
^a Onsite construction emissions estimates reflect required regulatory compliance with SCAQMD regulations (Rule 403) for reducing construction dust emissions.				
^b From LST Methodology Appendix C-1 - Mass Rate LST Look-up Tables, Accessed on February 6, 2018 at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2 .				

As shown in Table III-4, daily onsite construction emissions resulting from the project would not exceed LST thresholds and impacts would be less than significant.

Freeway Proximity Impacts

The Department of City Planning's Zone Information and Map Access System (ZIMAS) shows the site is within an area subject to a Freeway Adjacent Advisory Notice for Sensitive Uses (Advisory Notice) that applies to sites within 1,000 feet of freeways, a major stationary source of air pollution that can cause negative health outcomes to surrounding communities. Guidelines developed in 2005 by the California Air Resources Board (CARB) recommend not placing sensitive receptors within 500 feet of a heavily traveled freeway.¹⁰ The Advisory Notice uses a more conservative standard of within 1,000 feet of a freeway and is intended for informational purposes. The notice is not mandatory and does not impose any additional land use or zoning regulations on projects. However, one of the recommended measures of the notice is to require the installation and maintenance of air filters meeting or exceeding the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard Number 52.2 pertaining to a Minimum Efficiency Reporting Value (MERV) of 11 or higher.

The closest proposed building would be located approximately 970 feet south of the east-bound travel lanes of the I-210 freeway, within the outer limits of the 1,000-foot boundary of the Advisory Notice. The LAMC requires buildings located within 1,000 feet of a freeway to provide regularly occupied areas with air filters that have a Minimum Efficiency Reporting Value (MERV) of 13.¹¹ Therefore, regulatory compliance with the LAMC would require air filters to be installed prior to occupancy that exceed the particulate filtration standards of the advisory notice. As such, project compliance with regulatory requirements would reduce potential freeway proximity impacts to less than significant.

Mitigation Measures: No mitigation measures are required.

e. Less Than Significant Impact. A significant impact may occur if objectionable odors would be emitted from the project site, which could impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling materials used in manufacturing processes, as well as some sewage treatment facilities and landfills. As the proposed project involves no components related to these types of activities, no odors from these types of uses are anticipated.

Construction activities associated with architectural coating, such as paints and finishes, may produce discernible odors typical of most construction sites. Such odors would be temporary based on the limited duration of each construction phase. SCAQMD Rule 1113 regulates and limits the amount of volatile organic compounds from architectural coatings utilized within the area. Based on compliance with SCAQMD rules, including Rule 1113, construction impacts would be less than significant. Operational impacts would not include large quantities of objectionable odor producing substances and would also be less than significant.

Mitigation Measures: No mitigation measures are required.

¹⁰ California Air Resources Board, Air Quality and Land Use Handbook: A Community Health Perspective, April 2005, Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>.

¹¹ Los Angeles Municipal Code 99.04.504.6

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

The following impact analysis is based on the results of a biological resources survey of the approximately 3.03 acres or 132,131 square feet lot (APN 2530-008-901) plus an additional 200-foot buffer, hereafter referred to as the study area, conducted by Envicom Corporation (Envicom) Biologist Mr. Tyler Barns on December 12, 2017. The survey involved a search for special-status and regulated biological resources, including rare, threatened, and endangered plant and wildlife species, natural communities of special concern, and locally protected species, including city-protected trees. Surveys of non-vascular plants (lichens, mosses, liverworts, and hornworts) were not undertaken. Plant and wildlife species observed by Envicom during the site survey are presented in **Appendix C, Biological Resources Data**. Ornaments within the study area were generally not identified to species. Casual observations of wildlife have been recorded based on sight or sign including, tracks, scat, or vocal recognition.

The survey evaluated biological resources within areas potentially subject to ground or vegetation disturbance by the proposed Project, including, but not limited to, the proposed residential envelope and other areas subject to temporary construction disturbance. The study area includes large areas of natural vegetation as well as smaller enclaves of barren or sparsely vegetated areas and paved roadways.

Survey Methodology

Prior to completing the field visit, a literature review was performed in preparation that included information available in standard biological references (e.g., Baldwin et al. 2012; Sawyer, Keeler-Wolf, and Evens 2009; Reid 2006; and Stebbins 2003), and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status resources. Other sources of information included aerial photographs, topographic maps, soil survey maps, climatic data, and relevant policy and planning documents. In addition, prior to engaging in fieldwork, a review of background reference materials was conducted for the survey area and to determine potential wetland, water body, and drainage areas to be further evaluated during field surveys. These materials included historic and current aerial photographs, the Natural Resources Conservation Service (NRCS) web soil survey, the National Hydrography Dataset (NHD), and the National Wetland Inventory (NWI). NWI and NHD datasets provide representation of wetlands and other surface water features that may be present in an area. Database records are compiled from historic and contemporary data collection efforts, and thus are a good starting point for indications of surface hydrology and soils; however, the data must be field verified as on-the-ground conditions are usually undergoing continuous anthropogenic modifications and aquatic features can be lost or highly altered (refer to Appendix C):

- *Biogeographic Information and Observation System (BIOS)*, California Department of Fish and Wildlife (CDFW), data as of November 30, 2017;
- *California Natural Diversity Database (CNDDDB) Rarefind 5* report for the 7.5' USGS San Fernando quadrangle and eight adjacent quadrangles, CDFW, data as of November 30, 2017;
- *California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California* report for the 7.5' USGS San Fernando quadrangle and eight adjacent quadrangles, CNPS, data as of November 30, 2017;
- *FWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of November 30, 2017;
- *List of Special Vascular Plants, Bryophytes, and Lichens*, CDFW, October 2017;
- *California Natural Communities List*, CDFW, January 2018; and,
- *Special Animals*, CDFW, October 2017.

The biological survey was conducted on December 12, 2017 between the hours of 10:00 a.m. and 12:00 p.m. in warm and clear conditions (low- to mid-70s °F) with winds of 1 to 3 m.p.h.

Existing Conditions

The project site is undeveloped. The map location of the project site is within the northeast portion of Township 1N, Range 16W, of the USGS 7.5 Minute San Fernando topographical quadrangle. The study area is situated on a lower elevation inland foothill of the San Gabriel Mountains, at elevations ranging from approximately 1,084 to 1,184 feet (330 – 360m) above mean sea level. The study area is generally dry and exposed and portions of the site appear to have been burned by a semi-recent fire. The average high/low summer temperatures in the area are 96/53°F, average high/low winter temperatures are 70/38°F, and precipitation is approximately 17 inches per year. The soils within the study area are of the Soper gravelly sandy loam (15 to 30 percent slopes) and Conejo-Urban land complex (2 to 9 percent slopes) which are moderately deep, well drained soils that formed in material weathered from conglomerate and sandstone.

There are no natural stream channels or erosional features within the project site or study area. The primary vegetation community within the study area is non-native annual grassland. **Figure 11, Generalized Vegetation Map**, depicts the existing vegetation conditions with an overlay of the planned development footprint. The community is dominated solely by grasses in the herbaceous layer but includes native bush sunflower (*Encelia californica*) in the shrub layer at low cover. The vegetation was thinned as part of an earlier fuel modification process (i.e., vegetation was trimmed to approximately six inches in height). Areas on the hillsides south of the site, immediately north of Foothill Blvd are dominated by sagebrush (*Artemisia californica*) and buckwheat (*Eriogonum fasciculatum*) scrub. Several landscape ornamental plantings, such as olive (*Olea europaea*) and various agave (*Agave* sp.) are located west of the study area.

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in (1) the loss of individuals, or the reduction of existing habitat of a State- or federal-listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (2) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (3) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise or light) to a degree that may diminish the chances for long-term survival of a sensitive species.

WILDLIFE

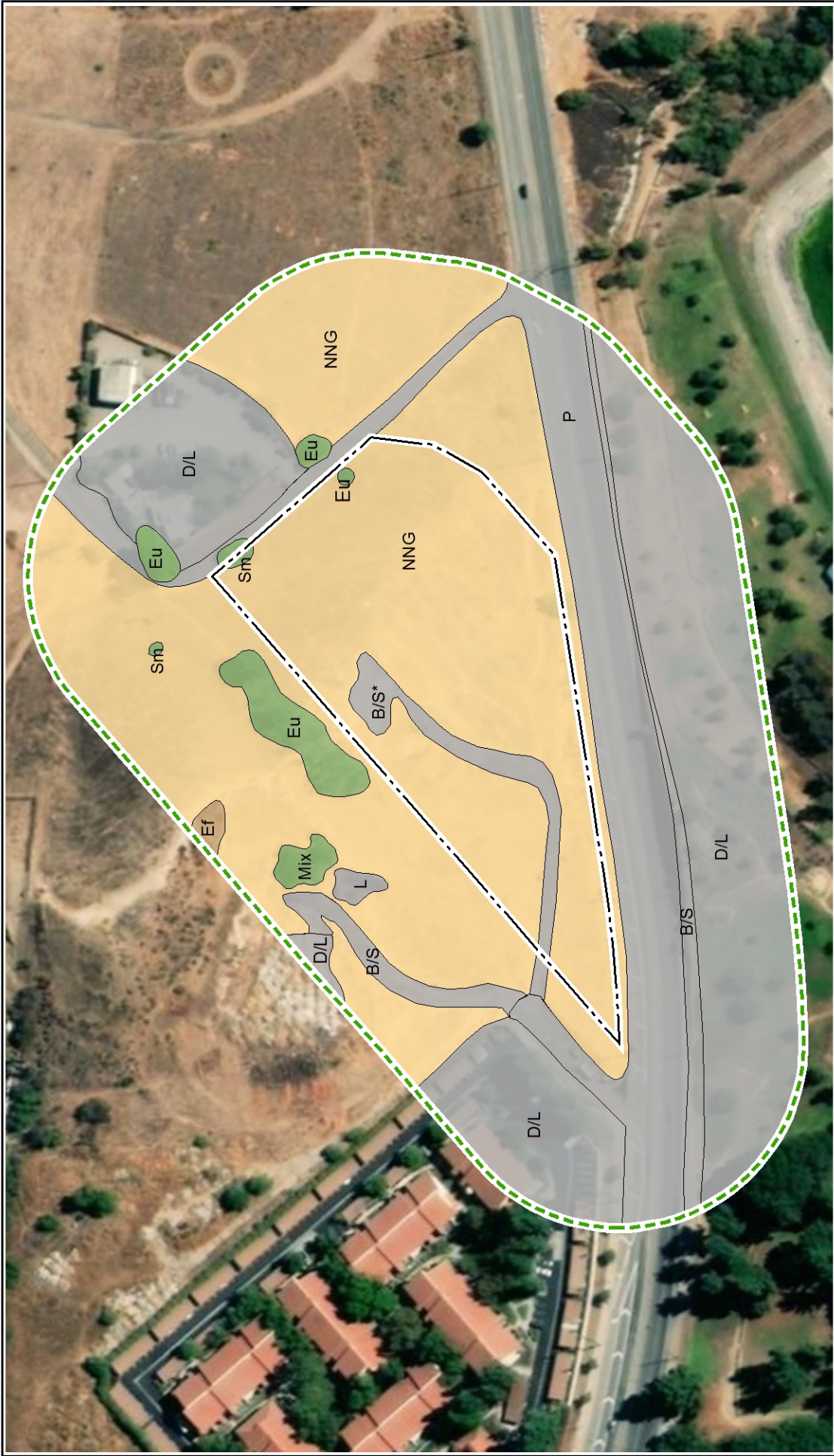
Special-Status Wildlife Species Observed

No special-status wildlife species were observed during the site survey.

Special-Status Wildlife Potential for Occurrence Analysis

This assessment of impacts to special-status wildlife considers those species listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under the Federal Endangered Species Act or California Endangered Species Act; and those with a designation of California Species of Special Concern (SSC) or California Fully Protected (CFP), as mandatory special consideration and/or protection of these species is required pursuant to the Federal Endangered Species Act, the State Endangered Species Act, and/or CEQA.

Most of the special-status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading or fuel modification, while a few are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, including the coast horned lizard (*Phrynosoma blainvillii*) [SSC], San Diego desert woodrat (*Neotoma lepida intermedia*) [SSC], and the Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) [SSC]. The presence of coast horned lizard at the site is possible, although unlikely, while the San Diego desert woodrat and Los Angeles pocket mouse have a low potential for occurrence. Given the relatively small size of the development footprint and because wildlife species are capable of escaping harm, direct loss or injury to individuals of a special-status wildlife species are not anticipated. In addition, because the surrounding level of development and the amount of remaining suitable habitat in the surrounding area, the habitat loss associated with the project would not significantly impact a population of any of these species. Nevertheless, these species could inadvertently be directly affected by project construction (i.e., mortality during site grading), which would



Source: ESRI Basemap, 2018

Legend

- Project Site
- - - Study Area

Scrub & Herbaceous

- NNG Native and Non-Native Grasses and Forbs
- Ef California Buckwheat Scrub (*Eriogonum fasciculatum*) Alliance

Woodlands, Stands & Groves

- Eu Eucalyptus Groves (*Eucalyptus - globulus, carmaldulensis*) Semi-natural Stands
- Sm Pepper Tree Groves (*Schinus molle*) Semi-natural Stands
- Mix Mixed Native & Non-native Individual Trees

Other Land Cover

- D/L Development / Landscape
- B/S Barren / Sparsely Vegetated
- B/S* Barren / Sparsely Vegetated (Old Road)
- P Paved Roads

SUMMIT VIEW APARTMENTS – EXPANDED IS/MND

Generalized Vegetation Map



be a significant impact. Potentially significant impacts to wildlife would be reduced to less than significant levels through implementation of mitigation measures **BIO-1** and **BIO-2**, which require general conditions to protect species habitat and transient wildlife that may occur in the area.

Nesting Birds

Common wildlife, particularly birds, may be exposed to noise and other disturbance during construction, but these activities are typical of urban environments and these species are acclimated to these types of disturbance. Populations of common bird species, including migratory birds, are typically stable, and the loss of individuals would not substantially affect the species' population. Additionally, species of bats considered to be special concern are regulated through the CEQA and California Fish and Game Code, section 4150.

Ground and vegetation disturbing activities if conducted during the nesting bird season (February 1 to August 31) would have the potential to result in removal or disturbance to trees and shrubs that could contain active bird nests. In addition, these activities would also affect herbaceous vegetation that could support and conceal ground-nesting species. Birds nesting in the vicinity of project activities may potentially be disturbed by project-related noise, lighting, dust, and human activities, which could result in nesting failure and the loss of eggs or nestlings. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one (1) or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one (1) or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to project activities would be a potentially significant impact. Therefore, implementation of mitigation measure **BIO-3**, which requires nesting bird surveys, would reduce potentially significant impacts to a less than significant level.

PLANTS

Special-Status Plant Species Observed

No Federal-, State-listed, or locally sensitive plant species were observed within the Survey Area, which is currently vegetated with woodlands or non-native grasses or is developed.

Special-Status Plant Species Potential for Occurrence Analysis

This evaluation of impacts to special-status plants considers those species that require mandatory special consideration and protection pursuant to the Federal Endangered Species Act, the State Endangered Species Act, and CEQA. Plants with a California Rare Plant Rank (CRPR) of 4 are not rare, but rather are included on a "watch list" of species with limited distribution. However, while plants in this category cannot be called "rare" from a statewide perspective, and very few, if any, are eligible for state listing, many of them are locally significant. For this reason, the California Native Plant Society strongly recommends that CRPR 4 plants be evaluated during preparation of environmental documents, which may be particularly appropriate for: the type locality of a CRPR 4 plant; populations at the periphery of a species' range; areas where the taxon is especially uncommon; areas where the taxon has sustained heavy losses; or, populations exhibiting unusual morphology or occurring on unusual substrates.

Based on a review of the CNDDDB, nine (9) federal-listed, state-listed, or CRPR 4 plant species have a low potential to occur within the Project site. The federal and state listed species include Braunton's milk-vetch (*Astragalus brauntonii*), round-leaved filaree (*California macrophylla*), slender mariposa-lily (*Calochortus*

clavatus var. *gracilis*), Davidson's bush-mallow (*Malacothamnus davidsonii*), and San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*).

Catalina mariposa lily (*Calochortus catalinae*), Plummer's mariposa lily (*Calochortus plummerae*), Peirson's mourning-glory (*Calystegia peirsonii*), Lewis' evening-primrose (*Camissoniopsis lewisii*), Palmer's grapplinghook (*Harpagonella palmeri*), and Payne's bush lupine (*Lupinus paynei*) have a CRPR of 3 or 4.2. Based on the field survey, these species are not anticipated within the site.

These species were not observed during the site survey and the species are not anticipated to occur given the community composition. The natural habitat within the site is degraded and under continual fuel modification, which likely preclude sensitive species from occurring. Nevertheless, sensitive plant species may occur outside of the staked limits of disturbance. Impacts to these potentially-occurring sensitive species would remain potentially significant unless mitigation is incorporated. After implementation of mitigation measure BIO-2, which lists general conditions to protect habitats, impacts to potentially occurring special-status species would be less than significant.

Mitigation Measures

MM BIO-1 Mitigation for Impacts to Special-Status Wildlife.

Prior to the commencement of ground or vegetation disturbing activities, a pre-construction surveys for special-status wildlife species, including the coast horned lizard, San Diego desert woodrat, and the Los Angeles pocket mouse shall be conducted by a qualified biologist. The survey shall be conducted on the day of initial ground or vegetation disturbing activities. The pre-construction survey shall incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Los Angeles Planning Department and CDFW shall be consulted if a special-status species is observed at the site during the survey. If a federally listed species is found, the USFWS shall also be notified.

BIO-2 General Biological Conditions

To avoid impacts to habitats adjacent to, or in the vicinity of, the limits of disturbance, as well as special-status flora and fauna associated with these habitats, the project proponent or contractor shall implement the following measures during the construction phase.

- a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with "orange fencing" or other similarly highly visible barrier to prevent encroachment of Project activities into adjacent areas.
- b) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable.
- c) No pets shall be allowed on the Project site.
- d) All food-related trash shall be disposed of in closed animal-proof containers.
- e) All trenches shall be filled within the same day or escape ramps will be constructed if trenches are to be left open overnight.

- f) All Project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the Project site to reduce the potential for the spread and introduction of invasive and noxious weeds.

BIO-3 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. Given the size, setting, and existing conditions of the project, these proposed impacts on the area’s biological resources would not constitute a significant adverse effect. A review of the California Department of Fish and Wildlife’s Natural Diversity Database (CNDDB) Rarefind 5 application reveals other observers in the San Fernando Quadrangle area, or within adjacent quadrangles have reported twelve Sensitive Plant Communities/Habitats. These Sensitive Plant Communities/Habitats consist of:

- California Walnut Woodland;
- Mainland Cherry Forest;
- Riversidian Alluvial Fan Sage Scrub;
- Southern California Arroyo Chub/Santa Ana Sucker Stream;
- Southern California Threespine Stickleback Stream;
- Southern Coast Live Oak Riparian Forest;
- Southern Cottonwood Willow Riparian Forest;
- Southern Mixed Riparian Forest;
- Southern Riparian Scrub;
- Southern Sycamore Alder Riparian Woodland;
- Southern Willow Scrub; and
- Valley Oak Woodland

The biological survey concluded there are no sensitive plant communities within the study area. To the extent applicable, plant communities were correlated with plant communities included the *California Natural Communities List* (CDFW, January 2018), which provides a list of officially recognized plant communities occurring in the State of California. This document provides lists of officially recognized plant communities occurring in the State of California. In these documents, each plant community is assigned a conservation status rank (also known as “rarity rank”), used to determine the sensitivity of the plant community. Plant communities with global or state status ranks of G1 through G3, or S1 through S3, respectively, are considered to be sensitive, and are referred to as “natural communities of special concern.” Plant communities are classified based on plant species composition and abundance, as well as the underlying abiotic conditions of the stand, such as slope, aspect, or soil type. Plant communities within the study area are primarily herbaceous and developed or disturbed. **Table IV-1** provides a summary of vegetation types/land uses for the Survey Area under existing conditions and the corresponding acreage.

Woodland

Eucalyptus Semi-Natural Stands & Peppertree Groves

Within the survey area, this community includes approximately 8 eucalyptus trees. The trees are in poor condition (i.e., either dead, dying, or affected by fire). At the time of the survey, the understory was simple and open, and included annual grasses. Several non-native Peruvian peppertrees (*Schinus molle*) were located within the study area but no native trees were observed within the subject property.

Herbaceous

Native and Non-Native Grasses and Forbs Mapping Unit

This mapping unit is used for convenience, and contains multiple non-native herbaceous vegetation types, consisting of various native and non-native annual grasses and forbs. Native and Non-Native Grasses and Forbs are the primary vegetation communities at the site. Selected common non-native herbs observed in these areas include tocalote (*Centaurea melitensis*), annual brome grasses (*Bromus* spp.) and wild mustard (*Hirschfeldia incana*). Native shrubs and herb species observed include deerweed (*Acmispon glaber*) and bush sunflower. Due to the predominantly non-native condition, areas mapped as native and non-native grasses and forbs are not sensitive.

Table IV-1
Summary of Estimated Vegetation/Land Cover Types for the Survey Area

Habitat Class	Plant Community or Land Cover ¹²	Conservation Status Rank ¹³	Existing Acres
Woodlands, Stands & Groves	<i>Eucalyptus (globulus, camaldulensis)</i> (Eucalyptus groves) Semi-natural Stands [79.100.00]	Not ranked	0.28
	Peruvian Peppertree (<i>Schinus molle</i>) Groves [79.200.02]	Not ranked	0.03
Scrub	California buckwheat (<i>Eriogonum fasciculatum</i>) scrub [32.040.02]	G5S5	0.03
Herbaceous	Non-Native Grasses and Forbs Mapping Unit	Not ranked	7.0
Other/Developed	Asphalt/Paved	Not ranked	1.87
	Landscaped/Developed/ Mixed Native and Non-Native Trees	Not ranked	3.81
	Barren or Sparsely Vegetated	Not ranked	0.63
TOTAL SURVEY AREA ACREAGE			13.65

Other Communities

Landscaped/Developed/ Mixed Native and Non-Native Trees

A few individual native and non-native trees occur within and adjacent to the subject properties. These trees are considered inclusions within non-native grassland or residential development. Southern California native tree species, including southern California black walnut, western sycamore, and California bay trees meeting certain size requirements are protected pursuant to the City's Protected Tree Ordinance.

Barren or Sparsely Vegetated

Barren or sparsely vegetated areas consist primarily of sparse cover of non-native ruderal species or are devoid of vegetation. These areas have been graded or cleared of vegetation, and may be mowed or otherwise disturbed on a regular basis. These areas generally lack native species. Due to their non-native condition, these areas are clearly not sensitive.

Urban/Disturbed or Built-Up

These areas include the previously constructed hardscape roadways within the site.

As previously noted, the biological survey concluded there are no sensitive plant communities within the study area; therefore, the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

¹² Numbers in brackets are unique codes for each plant community, as provided in the *Natural Communities List* (CDFW, January 2018).

¹³ A conservation status rank (also known as "rarity rank") or a "high inventory priority" designation is used to determine the significance of project impacts to plant communities. The conservation status ranking system consists of a geographic scale (G=Global; S=State) and a degree of threat (1=critically imperiled; 2=imperiled; 3=vulnerable to extirpation or extinction; 4=apparently secure; and 5=demonstrably widespread, abundant, or secure). Plant community alliances with global or state conservation status ranks of G1 through G3, or S1 through S3, respectively, are considered to be "natural communities of special concern."

c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Based on the criteria established in the L.A. CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat. No wetlands or non-wetland waters or natural stream channels occur within the site. Therefore, no impact is anticipated.

d. Would the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. Based on the criteria established in the L.A. CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in the interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species. The Conservation Element of the City General Plan discusses important habitats within the City and wildlife corridors linking larger habitat areas.¹⁴ Inland habitats include undeveloped areas, especially in the mountains, parks, bodies of water, and other lands with extensive vegetation. Significant Ecological Areas (SEAs) are habitats that have been designated by Los Angeles County as important for the promotion of biodiversity. Additionally, the Conservation Element discusses efforts to identify wildlife corridors that establish linkages between habitat areas and provide movement of animals between those areas.

There are few SEAs within the City limits, such as Griffith Park; however, most SEAs are in areas of unincorporated Los Angeles County. The Project site is not located within an SEA but the Tujunga Valley/Hansen Dam SEA is located immediately southeast of the site. The following summary of the Tujunga Valley/Hansen Dam SEA contains excerpts from Appendix E: Conservation and Natural Resource Element Resources of the *County of Los Angeles General Plan 2035* (adopted October 6, 2015).

The Tujunga Valley and Hansen Dam SEA is located on the northern edge of the San Fernando Valley. The SEA consists of the Tujunga Valley and Wash, starting in the riparian areas of the Big Tujunga, which is the main tributary of the Los Angeles River, within the Angeles National Forest and stretching to include Hansen Dam, Hansen Dam Flood Control Basin, Hansen Dam Park, Hansen Dam Golf Course, Tujunga Wash, and industrial areas downstream of the Hansen Dam. The SEA contains the habitat of core populations of endangered and threatened plant and animal species, including but not limited to Santa Ana sucker (*Catostomus santaanae*), speckled dace (*Rhinichthys osculus* ssp. 3), arroyo chub (*Gila orcuttii*), slender-horned spineflower (*Dodecahema leptoceras*), and coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*); biotic communities, vegetative associations, and habitat of plant or animal species that are restricted in distribution on a regional basis and limited in availability in the County; habitat for breeding, feeding, resting, and migrating that is limited both in the County and regionally; biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent unusual variation in a population or community; and areas that provide for the preservation of relatively undisturbed examples of original natural biotic communities in the County. These habitat types are not found within the study area.

The site is maintained for fuel modification annually, includes remnants of a paved driveway, and is bordered by urban, built-environments or residential development to the north, west, and south. The term ‘wildlife corridor’ is used to describe physical connections that allow wildlife to move between areas of

¹⁴ City of Los Angeles, Conservation Element of the City of Los Angeles General Plan, Adopted by the City Council September 26, 2001.

suitable habitat in both undisturbed landscapes, or landscapes fragmented by urban development. Although the project site is located across the street from the Tujunga Valley/Hansen Dam SEA, the site is not an identified wildlife movement corridor or near native wildlife nursery sites. In addition, the site is not within an area identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor.¹⁵ Because the site is not within an identified wildlife corridor and the construction and operation of the project would not substantially interfere with migratory corridors or impede wildlife movement, no impact would occur.

Mitigation Measures: No mitigation measures are required.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as the City of Los Angeles Protected Tree Ordinance.¹⁶ The tree ordinance provides local regulations regarding tree protections, removal permitting, and replacements if applicable.

Los Angeles Municipal Code (LAMC) defines a Protected Tree as valley oak and California live oak, or any other tree of the oak genus indigenous to California but excluding the scrub oak, southern California black walnut, western sycamore, and California bay that measures four (4) inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. Significant trees are trees that have a trunk eight (8) inches or greater in diameter, or have a cumulative trunk diameter if multi-trunked, as measured four and one-half feet above the ground. As identified in the Environmental Assessment Form included in the case file, and shown on Figure 11, no protected trees are located on the subject property, but 20 significant eucalyptus and pine trees would be removed as part of the project and two (2) Peruvian peppertrees impacted. Given that there are no protected trees within the site, the project would have no impact to protected trees. With implementation of mitigation measure **AES-4**, potential impacts to aesthetics would be less than significant.

Mitigation Measures:

See Mitigation Measure AES-4.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact would occur if the project would be inconsistent with mapping or policies in conservation plans of the types cited. The site is not part of a draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan. There would be no impact to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans.

Mitigation Measures: No mitigation measures are required.

¹⁵ County of Los Angeles, Department of Regional Planning, General Plan 2035, Figure 9.2, Regional Habitat Linkages, Adopted October 6, 2015, and South Coast Wildlands, South Coast Missing Linkages: A Linkage Design for the Santa Monica – Sierra Madre Connection (Penrod et al. 2006).

¹⁶ City of Los Angeles, Los Angeles Tree Ordinance (No. 177404), LAMC, sec. 12.21.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES:				
Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in CEQA Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to CEQA Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

In January of 2018, Envicom Corporation completed a Phase I Cultural Resource Assessment of the project site, which included a record search from the South Central Coastal Information Center (SCCIC) and California Native American Heritage Commission (NAHC), a review of historic maps and aerial images, and a pedestrian survey of the subject property. The Phase I Cultural Resource Assessment dated August 9, 2018, a copy of the project scoping letter, and NAHC response letter are provided in **Appendix D**.

a. No Impact. The proposed project would have a significant impact if it would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5, which defines criteria for historical resources. The Phase I Cultural Resources Assessment involved a record search with the SCCIC of the subject property, plus a 0.25-mile radius surrounding the subject property (study area). The results of the SCCIC record search found no previously identified cultural resources within the boundaries of the subject property. There were five (5) cultural resources previously recorded within the 0.25-mile study area and two (2) previously recorded cultural resource reports that dealt with part of the project property. The previously-recorded cultural resources within the study area are trash scatters, public utilities, public works features, or date to the late 1940s, a time period that is well represented in California history. Therefore, these historic resources were not sensitive for this project.

Examination of historic maps and aerial photos of the subject property, dating between 1900 and 1995, showed no development on the property until 1966. At that time, a structure was shown on maps along with associated fruit groves. By 1994, there were no structures on the property and a vacant graded area was located in the middle. As concluded in the Phase I Cultural Resource Assessment, the subject property is not considered sensitive for older historic resources. The pedestrian survey of the site concluded that the property was negative for historical resources.

The site is vacant and does not contain historical resources, the project would result in no impact to historical resources.

Mitigation Measures: No mitigation measures are required.

b. Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Based on the criteria in the L.A. CEQA Thresholds Guide, a significant impact may occur if grading or excavation activities associated with a project would disturb archaeological resources that presently exist within the project site. Section 15064.5 of the CEQA Guidelines defines criteria for resources that constitute unique archaeological resources. A significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

The Phase I Cultural Resources Assessment concluded the project site was not sensitive for cultural resources. The pedestrian survey of the site concluded that the subject property was negative for known archaeological resources on the ground surface. While there are no known cultural resources on the project site, resources may be unexpectedly encountered during ground disturbing activities. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with the federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. Personnel of the proposed project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Potentially Significant Unless Mitigation Incorporated. Paleontological resources are the fossilized remains of organisms that have lived in the region in the geologic past and the accompanying geologic strata. The potential for fossil occurrence depends on the rock type exposed at the surface in a given area. Sedimentary rocks contain the bulk of fossils in the City, although metamorphic rocks may also contain fossils.¹⁷ The project is located within the Transverse Ranges of Southern California, specifically within the foothills of the San Gabriel Mountains south of the Tujunga Fault. The majority of the project area is alluvium material but the hill on which the proposed buildings would be located is an outcrop of Monterey Formation. The Monterey Formation is known for containing important marine fossils. Therefore, the Phase I Cultural Resource Assessment concluded the project is located within an area considered sensitive for paleontological resources. The inadvertent discovery of paleontological resources remains a possibility during ground disturbances within sensitive bedrock. Implementation of mitigation measures **CUL-1** and **CUL-2** would reduce the impacts from the project to less than significant by requiring monitoring and management if a find is determined to be significant.

Mitigation Measures:

CUL-1 To reduce the impact of ground disturbing activities on paleontological resources that may be present in the Monterey Formation bedrock underlying the project site, a qualified paleontologist shall be on site during project grading when Monterey Formation bedrock is encountered. The monitor shall collect any paleontological material uncovered through grading and shall halt construction if necessary. If potentially significant intact deposits are encountered, then a paleontological resource “discovery” protocol shall be followed (see below). If large quantities of material are uncovered, then a summary report may be required. Such discussion shall take place between the Lead Agency, the paleontologist, and the applicant.

¹⁷ City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, Page D.1-1.

CUL-2 If fossils of potential pathological significance are inadvertently discovered within an undisturbed context during any earth-moving operation, such as excavating, grading, or construction associated with the proposed project, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work in that area shall be halted in the area of the find until a qualified paleontologist can evaluate the find. If, upon assessment by a qualified senior paleontologist, the find is not determined to be significant, then construction may resume.

If the find is determined to be potentially significant, the paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The Lead Agency shall be immediately notified of the discovery. Construction shall not resume in the locality of the discovery until consultation between the senior paleontologist, the project manager, the Lead Agency, the Applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead Agency.

If a significant paleontological resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work or recovery of the significant resource may be required by the Lead Agency if the resource cannot be avoided. In response to the discovery of significant paleontological resources, the Lead Agency may also add additional measures during further site development, such as additional monitors.

Found deposits shall be treated in accordance with federal, State, and local guidelines, including California Public Resources Code Section 21083.2. Any Evaluation, Recovery, Site Management, or Monitoring Plans or Reports generated in response to the discovery of a significant paleontological resource shall be submitted to the Lead Agency for review and final curation as part of the project record. All such documents associated with the discovery of paleontological resources shall be transmitted to the Natural History Museum of Los Angeles at project completion.

d. Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner¹⁸ has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

¹⁸ Contact: 1104 N. Mission Road, Los Angeles, CA 90033
323-343-0512 (8am-5pm, Monday -Friday)
323-343-0714 (After hours, Saturday, Sunday, and Holidays)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS.

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Analysis

The following analysis is based on information from the Geotechnical Engineering Investigation (Geotechnical Report) of the project site conducted by Geotechnologies, Inc. on August 9, 2017, the Response to the City Geology and Soils Report Review Letter dated December 27, 2017, and the Geology and Soils Report Approval Letter dated January 12, 2018, provided in **Appendix E**.

a. i. Less Than Significant Impact. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant impact may occur if the project site is located within a state-designated Alquist-Priolo Zone or other designated fault zone. According to the Earthquake Fault Zoning Map for the San Fernando 7.5-Minute Quadrangle, the subject property is not located in an earthquake fault zone. The nearest earthquake fault zone is the Sierra Madre Fault Zone, approximately 0.6 miles north of the site. The Geotechnical Report found that no known active or potentially active faults underlie the site. The potential

for surface rupture of a known earthquake fault is considered low and the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

a. ii. Potentially Significant Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant impact may occur if a project represents an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically induced ground shaking hazards greater than the average risk associated with other locations in southern California. The primary geologic hazard at the site is moderate to strong ground motion caused by an earthquake from nearby faults due to southern California being a geologically active region.

The Geotechnical Report involved excavation of 12 test pits on the site, the results identified fill soil derived from past grading activities, naturally occurring colluvium soil, and coarse-grained bedrock of the Modelo Formation. Colluvium refers to material that accumulates at the foot of a steep slope. In terms of consistency, the bedrock is hard to very hard. Upon investigation, the Geotechnical Report found that the existing fill and colluvium soil are not suitable for support of the proposed building foundations, floor slabs or additional fill and, as a result, the project should be supported on a relatively-uniform compacted fill blanket. The periphery of the site would also require a compacted fill wedge to raise the surrounding area to the desired subgrade elevation. The Geotechnical Report concluded the project is feasible provided the recommendations are followed and implemented during construction. These site-specific recommendations include seismic design considerations based on the seismic parameters provided in the 2016 California Building Code to reduce the risk to public safety and destruction of property by seismically induced ground shaking hazards. Compliance with the City Department of Building and Safety plan check process and implementation of mitigation measure **GEO-1** would ensure the project implements the recommendations provided in the Geotechnical Report, therefore reducing potential seismic ground shaking impacts to less than significant with mitigation incorporated.

Mitigation Measures:

GEO-1 Geotechnical Report Recommendations

Prior to the issuance of a grading or building permit, the project proponent shall incorporate the recommendations in the project Geology and Soil Report dated August 9, 2017, the Response to City Geology and Soils Report Review Letter dated December 27, 2017, prepared by Geotechnologies Inc., and the requirements of the Geology and Soils Report Approval Letter issued by the Department of Building and Safety dated January 12, 2018 into final project plans to the satisfaction of the Department of Building and Safety.

a. iii. Potentially Significant Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant impact may occur if a project site is located within a liquefaction zone. Liquefaction occurs when saturated silty to cohesionless soils below the groundwater table have temporary loss of strength due to building of excess pore pressure during high loading conditions. These effects may include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures. According to the Seismic Hazard Map for the San Fernando 7.5-Minute Quadrangle, the site is not located in a potential liquefaction zone. The site is underlain by hard bedrock of the Modelo Formation; therefore, the potential for liquefaction is minimal. Due to the absence of potential for liquefaction beneath the site, the potential for lateral spreading is considered remote as well.

In terms of other forms of seismic-related ground failure, as described in response to Checklist Question V.a.ii., the City Department of Building and Safety would review the proposed grading and site plan through the plan check process to ensure the project complies with applicable building code requirements related to seismic safety. In addition to regulatory compliance the building code, the Geology and Soils report makes project-specific recommendations for final project plans that are required to be implemented by mitigation measure GEO-1 to reduce this impact to less than significant with mitigation incorporated.

Mitigation Measures: Mitigation Measure GEO-1 shall apply.

a. iv. Potentially Significant Impact Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a project-related, significant adverse effect may occur if the project is located in a hillside area with soil conditions that would suggest a high potential for sliding. The site is located on existing slopes that descend towards Foothill Blvd, although no indications of slope instability were found on the cut slopes. The geologic map considered in the Geotechnical Report did not show the presence of any landslides on site. Field investigations also did not identify any signs of landslides or slope instability. Due to the hard consistency of the bedrock and the self-buttrressing, moderately-steep orientation of the bedrock, the potential for a seismically-induced landslide is low. Although because the project site is on a hillside, the potential for landslide cannot be completely disregarded. To ensure all the precautions to reduce the potential for a landslide are taken, a Grading Pre-Inspection Report was conducted and recommendations from that report would be implemented as mitigation measure **GEO-2**. Therefore, impacts related to landslides would be less than significant with mitigation.

Mitigation Measures:

- GEO-2** The below measures will be implemented to reduce potential landslide impacts:
- A grading permit is required for site grading; R/W backfill; sub drain.
 - A retaining wall permit is required.
 - Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
 - Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. Geologist and Soils Engineer to sign plans.
 - Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
 - Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per section 91.1805.3.7.
 - Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
 - All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
 - A Registered Deputy Inspector is required.
 - All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
 - Specify on the plans: “The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.”

- Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
- Stake and flag the property lines in accordance with a licensed survey map.
- Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077.

b. Potentially Significant Impact Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a project would normally have significant sedimentation or erosion impacts if it would (1) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (2) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on site.

Construction

The development footprint is located on an existing south and east-facing slope that descends to existing local streets, given the development footprint exceeds one acre, a Stormwater Pollution Prevention Plan (SWPPP) would be required to capture runoff during construction grading. This plan would require implementation of Best Management Practices (BMPs) such as the placement of straw wattles, silt fencing, or other erosion control measures to reduce erosion and sedimentation during construction. The City would review the SWPPP prior to the issuance of grading and building permits. The SWPPP is further discussed in the Section IX. Hydrology and Water Quality. During construction erosion from grading may still cause short-term effects, to mitigate for this potential impact, **GEO-3** would require a sign at the site to contain contact information to notify inspectors of unattended erosion or runoff.

Operations

In the post-construction phase, the project would be required to comply with the City Low Impact Development (LID) Ordinance, (Ordinance No. 181899) which would reduce erosion and sedimentation impacts during operations through a set of site design approaches and BMPs to address runoff and pollution at the source. The project proposes retaining wall sub-drains to convey stormwater and reduce erosion. While the project would be located on a slope, regulatory compliance with the preparation of a SWPPP during construction and the LID ordinance during operations, and implementation of the recommendations within the Geotechnical Report, as required in GEO-1, would reduce the impact to less than significant.

Mitigation Measures: Mitigation Measure GEO-1 shall apply in conjunction with GEO-3.

GEO-3 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

c. Potentially Significant Unless Mitigation Incorporated. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant impact may occur if the project is built in an unstable area without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property.

The site is overlain with existing fill and colluvium that the Geotechnical Report found is not suitable for the proposed building foundations, floor slabs, or additional fill. Beneath the existing fill and colluvium, the site is underlain by hard to very hard bedrock of the Modelo Formation. Following the geotechnical report recommendations, the bedrock within the building footprint must be removed and compacted at least three feet below the proposed footings and the project would be required to implement a compacted fill

blanket and a fill wedge to support the periphery of the site. Through compliance with regulatory requirements in building code and incorporation of the geotechnical recommendations required by mitigation measure GEO-1, the project would have a less than significant impact to being located on a geologic unit or soils that is unstable, or that would become unstable, as a result of the project.

Mitigation Measures: Implementation of mitigation measure GEO-1 would be applied.

d. Less Than Significant Impact. Based on the criteria established in the L.A. CEQA Thresholds Guide, a significant impact may occur if the project is built on expansive soils without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. Expansive soils contain high amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. The Geotechnical Report found onsite geologic materials to have an expansion index between 5 and 28, which are in the “very low” to “low” expansion range. No reinforcement considerations are required. Expansion can also occur with water but the underlying bedrock is considered non-waterbearing. Therefore, the project would have a less than significant impact regarding expansive soils.

Mitigation Measures: No mitigation measures are required.

e. No Impact. The site is located in a developed area of the City served by an existing wastewater collection, conveyance, and treatment system operated by the Los Angeles Bureau of Sanitation (LA Sanitation). LA Sanitation conducted a preliminary evaluation of the potential impacts to sewer and stormwater infrastructure availability at the project site. This inter-departmental correspondence letter from LA Sanitation dated May 7, 2018 is included in Appendix H. No septic tanks or alternative onsite wastewater disposal systems are proposed for the project. Therefore, the project would have no impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Analysis

Greenhouse gases (GHGs) can contribute to an increase in the temperature of the earth’s atmosphere by absorbing infrared radiation transmitted by the sun, thereby trapping and retaining heat within the atmosphere. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. The CEQA Guidelines define the following as GHGs: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs).¹⁹

Each GHG differs in its mass and ability to trap heat within the atmosphere based on various factors such as capacity to directly absorb radiation, length of time it remains in the atmosphere, and chemical transformations that create new GHGs. Because the warming potential of each GHG differs, GHG emissions are typically expressed in terms of carbon dioxide equivalents (CO₂e), providing a common expression for the combined volume and warming potential of the GHGs generated by a particular emitter. The total GHG emissions from individual sources are generally reported in metric tons (MT) and expressed as metric tons of carbon dioxide equivalents (MTCO₂e).

State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, established broad and wide-ranging mandatory provisions and dramatic GHG reduction targets within specified time frames, including a requirement that California’s GHG emissions be reduced to 1990 levels by 2020.²⁰ In 2014, the California Air Resources Board (CARB) updated its Scoping Plan, which details strategies to meet that goal. Executive Order S-3-05 aims to reduce statewide GHG emissions to 80 percent below 1990 levels by 2050. The City released the Sustainable City pLAN with ambitious visions for cutting down GHG emissions and reducing the impact of climate change with goals such as to reduce GHG emissions by at least 55% by 2035 from 2008 baseline and to eliminate use of coal-fired electricity by 2025. To reduce GHG emissions from energy usage, the City’s Department of Environmental Protection, EnvironmentLA, proposed the following goals in their GreenLA and ClimateLA plans: increase the amount of renewable energy provided by the LADWP to decrease dependence on fossil fuels; present a comprehensive set of green building policies to guide and support private sector development; and reduce energy consumed by City facilities and utilize solar heating where applicable; and help citizens to use less energy.

State Senate Bill (SB) 97 required the CEQA Guidelines be updated to include guidance for evaluation of GHG emissions impacts. There are no locally adopted significance thresholds for GHG emissions. The

¹⁹ California Code of Regulations, Section 15364.5 Greenhouse Gas, Article 20, Definitions.

²⁰ Green LA, An Action Plan to Lead the Nation in Fighting Global Warming, May 2007, http://environmentla.org/pdf/GreenLA_CAP_2007.pdf.

South Coast Air Quality Management District (SCAQMD) CEQA Greenhouse Gas Significance Threshold working group recommended a tiered set of thresholds for Greenhouse Gas significance that were adopted for use for projects where SCAQMD is the lead agency.²¹

Projects found to be consistent with approved local or regional plans adopted for the purposes of reducing GHG are determined to be less than significant with regard to GHG emissions. The local climate action plan for the City of Los Angeles is Green LA: An Action Plan to Lead the Nation in Fighting Global Warming (Green LA) which was adopted in May 2007. Climate LA is the implementation program for Green LA providing details of action items within Green LA. Therefore, the project would be less than significant if it is consistent with Green LA and Climate LA.

Additionally, the California Emissions Estimator Model version 2016.3.2 (CalEEMod) was used to estimate GHG emissions for the project. These outputs are for informational purposes and can be found in Appendix B.

a. Less Than Significant Impact. A significant impact would occur if the project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Green LA, the City of Los Angeles' climate action plan, has a goal of reducing GHG emissions to 35% below 1990 levels by 2030. To meet the Green LA goal, several smaller goals and actions associated with those goals were described in Green LA. Climate LA then takes those goals and actions and describes details of implementing those actions. **Table VII-1, Project Consistency with Applicable Green LA Measures**, below shows the project's consistency with applicable Green LA measures.

Table VII-1
Project Consistency with Applicable Green LA Measures

Measure	Consistency Analysis
<i>Focus Area: Water</i>	
Meet all additional demand for water resulting from growth through water conservation and recycling.	Consistent The project would construct four buildings that would comply with requirements of the LA Green Building Code, a plan for Los Angeles that is based on the 2013 California Green Building Standards Code. The Los Angeles Green Building Standards Code requires incorporating low-flow plumbing fixtures and fittings to new and existing buildings, water re-use systems and recycled water to be used if available, and outdoor water use efficiency measures. As required within the Los Angeles Green Building Code, a 20% reduction in overall use of potable water within a building shall be complied with based on the maximum allowable water use per plumbing fixture and fittings.
Reduce per capita water consumption by 20%.	
<i>Focus Area: Transportation</i>	

²¹ South Coast Air Quality Management District, Greenhouse Gases (GHG), CEQA Significance Thresholds, Accessed on July 16, 2018 at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2>.

Measure	Consistency Analysis
Promote walking and biking to work, within neighborhoods, and to large events and venues.	<p>Consistent</p> <p>The project is located within approximately a half mile of a commercial area with a grocery store and restaurants and there are three bus stops within a half mile. The project is also located on a segment of Foothill Blvd that is a component of the planned bike lane network as identified in the LADOT Mobility Plan 2035. To promote the use of biking, the project would include an indoor bicycle storage room and have a total capacity of 56 bicycle parking spots. There would also be a separate sidewalk, not just a driveway, from the project site that would connect Kagel Canyon Street to encourage walking.</p>
<i>Focus Area: Land Use</i>	
Promote high-density housing close to major transportation stops.	<p>Consistent</p> <p>There are three bus stops within approximately a half mile of the site, Foothill/Osborne (90/91 lines) and Foothill Blvd./Terra Bella St. (90/91, 233, and Commuter Express 409 lines) which would promote the use of public transportation.</p>

The Sustainable Communities and Climate Protection Act of 2008, also known as Senate Bill (SB) 375, aims to reduce the State's GHG emissions through transportation and land use planning. SB 375 requires metropolitan planning organizations (MPO) to prepare a sustainable communities strategy (SCS) as a part of its regional transportation plan (RTP). The MPO for the project site is the Southern California Association of Governments (SCAG) and its latest RTP/SCS is the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. As discussed in Section III, Air Quality, the project is consistent with SCAG population growth projections and air quality projections. The project is also consistent with applicable 2016 RTP/SCS goals, including the following:

- Maximize mobility and accessibility for all people and goods in the region.
- Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).
- Encourage land use and growth patterns that facilitate transit and active transportation.

The project would include one electric vehicle parking space (5% of the parking stalls)²² and features designed to minimize personal motor vehicle use and encourage non-motorized or public transport travel, as transportation is a primary cause of GHG emissions within the area. The project's provision of onsite amenities including a resident resource center, a computer lab, a community garden, a community room, on-site property management and on-site laundry, would serve to reduce reliance on personal motor vehicle use. In addition to these amenities, the project would also include bicycle parking and has a sidewalk connection to Kagel Canyon Road that would also reduce reliance on personal motor vehicle use. Additionally, there are three bus stops within 0.5 miles of the site, Foothill/Osborne (90/91 lines) and Foothill Blvd./Terra Bella St. (90/91, 233, and Commuter Express 409 lines) which would promote the use

²² Email communication with Rodney Thompson of Many Mansions on August 7, 2018.

of public transportation and therefore reduce total GHG emissions. All of these factors would reduce GHG emissions and ensuring consistency with 2016 RTP/SCS goals.

As such, the proposed project would be consistent with local and regional goals and policies aimed at reducing the generation of GHG emissions and would not conflict with GHG reduction plans or policies. The proposed project would not interfere with implementation of local or regional plans for achieving GHG reduction targets, and impacts would be less than significant.

GHG emissions estimations were also calculated for informational purposes only.

Construction GHG Emissions

During construction, operation of construction equipment, disposal of construction waste, and use of various construction materials (paint, asphalt, etc.) would result in the short-term generation of GHG emissions. The total construction-related GHG emissions generated over the full duration of the construction period are provided in **Table VII-2, Construction Greenhouse Gas Emissions**. The SCAQMD guidance document for GHG emissions analysis for construction activities recommends amortization of emissions over a 30-year project lifetime to evaluate significance on an annual basis. Therefore, the amortized level is also provided.

Table VII-2
Construction Greenhouse Gas Emissions

Year	CO ₂ e (MT year)
2018 Total	370.4
Amortized (over 30-year span)	12.3
Source: Annual CalEEMod.2016.3.2 output provided in Appendix B.	

Operational GHG Emissions

Operation of the proposed project would result in GHG emissions from mobile sources, onsite use of heating, ventilation and air conditioning equipment, and offsite sources such as electricity generation, water distribution and treatment, disposal of solid waste, and treatment of wastewater. Total operational emissions plus the annualized construction emissions from the project are provided in **Table VII-3, Operational Greenhouse Gas Emissions**.

Table VII-3
Operational Greenhouse Gas Emissions

Consumption Source	CO ₂ e (metric tons/year)
Area Sources	0.8
Energy Utilization	142.6
Mobile Source	493.3
Solid Waste Generation	11.3
Water Consumption	40.0
Annualized Construction	12.3
Total	700.3
Significance Threshold	3,000.00
Source: Annual CalEEMod.2016.3.2 output provided in Appendix B.	

As shown in Table VII-3, total GHG with the addition of the amortized construction emissions, the project's annual GHG emissions were estimated to be approximately 700.3 MTCO₂e annually.

Mitigation Measures: No mitigation measures are required.

b. Less Than Significant Impact. A significant impact would occur if the project conflicted with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions for greenhouse gases. See analysis above. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following impact analysis is based on a Phase I Environmental Site Assessment (Phase I ESA) dated April 17, 2017, and a Phase II Environmental Site Assessment Letter Report (Phase II ESA) dated June 15, 2017, prepared by EFI Global, Inc. The Phase I and Phase II ESAs are provided in **Appendix F**.

Impact Analysis

a. Potentially Significant Unless Mitigation Incorporated. Routine project operations would not result in the transport, use, or disposal of hazardous materials in types or quantities sufficient to constitute

a significant hazard to the public or environment. Typical amounts of commercially-available cleaning supplies and solvents would be used for housekeeping, janitorial, and landscape maintenance purposes. The use of these substances would be required to comply with applicable State and County Health Codes and regulations. Project construction would involve the use of paints, solvents, and equipment fuel, but would be required to comply with site safety procedures, manufacturer specifications, and Occupational Safety and Health Administration regulations. While routine project operations would not result in the transportation, use, or disposal of hazardous materials in significant quantities, a neglect to conduct routine operations of maintaining the project site could result in a hazardous situation. To ensure a well-maintained property and to prevent the attraction of vectors that could be hazardous, mitigation measure **HAZ-1** would be implemented to ensure a vector free property. Therefore, with mitigation, project operations and construction would not create a significant hazard to the public or the environment and the project would have a less than significant impact.

Mitigation Measures:

HAZ-1 Vector Control

- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and Recycling bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage collection areas shall be maintained free from trash, litter, garbage, and debris.

b. Potentially Significant Unless Mitigation Incorporated. Based on the Phase I ESA, that the site was historically used for agricultural purposes from at least 1955 through 1981. Therefore, there is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site. As the subject property has not been redeveloped since the former agricultural use, these chemicals could have possibly accumulated in the near surface soils, therefore Phase I ESA considered this former agricultural use of the site a Recognized Environmental Condition (REC) and recommended preparation of a Phase II ESA. The Phase I ESA found no evidence of other RECs or de minimis conditions²³ in connection with the subject property, except for the REC related to the former agricultural use. As noted in the Phase I ESA, based a review of the Los Angeles Department of Public Works Bureau of Engineering substructure maps, there are no underground storage tanks on the subject property.

For the Phase II ESA, a total of eight borings (B1 through B8) were advanced to a maximum depth of 2 feet below ground surface (bgs) throughout the site. Soil samples were collected at depths of 0.5 feet and 2 feet bgs. Each 0.5-foot sample was analyzed for organochlorine pesticides (OCPs) by U.S. Environmental Protection Agency (EPA) Method 8081A and arsenic by U.S. EPA Method 6010B. OCPs were not detected above laboratory detection limits in any of the soil samples analyzed. Therefore, OCPs were not of significant concern for the site.

²³ A de minimis condition is "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions" (ASTM, 2013).

Arsenic was detected in seven of eight samples analyzed at concentrations ranging from 2.08 mg/kg (sample B7-S-0.5) to 3.56 mg/kg (sample B4-S-0.5). These arsenic concentrations were compared to California Department of Toxic Substances Control Screening Levels (DTSC-SLs) established in DTSC's Human Health Risk Assessment Note 3 (June 2017 update) to evaluate if the concentrations represented a significant risk to human receptors. Although all detected concentrations of arsenic exceeded the residential-scenario DTSC-SL for arsenic of 0.11 mg/kg, the Phase II ESA noted that instances where natural background concentrations of arsenic in California soils commonly exceed this screening criterion are well documented. The Phase II ESA referred to a DTSC report wherein DTSC staff suggest that "12 mg/kg [may be] a useful screening number for evaluating arsenic as a chemical of potential concern." The Phase II ESA concluded these concentrations are considered background arsenic concentrations. Therefore, arsenic detections were not of significant concern for the site. While background arsenic in the soil is not a significant concern for routine operations of the project site, the project is proposing a community garden. As growing plants for human consumption in the community garden could potentially lead to exposure to arsenic, mitigation measure **HAZ-2** would be implemented to require a barrier within the garden beds which serves to prevent the movement of water or soil from the project site into the garden bed. Replacement of all native soil in the garden beds with soil obtained from a commercial source is also required.

Therefore, with mitigation the project would have a less than significant impact related to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Mitigation Measures:

HAZ-2 All garden bed areas used to grow food for human consumption shall be equipped with a barrier within the garden beds which serves to prevent the movement of water or soil from the project site into the garden bed. The soil within garden beds shall be obtained from a commercial source.

c. Less Than Significant Impact. A significant impact may occur if the project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The site is not located within a one-quarter mile radius of an existing or proposed school and the project does not propose to use, store, or dispose of hazardous materials in quantities that could result in a release of toxic emissions that would pose a health hazard beyond regulatory thresholds. Limited quantities of typical cleaning supplies and solvents used for housekeeping purposes would be present at the project site and the use of these substances would comply with State Health Codes and Regulations. Therefore, potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. No Impact. California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized release from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis.

The Phase I ESA of the project site and vicinity included a search of 17 databases for information from standard federal, state, county, and city environmental record sources, as well as online state databases regarding hazardous materials permits or investigations that could indicate the presence of hazardous substances, such as petroleum products, on the site from uses within the site, or by migration from sites in the vicinity. Based on the results of the database search and investigation, the Phase I report concluded that no sites of concern were listed within the specified search radius on any of the regulatory databases

researched. The Phase I ESA noted the property immediately to the west of the site operated as a carpet cleaners in 2004 but historical research indicated this property was developed with the existing apartment complexes in at least 1989. Therefore, the Phase I ESA assumed this listing is associated with a home-based business and is not expected to represent a significant environmental concern for the subject property. Based on the Phase I ESA, the proposed project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 that could result in the creation of a significant hazard to the public or the environment. No impact would occur.

Mitigation Measures: No mitigation measures are required.

e-f. No Impact. Although the site is located approximately 1.6 linear miles northeast of Whiteman Airport in Pacoima, the site is not within the Airport Influence Area, Runway Protection Zone, or Inner Safety Zone of Whiteman Airport.²⁴ The project conforms to building height restrictions on the site, would not place structures within a flight path, and would not result in a safety hazard to people working or residing within the project area regarding aircraft operations in the vicinity. No impact would occur.

Mitigation Measures: No mitigation measures are required.

g. Less Than Significant Impact. A project would normally have a significant impact if the project would interfere with an emergency response plan or emergency evacuation plan. According to the Thresholds Guide, the determination of significance must consider the degree to which the project may require a new, or interfere with an existing, emergency response or evacuation plan, and the severity of the consequences. The project site is located along Foothill Blvd which is shown as a selected disaster route in the Safety Element of the City General Plan.²⁵

Construction activity on the project site may require temporary partial lane closures. While such closures may cause temporary inconvenience, they would be limited to the construction phase and a temporary time period. The project is also requesting a Waiver of Dedication and Improvement as further described in Section 3.0 Project Description, Required Approvals. However, approval of the requested waiver would not change the street designation as designated in the Mobility 2025 Plan, or result in a reduction in roadway capacity. In addition, waiver of these requirements would also reduce the amount of construction activity required by the project. During expected construction, no complete street closures would occur, and any partial closures would be subject to compliance with standard City traffic control regulatory compliance measures. Therefore, project construction would not substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes or impede public access or travel upon public rights-of-way. Therefore, the proposed project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

h. No impact. A significant impact may occur if a project is located in proximity to wildland areas and would pose a potential fire hazard, which could affect persons or structures in the area in the event of a fire. As shown in the Safety Element of the General Plan, the project site is located in a “Fire Buffer Zone”²⁶ but this designation and the “Mountain Fire District” designations have since been replaced by the

²⁴ Los Angeles County Department of Regional Planning, Airport Land Use Commission, A-NET Map, Accessed on March 22, 2018.

²⁵ City of Los Angeles, Department of City Planning, General Plan, Safety Element, Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, Adopted by City Council November 26, 1996.

²⁶ City of Los Angeles, Department of City Planning, General Plan, Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, Adopted by City Council November 26, 1996.

Very High Fire Hazard Severity Zone designation. According to ZIMAS, the subject property is not located in a Very High Fire Hazard Severity Zone. The subject property is located in an urban context and is not adjacent to wildland areas. The project would nonetheless be required to comply with applicable County Building and Fire code requirements at the time of Building Permit issuance to protect the proposed structures against fire risks. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the proposal result in:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood plain structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

The following impact analysis is based on the Low Impact Development (LID) Exhibit prepared by Brandow and Johnson dated February 22, 2018, provided in **Appendix G**, and the Inter-Departmental Correspondence letter from LA Sanitation dated May 7, 2018, provided in **Appendix H**.

a. Less Than Significant Impact. A significant impact may occur if a project discharges water that does not meet the quality standards of agencies that regulate surface water quality and discharge into stormwater drainage systems. With regard to the possible BMPs for LID Ordinance and based on the City Planning Case Referral completed for the proposed project dated April 26, 2018, the proposed development is located in a hillside grading area and infiltration features would need to obtain approval from LADBS prior to grading. Capture and use is also feasible given the vast area of landscape. Biofiltration may only be considered if infiltration and capture and use are deemed infeasible.

Under the NPDES Construction General Permit, the project would also be required to prepare, submit, and implement a Storm Water Pollution Prevention Plan (SWPPP) which requires best management practices (BMPs) for water quality control. As such, the project would have a less than significant impact to violating water quality standards or waste discharge requirements.

As indicated in the Inter-departmental Correspondence, from LA Sanitation dated May 7, 2018, (see Appendix H), Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles.

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan for the City of Los Angeles, Bureau of Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. As such compliance with these regulatory measures will ensure that potential impacts to water quality standards/waste discharge requirements would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less Than Significant Impact. A project would usually have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water,

summer/winter peaking, or respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity. During construction, excavations are not expected to encounter groundwater as the Geotechnical Report identified no indications of a high groundwater table. Therefore, construction impacts to groundwater would be less than significant.

During operations, the project would be served by the Los Angeles Department of Water and Power (LADWP) for potable water supply. There are currently no water wells within the site and none are proposed. The project would have no impact regarding the ability of LADWP to use the groundwater basin. The project site was previously disturbed by the placement of impervious surfaces including the roadbed that would be replaced by the project. The LID Ordinance (No. 181899) requires stormwater mitigation for a larger number of development and redevelopment projects than was previously required under the Standard Urban Stormwater Mitigation Plan. Projects that create, add, or replace 500 square feet or more of impervious area need to comply with the LID Ordinance, therefore, the project would be subject to compliance with the LID Ordinance to manage the incremental increase in runoff onsite by retention, infiltration or bio-filtration, and therefore would not result in substantially increased runoff or substantially reduced groundwater recharge rates. As the project would not substantially deplete groundwater supplies or substantially interfere with groundwater recharge, groundwater quantity impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c-d. Less Than Significant Impact. A project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current direction of water flow, or flooding on or off site. As noted in the City LID Ordinance, urbanization has led to increased impervious surface areas resulting in increased water runoff and less percolation to groundwater aquifers causing the transport of pollutants to downstream receiving waters. The LID Ordinance manages the quantity and quality of stormwater runoff by setting standards and practices to maintain or restore the natural hydrologic character of a development site, reduce off-site runoff, improve water quality, and provide groundwater recharge.

The project site is located in an urbanized area of the City and no streams or river courses are located on the subject property. As shown on ZIMAS, the project is not located in a designated flood zone. During site preparation and construction, the project would be required to prepare and implement a SWPPP to capture storm water runoff through the implementations of BMPs such as silt fencing that would reduce the velocity of runoff leaving the site and filter storm water to reduce erosion or siltation off site. The proposed buildings would be constructed in a terrace-fashion that steps up with the existing grade and would not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation or substantially increase the rate or amount of surface runoff that could result in flooding. Stormwater runoff generated by the proposed buildings would be required to comply with the LID Ordinance to manage any incremental increase in runoff onsite by infiltration, retention for onsite use, or other methods. As indicated in the project Geotechnical Report, the soils on the subject property are not suitable for infiltration; therefore, the project would collect and treat runoff through the bio-filtration option using flow-through planters, shown on the LID Exhibit provided in Appendix G, to capture, treat, and convey storm water runoff during operations. As stated in the LID Ordinance, all runoff from the water quality design storm event that has been treated through onsite high removal efficiency bio-filtration/bio-treatment system are be deemed to have achieved 100% infiltration regardless of the runoff leaving the site from an onsite high removal efficiency bio-filtration/bio-treatment system.²⁷ Runoff that leaves the site would be conveyed by sheet flow along existing street surfaces into permeable areas or the City storm drain system, as under

²⁷ City LID Ordinance Section 64.72, (C) LID Requirements, Part 4.a.iii

current conditions. The project would not result in substantial changes in erosion or siltation levels on or off site, nor would it result in a substantially increased potential for flooding on or offsite. Therefore, through regulatory compliance, this impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

e-f. Less Than Significant Impact. As discussed above in the analysis of IX.b and IX.c-d, the proposed project would not result in a significant increase in site runoff as it would not alter existing drainage patterns or substantially increase the volume or velocity of runoff from impervious surfaces on the site. As under existing conditions, stormwater runoff that leaves the site would continue to be conveyed by sheet flow to pervious areas or the City's storm drain system. Also mentioned above, the project is subject to MS4 NPDES Permit No. CAS004001, which includes complying with the LID Ordinance; preparing, submitting, and implementing a SWPPP to implement BMPs to control runoff; and a Wet Weather Erosion Control Plan to reduce stormwater pollution runoff. The project would not substantially increase runoff volumes that could affect the existing capacity of the stormwater drainage system or provide substantial additional sources of polluted runoff to the existing drainage system, or otherwise substantially degrade water quality. This impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

g-h. No Impact. A significant impact would potentially occur if the project proposed housing or structures to be placed within a 100-year flood plain. The project site is located in an urbanized area within the City of Los Angeles mapped within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06037C1069F,²⁸ which designates the project site and vicinity north of the Hansen Flood Control Basin as Zone X. This designation indicates the site is located outside of the 0.2% chance floodplain, an area of minimal flood hazard. According to Exhibit F of the Safety Element of the City General Plan, the subject property is outside of the 100-year flood plain area. Therefore, the project would not place housing in a 100-year flood plain area and the project would have no impact.

Mitigation Measures: No mitigation measures are required.

i. No Impact. A significant impact would potentially occur if the proposed project would expose people or structures to a significant risk of loss, injury, or death due to flooding as a result of the failure of a levee or dam. The project site is located within an urbanized area north of, and at a higher elevation than, the Hansen Dam Flood Control Basin. According to Exhibit G of the Safety Element of the City General Plan, the site is not in an inundation area, therefore there would be no impact regarding inundation by levee or dam-failure.

Mitigation Measures: No mitigation measures are required.

j. No Impact. A significant impact would potentially occur if the proposed project would expose people or structures to a significant risk of loss, injury, or death due to inundation by seiche, tsunami, or mudflow. The project site is located in an urbanized area of the City within the San Fernando Valley. According to Exhibit G of the Safety Element of the City General Plan, the site is not in a tsunami hazard or potential inundation area, therefore there would be no impact regarding inundation by seiche or tsunami. The project is not located in a designated landslide hazard area, is underlain by dense bedrock, and the proposed buildings would be located at higher site elevations, therefore, the project would not be in an area

²⁸ Los Angeles County Department of Public Works, Flood Zone Determination Website, <http://dpw.lacounty.gov/wmd/floodzone/> (accessed on November 28, 2016).

that be subject to potential inundation by mudflow. Thus, implementation of the project would not result in mudflow impacts and would have no impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING.				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. No Impact. A significant impact may occur if the proposed project would be sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community. According to the L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided, or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the project.

The site is located in an urbanized portion of the Lake View Terrace Community Plan Area with existing multi-family residential buildings on the adjoining lot to the west. By providing housing on a previously disturbed portion of a vacant residential lot, the project would not physically divide an established community. The project would have no impact.

b. Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the applicable land use plan, policy or regulation, including the zoning designations that currently apply to the project site. The project site is located within the jurisdiction of the City and is subject to the land use designations and zoning regulations of local land use plans and the City zoning ordinance. The project would be consistent with the City General Plan and the L.A. City Zoning Ordinance as set forth in the LAMC with approval of the requested density bonus and affordable housing determination, Amendment to Council Instructions, and Waiver of Dedication and Improvement.

Regionally, the project site is located within the planning area of the Southern California Association of Governments (SCAG), the federally-designated Metropolitan Planning Organization for the SCAG region. SCAG is responsible for reviewing regionally significant local plans, projects, and programs for consistency with SCAG's adopted regional plans. As the proposed project is, 1) consistent with the General Plan land use designation and zoning, which are encompassed in SCAG's planning documents, and 2) impacts would be less than significant or less than significant with mitigation incorporated, no further analysis of SCAG Plan consistency is warranted and the project would have no regionally-significant impacts.

The project is located within the planning area of the SCAQMD which implements the AQMP. As evaluated in Section III., Air Quality, the proposed project is consistent with the AQMP, no further analysis is required.

City of Los Angeles General Plan and Community Plan

The General Plan is a comprehensive, long-range declaration of purposes, policies and programs to guide development of the City. The General Plan Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the community plan and citywide elements. The City General Plan Framework Element provides broadly applicable land use policies pertaining to multi-family residential development in Chapter 3, Land Use, under the heading for Multi-Family Residential and Chapter 4, Housing.²⁹ A consistency analysis with the applicable provisions of the General Plan Framework regarding multi-family residential development is presented in **Table X-1, Project Consistency with Applicable Land Use Policies**.

Table X-1
Project Consistency with Applicable Framework Element Policies

General Plan Framework Policy	Consistency Analysis
Chapter III: Land Use	
3.7.1 Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.	Consistent: The project would provide multi-family residential units in an area designated for such uses by the Community Plan and Zoning Ordinance. According to Table 3-1, Land Use Standards and Typical Development Characteristics, and Table 3-3, multi-family residential development with a designation of Low Medium II allows 18-29 dwelling units per net acre. Given the subject property is 3.03 acres and based on the Community Plan footnote No. 10, this designation would allow for a maximum of 66 dwelling units. Consistent with this density, the project proposes 49 units.
Chapter IV: Housing	
4.1.2 Minimize the overconcentration of very low- and low-income housing developments in City sub-regions by providing incentives for scattered site development citywide.	Consistent: The location of the proposed project site is not adjacent to areas of very low- and low-income housing developments. The project is consistent with this policy.
4.1.5 Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.	Consistent: The project would respond to housing need for very low and low-income segments of the City's residents.
4.1.6 Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.	Consistent: The project would respond to incentives in the form of a density bonus for affordable housing units, with a portion restricted to low and very low-income households. As a Priority Housing Project, the subject case is eligible for priority processing consistent with Mayor Eric Garcetti's Executive Directive No. 13.
Source: The Citywide General Plan Framework, re-adopted by City Council August 8, 2001.	

²⁹ Los Angeles City Planning Department, The Citywide General Plan Framework An Element of the City of Los Angeles General Plan, Chapter 3, Re-adopted by City Council on August 8, 2001.

As shown in Table X-1, the project would be consistent with the applicable land use policies of the General Plan Framework Element regarding multi-family residential development. The General Plan Land Use Element consists of 35 Community Plans. The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan (Community Plan), a component of the General Plan Land Use Element, governs land use planning for the project area. The Community Plan sets forth goals, objectives, policies, and implementation programs that pertain to the Lake View Terrace area; whereas broader issues, goals, objectives, and policies are provided by the Citywide Framework, and the other mandatory and permissive Elements of the Los Angeles General Plan.

The first goal in Community Plan policy regarding residential uses is a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community. In particular, the project aligns with Community Plan objective 1-5, “To promote and insure the provision of adequate housing for all persons regardless of income, age or ethnic background” by providing supportive housing for formerly homeless veterans and affordable housing for those living on low incomes. The project would be consistent with this policy as the project would provide safe and secure housing overseen by a professional manager, built to current quality standards, for formerly homeless veterans living on low incomes.

The project site is zoned (T)RD2-1 - (Tentative) Restricted Density (RD) Multiple Dwelling and has a land use designation of Low Medium II Residential, and land uses surrounding the site are either multi-family residential, agricultural, or open space recreational. The site is not located in specific plan area or subarea. According to the General Plan Land Use map for the project’s community plan area, footnote 10 applies to property designated for Low Medium II land use and specifically states that “areas designated Low Medium II are limited to density no greater than that permitted in the RD2 Zone.”³⁰ Further, the (T) condition on the subject property limits density to 56 units. Therefore, the project area is already zoned for its max density. The project is proposing four residential buildings totaling 36,035 square feet and 49 units on approximately 3.03 acres (132,131 square feet) of vacant land. Given its land size and zoning designation, the max density on the project site is 66 units. The proposed project’s 49 units would be consistent with the applicable land use and zoning designation within the General Plan, as well as the (T) condition.

The General Plan Housing Element sets the City’s path towards meeting housing needs and challenges. The 2013-2021 Housing Element is the most recent housing element and identifies the housing conditions, needs, goals, objectives, and policies applicable to the City of Los Angeles. The goals within the housing element and the project’s consistency with them are evaluated in **Table X-2, Project Consistency with Housing Element Goals**.

Table X-2
Project Consistency with Housing Element Goals

Housing Element Goals	Consistency Analysis
Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.	Consistent: The project is proposing affordable rental units of various sizes that would provide supportive housing for homeless veterans earning below average median incomes. This project is consistent with this goal in that it will provide rental housing affordable to both very low and extremely low income households regardless of races or ages.

³⁰ City of Los Angeles, City Planning Department, General Plan Land Use Map, Sunland – Tujunga – Lakeview Terrace – Shadow Hills – East La Tuna Canyon Community Plan, Accessed on January 4, 2018 at: <https://planning.lacity.org/complan/pdf/sldeptxt.pdf>.

Housing Element Goals	Consistency Analysis
Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.	Consistent: The project would have an on-site professional manager that would ensure a safe and livable community. The project site would also include a resource center, computer lab, fitness room, community garden, community room, and laundry room all of which contributes to a livable and sustainable community.
Goal 3: A City where there are housing opportunities for all without discrimination.	Consistent: As discussed above in the consistency analysis with community plan goals, the project would provide supportive housing for formerly homeless veterans. The project would provide accessibility of housing and facilities, to veterans who previously did not have housing or may not have had accessibility to housing. The project is consistent with this goal.
Goal 4: A City committed to preventing and ending homelessness.	Consistent: The purpose of the proposed project is to provide supportive housing for homeless veterans. With a professional manager on site, and affordable units to homeless veterans, the project would be consistent with this goal.
Source: Los Angeles Department of City Planning, Housing Element 2013-2021, Adopted by City Council on December 3, 2013.	

Inherently, as the project is consistent with the Housing Element Goals it would also be consistent with the Housing Elements objectives and policies which are defined to achieve these goals. As such, the project is consistent with the 2013-2021 Housing Element of the General Plan.

The City of Los Angeles also has a Mobility Element that provides the foundation to building a transportation system that balances the needs of all users. Within this element there are various goals, objectives, and policies towards achieving a balanced transportation system. The particularly applicable goals to the project include building World Class Infrastructure and Access for All Angelenos.

Policies particularly applicable from the goal for World Class Infrastructure include building pedestrian infrastructure and providing convenient and comfortable regional bicycling facilities for people of all types. The project would improve sidewalks, provide curb/gutter and new roadway along Kagel Canyon Street, and provide a sidewalk that connects the project site along Kagel Canyon Street and to the site's Foothill Blvd frontage. In regard to providing convenient and comfortable regional bicycle facilities, the project would provide 56 bicycle storage spots and is along a planned bicycle network on Foothill Blvd.

Applicable policies for the goal of Access for All Angelenos include access for all modes of travel, accommodating the needs of people with disabilities when installing infrastructure, providing of transit services, and providing convenient and secure bicycle parking facilities. The project site is at a location that has access to three bus stops within approximately half a mile and is along a planned bicycle network. The project would also install an ADA accessible ramp on the project site to accommodate people with disabilities. As previously discussed, the project would provide convenient and secure bicycle parking facilities.

As described, the project is also consistent with the Mobility Element of the General Plan. The project is also requesting a Waiver of Dedication and Improvement. The Waiver of Dedication and Improvement requests to waive the recommendations for improvements along Gladstone Avenue, and to provide non-standard street improvements along Kagel Canyon Street and Foothill Boulevard bordering the project. With approval of requested entitlements, the proposed project would be consistent with applicable plans, policies and zoning regulations. Furthermore, with mitigation, approval of the project's discretionary requests would not result in any adverse environmental impacts.

Given the different elements of the General Plan and the Community Plan, the project is consistent with the applicable goals, objectives, and policies. Therefore, the project would have a less than significant impact with regard to conflicting with applicable land use plans and policies.

Los Angeles Municipal Code and Zoning

The site is zoned (T)RD2-1 - (Tentative Zone Classification) Restricted Density (RD) Multiple Dwelling - and has a land use designation of Low Medium II Residential. The RD zone allows for apartment houses and multiple dwellings. As discussed in Section 3.0, Project Description, the project is requesting a density bonus and affordable housing determination under the LAMC, which provides a menu of incentives for affordable housing projects, including an 11-foot increase in height. Although the site is subject to a 45 foot building height limit under the zoning of RD-2, the On Menu Incentives for Affordable Housing, provided within LAMC Section 12.22.A25(f)(5)(i), allow for an 11-foot height increase, resulting in a maximum permitted building height of 56 feet. As such, with approval of the requested Density Bonus and on-menu incentive, the proposed project's 54-foot high buildings would be consistent with existing zoning. Therefore, the project would not conflict with applicable land use plans, policy or regulations of agencies with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; the project would result in a less than significant impact.

c. No Impact. The site is located within a developed urban setting and is not located within an existing habitat conservation plan or natural community conservation plan. Therefore, the project would have no impact.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES.				
Would the project:				
a. Would the project result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a-b. No Impact. A significant impact may occur if the project site is located in an area used or available for extraction of a regionally important mineral resource, or if the project development would convert an existing or future regionally important mineral extraction use to another use, or if the project development would affect access to a site used or potentially available for regionally important mineral resource extraction. According to the L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering (1) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone 2 (MRZ-2) Area, or other known or potential mineral resource area, and (2) whether the mineral resource is of regional or Statewide significance, or is noted in the Conservation Element as being of local importance.

The project proposes to construct four buildings on vacant land over within a residential setting. The subject property is not located in MRZ-2 area according to Exhibit A, Mineral Resources, of the City Conservation Element³¹ and the California Department of Conservation Mineral Land Classification Map.³² The site is not designated as a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan. No mineral resources are known to exist within the project site. No impact associated with the loss of availability of a known mineral resource would occur.

Mitigation Measures: No mitigation measures are required.

³¹ City of Los Angeles, Conservation Element of the City of Los Angeles General Plan, Exhibit A- Mineral Resources, Adopted by the City Council September 26, 2001.

³² California Department of Conservation, Special Report 143, Plate 2.3, San Fernando Valley Production-Consumption Region, 1979, Accessed on February 2, 2018.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

The following impact analysis is based on the Noise Study prepared by Envicom Corporation dated August 8, 2018, provided in **Appendix I**. This summary describes key terms and concepts used throughout this analysis for a basic understanding of sound, noise, and noise impacts. Noise is unwanted sound. Sound is mechanical energy transmitted by pressure waves through a compressible medium such as air. The sound pressure level, expressed in decibels (dB), is the most common descriptor used to characterize the loudness of sound pressure level. A dB is a ratio of the unit of sound pressure to an assumed zero sound level. Sound or noise can vary in intensity by over one million times within the range of human hearing so a logarithmic loudness scale similar to the Richter Scale is used to keep sound intensity numbers manageable. The human ear is not equally sensitive to all sound frequencies within the entire spectrum so noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called A-weighting written as dB(A). Subsequent references to decibels written as dB should be understood as A weighted dB(A).

Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL), a weighted average of noise levels over time.

a. Potentially Significant Unless Mitigation Incorporated. A significant noise impact may occur if the proposed project would generate noise levels in excess of standards set forth in the City Noise Ordinance codified in the LAMC. The Noise Element of the City General Plan recognizes that in an urban setting, target noise levels may not be possible in areas of substantial traffic noise intrusion. Therefore, the Noise Element considers exposures up to 65 dB CNEL conditionally acceptable if all measures to reduce such exposure have been taken. The Guidelines for Noise Compatible Land Uses provided in the Noise Element do not directly relate to noise generated by construction equipment because construction is temporary, limited to specified times, and the source strength varies sharply depending on the duration of operation and physical distance between source and receptor. The City noise ordinances codified in LAMC Chapter IX, Noise Regulation, restrict the level of noise that one type of land use or activity may broadcast across an adjacent land use. The LAMC provides the following regulatory requirements related to noise generation in the City.

Operational Noise Standards

- Section 111.03, Minimum Ambient Noise Level, establishes presumed ambient noise levels as a function of zoning and times of day to be used as a baseline for evaluation. The site is zoned Restricted Density (RD), which the LAMC indicates would have a presumed ambient noise level of 50 dBA in daytime hours (7:00 a.m. to 10:00 p.m.) and 40 dBA in nighttime hours (10:00 p.m. to 7:00 a.m.).
- Section 112.01, Radios, Television Sets, and Similar Devices, prohibits the use of any radio, musical instrument, phonograph, television receive, or other device for producing, reproducing or amplification of the human voice, music, or any other sound that would disturb nearby residences or people working in the area. Any noise level caused by such use or operation which exceeds the ambient noise level on another property by more than 5 dBA is prohibited.
- Section 112.02 prohibits any heating, ventilation, and air conditioning (HVAC) systems within any zone of the City from causing an increase in ambient noise levels on any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than 5 dBA.
- Section 112.04, prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 PM and 7:00 AM.

Construction Noise Standards

- Section 41.40, Noise Due to Construction, restricts construction activity to the hours below:
 - Monday through Friday between 7:00 a.m. to 9:00 p.m.
 - Saturdays and National Holidays between 8:00 a.m. to 6:00 p.m.
 - Sundays, no construction except for individual residents
- Section 112.05 limits the maximum noise level of powered equipment or powered hand tools (e.g., construction equipment, including off-highway trucks). According to Section 112.05, any powered equipment or hand tool that produces a maximum noise level exceeding 75 dBA within 500 feet of a residential zone, when measured at a distance of 50 feet from the source, is prohibited unless compliance is technically infeasible.

For the purpose of assessing construction noise impacts, the construction noise threshold is 75 dBA at a distance of 50 feet as required by LAMC Section 112.05.

Noise Measurements

To determine ambient noise levels at the project site, 15-minute noise measurements (Leq[15] dBA) were taken between 4:00 p.m. and 5:00 p.m. on July 12, 2018. Noise Measurements 1 and 2 were taken along on the project site driveway off of Kagel Canyon Street and along the northeast side of the project along Gladstone Avenue, where proposed residences would be closest to adjacent roadways. **Table XII-1, Noise Measurement Results**, shows the ambient noise levels measured at these locations.

Table XII-1
Noise Measurement Results

Measurement Number	Measurement Location	Times	Approximate Distance to Primary Noise Source	Leq [15] (dBA) ¹
1	Project site driveway off of Kagel Canyon Street	4:05-4:20 pm	100 feet	65
2	Northeast portion of project off of Gladstone Avenue	4:40-5:55 pm	270 feet	67

Source: Envicom Corporation, field visit July 12, 2018.

¹ The equivalent noise level (Leq) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). For these measurements the Leq was over a 15-minute period (Leq[15]).

As shown in Table XII-1, measured existing noise levels were 65 dBA Leq at Location 1 and 67 dBA Leq at Location 2.

Construction Noise Impacts

In accordance with LAMC 41.40, project construction would be limited to between 7:00 am to 9:00 pm on weekdays, 8:00 am to 6 pm on Saturdays and National Holidays, and no construction on Sundays. During timeframes that allow for construction, the LAMC standard of 75 dB(A) at 50 feet from any powered equipment or powered hand tools would apply in accordance with LAMC Section 112.05. Limiting construction activities to the daytime would preclude construction noise during the hours when people normally sleep and during the early morning and evening when people are typically within their home and more sensitive to noise effects. However, compliance with specified time limits alone is not a sufficient basis to conclude noise impacts would be less than significant during construction.

The Research and Innovative Technology Administration prepared the Construction Noise Handbook for the Federal Highway Administration (FHWA) in 2006 that includes a national database of construction equipment reference noise emissions levels. **Table XII-2, Maximum Common Construction Equipment Noise-Unmitigated**, identifies highest (L_{max}) noise levels associated with the type of equipment the owner's construction manager indicated the fleet would include.

Table XII-2
Maximum Common Construction Equipment Noise - Unmitigated

Equipment ¹	Type	Max. Noise Level @ 50 ft (dBA, Lmax)
Air Compressor	Stationary	81
Auger drilling rig	Stationary	84
Backhoe	Mobile	80
Compactor (ground)	Mobile	83
Concrete Mixer	Stationary	85
Concrete Pump	Stationary	82
Crane	Mobile	83
Dozer	Mobile	82
Dump truck	Mobile	76
Excavator	Mobile	81
Flat Bed Truck	Mobile	74
Front End Loader	Mobile	79
Generator	Stationary	81
Grader	Mobile	85
Jack Hammer	Stationary	88
Loader	Mobile	79
Paver	Mobile	89
Pickup Truck	Mobile	75
Pneumatic Tools	Stationary	85
Pump	Stationary	81
Roller	Mobile	80
Saw	Stationary	76
Scraper	Mobile	89
Truck	Mobile	88
Vibratory Tamper*	Stationary	71*
Water truck	Mobile	76
Welder/torch	Stationary	74

¹ Includes equipment expected to be used for project construction provided by construction manager, Freddy Pinero, Castle and Gray Int. Inc. Email to Christine Villegas, 02/06/2018.
* Bomag Vibratory Tamper or “portable rammer” Model #BT 65/4, Operating Instructions Catalogue No. 008 066 01, Feb. 2010, pg. 10. Sound pressure level (LpA) of 95 dB(A) attenuated for 50 feet from the place of the operator. Source: FHWA, Construction Noise Handbook, 2006, Ch. 9, Const. Equipment Noise Levels and Ranges.

As shown in Table XII-2, the individual piece of equipment for project construction that could generate the highest sound pressure level is a paver with an unmitigated sound level Lmax of 89 dB(A). Construction proceeds in phases such as site preparation, rough grading, final grading, and vertical construction of the buildings themselves, each phase involving the use of different types of construction equipment. Therefore, contractors would use the types of equipment listed in Table 5-1 required for the phase rather than all the equipment listed at once. The project construction manager, Castle and Grey, indicated two graders would be needed for cutting and stockpiling rocks and dirt. While each grader could generate an unmitigated noise level of Leq 85 dB(A), the effect of two graders operating simultaneously could generate a combined noise level of 88 dB(A) as a “worst case” scenario involving simultaneous use of the noisiest equipment. Nonetheless, the piece of construction equipment that could generate the highest sound pressure level is a paver with an unmitigated sound pressure level (Lmax) of 89 dB(A).

Given the 75 dB(A) at 50 feet from the limit of construction activity threshold specified by LAMC Section 112.05, **Table XII-3, Maximum Common Construction Equipment Noise – Mitigated**, shows the effect mitigation would have on reducing construction equipment noise generated on the project site at a distance of 50 feet from the limit of construction equipment operations shown in **Figure 12, Construction Noise Map**. Mitigation refers to the use of industrial or residential grade mufflers on mobile equipment or sound transmission obscuring products such as barriers that can be used to form an enclosure around stationary equipment.

Table XII-3
Maximum Common Construction Equipment Noise – Mitigated

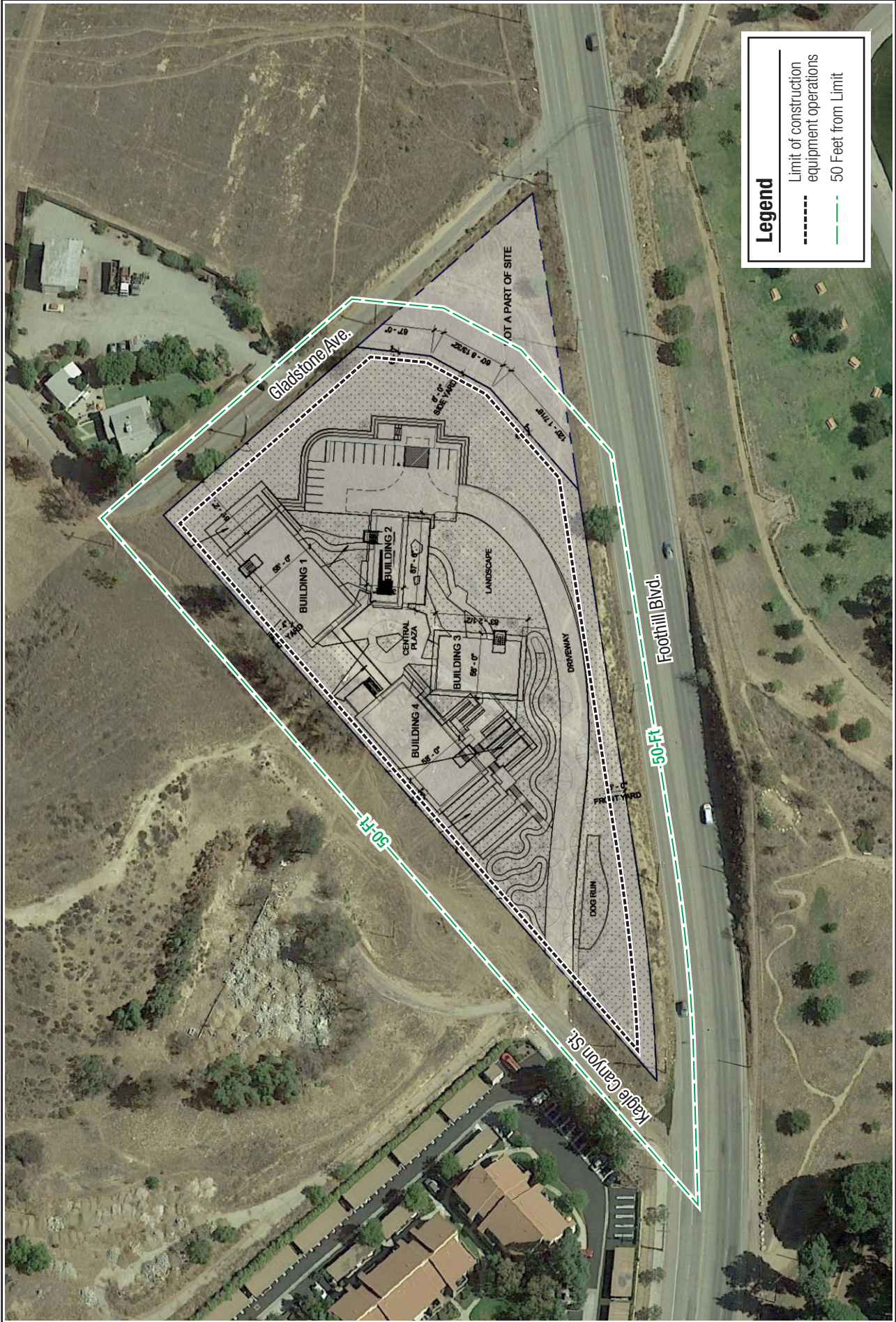
Equipment ¹	Type	Lmax at 50 ft (dBA) ²	Required Reduction for 75 dBA	Mitigation	Mitigated Lmax at 50 Feet (dBA)
Air Compressor	Stationary	81	6	Enclosure	66
Auger drilling rig	Stationary	84	9	Enclosure	69
Backhoe	Mobile	80	5	Industrial Muffler	65
Compactor (ground)	Mobile	83	8	Industrial Muffler	68
Concrete Mixer	Stationary	85	10	Enclosure	70
Concrete Pump	Stationary	82	7	Enclosure	67
Crane	Mobile	83	8	Industrial Muffler	68
Dozer	Mobile	82	7	Industrial Muffler	67
Dump truck	Mobile	76	1	Industrial Muffler	61
Excavator	Mobile	81	6	Industrial Muffler	66
Flat Bed Truck	Mobile	74	0	None	74
Front End Loader	Mobile	79	4	Industrial Muffler	65
Generator	Stationary	81	6	Enclosure	66
Grader	Mobile	85	10	Industrial Muffler	70
Jack Hammer	Stationary	88	13	Enclosure	73
Loader	Mobile	79	4	Industrial Muffler	64
Paver	Mobile	89	14	Res. Muffler	69
Pickup Truck	Mobile	75	0	None	75
Pneumatic Tools	Stationary	85	10	Enclosure	70
Pump	Stationary	81	6	Enclosure	66
Roller	Mobile	80	5	Industrial Muffler	65
Saw	Stationary	76	1	Enclosure	61
Scraper	Mobile	89	14	Res. Muffler	69
Truck	Mobile	88	13	Industrial Muffler	73
Vibratory Tamper*	Stationary	71*	0	None	71
Water truck	Mobile	76	1	Industrial Muffler	61
Welder/torch	Stationary	74	0	None	74

¹ Equipment expected to be used for project construction provided by construction manager, Freddy Pinero, Castle and Gray Int. Inc. Email to Christine Villegas, 02/06/2018.

² At a distance of 50 feet from the limit of construction activity shown in Figure 12, Construction Noise Map.

* Bomag Vibratory Tamper or “portable rammer” Model #BT 65/4, Operating Instructions Catalogue No. 008 066 01, Feb. 2010, pg. 10. LpA of 95 dB(A) attenuated for 50 feet from the place of the operator.

Source: FHWA, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges.



Legend

- Limit of construction equipment operations
- 50 Feet from Limit

Source: GoogleEarth Pro, October 18, 2016. Gonzalez Goodale Architects, Feb. 16, 2018.

SUMMIT VIEW APARTMENTS – DRAFT EXPANDED IS/MND

Construction Noise Map



FIGURE 12



As shown in Table XII-3, mitigation would reduce the construction noise levels from the equipment types needed for project construction to less than 75 dBA at 50 feet through industrial-grade mufflers and residential-grade mufflers on mobile equipment and enclosures formed by sound transmission obscuring products placed around stationary equipment. Product specification sheets documenting the expected effectiveness of the mufflers and enclosures formed by sound transmission obscuring products are appended to the Noise Study provided in Appendix I. Implementation of mitigation measure **NOI-1** would reduce impacts related to the exceedance of noise standards to less than significant by requiring the use of mufflers on mobile equipment or sound transmission obscuring products used to form an enclosure around stationary equipment.

For informational purposes only, the 150 feet of distance between the western edge of the proposed construction footprint and the nearest apartment building at 11777 Foothill Blvd would attenuate noise levels an additional 9 dBA due to spreading loss. In a worst-case scenario where two graders were operating simultaneously at the western-most edge of the construction footprint, mitigated noise levels would remain below the 75 dB(A) at 50 feet threshold of significance. The 60 feet of distance between the existing residence at 11798 Kagel Canyon would attenuate construction noise even further below the 75 dB(A) at 50 feet threshold of significance. In a worst-case scenario where two graders were operating simultaneously at the northeastern-most edge of the construction footprint, mitigated noise levels would remain below 75 dB(A) at 50 feet. As shown in Figure 12, the construction footprint measures more than 300 feet north to south as well as over 550 feet east to west and most construction and building activity is expected within the interior portions of the site once final grading is complete. As mobile equipment moves about the active construction site, there would be additional noise attenuation due to distance and as construction proceeds into later phases. After rough grading, contractors would be expected to use smaller, less noisy equipment such as backhoes and dump trucks.

Operational Noise Impacts

Long-term noise impacts from residential uses result primarily from vehicular noise generation on area roadways. The LAMC provides thresholds of significance for operational noise impacts presented earlier under the heading “Operational Noise Standards.”

The project would introduce stationary noise sources such as roof-mounted HVAC units that would be required to comply with the City’s operational noise ordinance standards, namely, LAMC Section 112.02 limiting HVAC systems on one property from increasing the ambient noise levels on another occupied property by no more than 5 dBA. Given these roof-mounted units would be shielded by the roof parapet, built to manufacturer’s standards and would be located in the central portion of the site, well over 100 linear feet from the nearest sensitive receptor, this project feature is not increase ambient noise levels by more than 5 dBA.

Upon completion, project-generated vehicle trips would cause an incremental increase in noise levels on local streets throughout the project area. When considering the combined effects of operational noise sources, noise levels cannot be added by arithmetic means because decibels are expressed in logarithmic units. Doubling the noise source would produce only a three (3) dB increase in the sound pressure level. Therefore, a doubling of traffic volume is required to result in a three (3) dBA increase in noise, the point at which changes are barely perceptible. Based on the City’s Transportation Impact Study Guidelines, the project would generate a total of 62 new daily trips. Based on the 24-hour traffic volume data for the intersection of Osbourne Street and Foothill Blvd, the intersection nearest to the project site with traffic volume data available, this intersection has a total of 18,422 daily trips. As stated, a doubling of traffic is required to result in a three (3) dBA increase in noise. The addition of 62 daily trips resulting from the project to the existing 18,422 daily vehicle trips on Foothill Blvd would far less than double the existing traffic volume; therefore, the proposed project would not result in a 3 dBA increase from operational traffic

noise. Furthermore, the project would provide a parking lot limited to 17 spaces, many residents would use active transportation modes such as walking and bicycles instead of motorized vehicles.

Mitigation Measure:

NOI-1 Increased Noise Levels (Grading and Construction Activities)

- Construction shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.
- The following equipment shall be retrofitted with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: backhoes, compactors, cranes, dozers, dump trucks, excavators, front end loaders, graders, loaders, rollers, trucks, and water trucks.
- The following equipment shall be retrofitted with a residential grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 20 dBA, pavers and scrapers.
- The following stationary equipment shall be enclosed with sound transmission obscuring products capable of reducing noise levels by at least 15 dBA: air compressors, auger drilling rigs, concrete mixers, concrete pumps, generators, jack hammers, pneumatic tools, pumps, and saws.
- Pile drivers shall be prohibited at the project site.
- Adjacent land uses within 500 feet of the on-site limit of construction equipment operations shall be notified of the estimated duration and hours of construction activity at least 30 days prior to the start of construction activity.
- Heavy-duty trucks shall be prohibited from prolonged idling on Kagle Canyon Street.
- Construction staging and the onsite location of stationary equipment shall be located as far as possible from adjacent sensitive receptors.

b. Less Than Significant Impact. A significant noise impact may occur if the proposed project would expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or is engaged in soil movement; however, the ground surface dampens ground-borne vibration over a relatively short distance. The predicted vibration levels that would be generated by various types of construction equipment are provided in terms of Peak Particle Velocity (PPV) in **Table XII-4, Estimated Vibration Levels During Project Construction.**

Table XII-4
Estimated Vibration Levels During Project Construction

Equipment	PPV at 15 ft (in/sec)	PPV at 25 ft (in/sec)	PPV at 50 ft (in/sec)	PPV at 60 ft (in/sec)	PPV at 75 ft (in/sec)	PPV at 100 ft (in/sec)
Large Bulldozer	0.191	0.089	0.031	0.024	0.017	0.011
Loaded trucks	0.152	0.076	0.027	0.020	0.015	0.010
Jackhammer	0.070	0.035	0.012	0.009	0.007	0.004
Small Bulldozer	0.006	0.003	0.001	0.001	<0.001	<0.000
Data Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006.						

The threshold of significance at which ground-borne vibration would be strongly perceptible to humans for intermittent sources is 0.1 PPV and could cause structural damage in older residential structures is 0.3 PPV. The closest sensitive uses adjacent to the project boundary are at least 50 feet from the edge of the proposed

construction footprint. As shown in Table XII-3, at 50 feet, the predicted vibration levels generated by a large bulldozer would be 0.031 PPV, well below levels that could cause a strongly perceptible human response (i.e., 0.1 PPV in/sec) or create structural damage in older residential buildings (i.e., 0.3 PPV in/sec). Therefore, ground-borne vibration impacts due to project construction would be below the applicable thresholds of significance.

After construction is complete, and the proposed multi-family residential buildings are occupied, project operations would consist of the use of much smaller and lighter vehicles travelling over paved surfaces on engineered fill soils; therefore, potential ground-borne vibration resulting from project operations would be further below applicable thresholds. As the project's vibration levels would be below structural damage would not exceed a "distinctly perceptible" level for human response, vibration impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Less Than Significant Impact. A significant noise impact may occur if the proposed project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Under ambient conditions, people generally do not perceive that a noise level has clearly changed until there is a difference of 3 dBA. As discussed in under subheading XII.a., LAMC Section 112.02 limits HVAC systems on one property from increasing the ambient noise levels on another occupied property by more than 5 dBA. Noise from roof-mounted HVAC system components would be attenuated by spreading losses during propagation to the nearest existing residences and the partial shielding by the roof parapet. The building equipment would be required to comply with existing LAMC requirements limiting the off-site noise increase from mechanical equipment to no more than 5 dB. The addition of 62 daily trips resulting from the project to the existing 18,422 daily vehicle trips on Foothill Blvd would far less than double the existing traffic volume; therefore, the proposed project would not result in a 3 dBA increase from operational traffic noise. Therefore, project operations would not exceed applicable thresholds pertaining to substantial permanent noise increases.

Mitigation Measures: No mitigation measures are required.

d. Potentially Significant Unless Mitigation Incorporated. A significant noise impact may occur if the proposed project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Construction activity would result in temporary increases in ambient noise levels in the project vicinity above levels existing without the project. The City's threshold for exceedance of noise standards of 75 dB(A) at 50 feet is also the threshold used to evaluate temporary increases in ambient noise levels. As discussed in under subheading XII.a., the noisiest equipment anticipated, a paver, operating at the edge of the construction equipment activity area, would remain below the threshold for construction noise-related increases of 75 dB(A) at 50 feet with implementation of mitigation measure **NOI-1** requiring the use of mufflers on mobile equipment and sound transmission obscuring products to form enclosures around stationary equipment. In a worst-case scenario involving the simultaneous use of two graders, the mitigated noise level at 50 feet would be 73 dB(A), below the substantial temporary increase threshold of 75 dB(A). Therefore, project construction would not result in a substantial temporary increase in ambient noise levels.

For informational purposes only, the Noise Study provided an analysis of the effect of spreading loss on temporary increases in ambient noise levels due to project construction noise. The spreading losses are based on attenuation due to spreading loss relative to the mitigated construction noise level at 50 feet from the limit of construction equipment operations. The results provided in the Noise Study show the temporary increases in ambient noise levels at sensitive receptors near the project site would remain below the City's threshold for substantial temporary increases in ambient noise levels of 75 dBA at 50 feet. With mitigation,

the project would not result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.

Mitigation Measures: Implementation of NOI-1 would reduce impacts to less than significant.

e and f. No impact. A significant noise impact may occur if projects located within an airport land use plan or within two miles of a public airport, or within the vicinity of a private airstrip, would expose people residing or working in the project area to excessive noise levels. The project is not located within an airport land use plan. Although the site is located approximately 1.6 linear miles northeast of Whiteman Airport in Pacoima, the site is not within the Airport Influence Area and 65 CNEL Airport Noise Contours shown in the Los Angeles County Airport Land Use Plan. Therefore, the project would not expose people residing or working in the project area to excessive noise levels associated with Whiteman Airport. Therefore, the project would have no impact with regard to this issue.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING.

Would the project:

a. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. Less Than Significant Impact. A significant impact may occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the proposed area that would otherwise not have occurred as rapidly or in as great a magnitude. Based on the L.A. CEQA Thresholds Guide, the determination of whether a project results in a significant impact on population and housing growth is to be made considering (1) the degree to which a project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and would result in an adverse physical change in the environment; (2) whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and (3) the extent to which growth would occur without implementation of the project.

Based on the demographic data in the Community Plan, residential land uses in the Low Medium II category have an average of 2.52 persons per dwelling unit. Based on the population generation factor from the Community Plan, the construction of the proposed 49 residential units could theoretically generate approximately 124 residents, although is a conservative estimate that does not reflect the characteristics of the expected resident population.³³ However, given the characteristics of the homeless veteran population and the project design of one-bedroom or studio apartments, one can reasonably assume the resulting population increase would be less than a projection based on Community Plan per unit averages. Using a population generation factor of 1.5 occupants in the 37 studio units, double occupancy in the 11 one bed room units, and triple occupancy of the professional manager’s unit, the project could generate a population increase of 81 residents for the purpose of planning and impact analysis.

According to the Department of City Planning Statistics Report, the estimated population within the Community Plan Area was 63,463 in 22,115 housing units as of October 2015.³⁴ Therefore, based on the

³³ City of Los Angeles, City Planning Department, General Plan Land Use Map, Sunland – Tujunga – Lakeview Terrace – Shadow Hills – East La Tuna Canyon Community Plan, Accessed on January 4, 2018 at: <https://planning.lacity.org/complan/pdf/sldeptxt.pdf>.

³⁴ City of Los Angeles, Department of City Planning, Demographic Statistics, Accessed January 4, 2018 at: <http://planning.lacity.org/documents/demographics/oct2015.pdf>.

conservative population estimate from the Community Plan, that the project would provide housing for approximately 0.19 percent of the estimated population of the Community Plan. SCAG citywide population and household forecasts are provided in **Table XIII-1, City Population and Housing Growth Forecast**.

Table XIII-1
City Population and Housing Growth Forecast

Year	Population	Households
2012	9,923,000	3,257,000
2040	11,514,000	3,946,000
Net Growth	1,591,000	689,800
Source: SCAG 2016-2040 RTP/SCS. Table 3.1.		

As shown in Table XIII-1, population and household forecasts for 2012 to 2040 housing and population will increase by 689,000 units and 1,591,000 people, respectively.³⁵ The project would represent a fraction of one percent (approximately 0.008 percent) of the projected citywide housing and population increases for the period from 2012 to 2040. As such, the project-related population increase would be within local and regional projections and would not cause substantial growth that could exceed projected levels for the year of occupancy. The project does not involve the extension of roads or other infrastructure that could indirectly induce substantial population growth in the area. Therefore, the potential impacts associated with population growth would be less than significant.

Mitigation Measures: No mitigation measures are required.

b-c. No Impact. A significant impact may occur if a project would result in the displacement of existing housing units or people, necessitating the construction of replacement housing elsewhere. The project proposes to new housing for the homeless on a currently vacant lot that has remained unused for over 25 years. The project would not displace persons or residential units and would provide 49 affordable residential units on the property, which would not necessitate the construction of replacement housing elsewhere. Therefore, the project would have no impact.

Mitigation Measures: No mitigation measures are required.

³⁵ Southern California Association of Governments, 2016-2040 RTP/SCS, Table 3-1, Proposed 2016-2040 RTP/SCS Growth Forecast, Adopted April 2016.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Less Than Significant Impact. Based on the L.A. CEQA Thresholds Guide, a project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service. The Los Angeles Fire Department (LAFD) considers fire protection services for a project to be adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.507.3.3, the maximum response distance between high density residential and commercial neighborhoods and a LAFD fire station that houses an engine company is 1.5 miles and 2.0 miles for a LAFD fire station that houses a truck company.³⁶

Existing land uses surrounding the site include residential, agricultural, commercial, and open-space within the Hansen Dam Recreation Area. Existing LAFD fire stations in the vicinity would serve the proposed project. The nearest fire station is LAFD Fire Station No. 98, located at 13035 Van Nuys Blvd, which houses an engine company. Station No. 98 is 2.1 driving miles west of the project site so the response distance exceeds 1.5 miles and the project would install an automatic fire sprinkler system in accordance with the LAMC requirements (Section 57.507.3.3). Other LAFD fire stations in the project vicinity and approximate distances include Station 77 (2.4 miles) and Station 24 (4.2 miles). Compliance with regulatory measures would reduce this impact to less than significant.

Through the City plan check process, the project would be required to submit plans to LAFD for review and approval of fire prevention and safety features, including design features such as adequate street widths and access to the building, fire flow pressure, and fire hydrant placement. Given the availability of existing LAFD stations and fire safety design features, the project would not require new or physically expanded fire stations and potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required

³⁶ Los Angeles Municipal Code, Article 7 Fire Code, Section 57.507.3.3. LAND USE, Table 57.507.3.3.

b. Less Than Significant Impact. Based on the L.A. CEQA Thresholds Guide, a project would normally have a significant impact if it requires new or expanded police station facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for police protection. Based on the L.A. CEQA Thresholds Guide, the determination of whether the project results in a significant impact on police protection shall be made considering the following factors: (1) the population increase resulting from the project, based on the net increase of residential units or square footage of nonresidential floor area; (2) the demand for police services anticipated at the time of project build out compared to the expected level of service available, considering, as applicable, scheduled improvements to Los Angeles Police Department (LAPD) services (facilities, equipment, and officers) and the project's proportional contribution to the demand; and (3) whether the project includes security and/or design features that would reduce the demand for police services.

The site is located in the Foothill division of the LAPD Valley Bureau. The Foothill Community Police Station is located approximately 2.0 driving miles southwest of the project site and serves the Lake View Terrace neighborhood. Within the Foothill Community service area, the project is located within Reporting District (RD) 1615.³⁷ LAPD prioritizes emergency calls for police assistance based on the nature of the call. Unlike fire protection services, police units are most often in a mobile state; hence, the distance between a headquarters facility and the location of a particular emergency does not generally determine response times. Instead, the number of police officers on the street is more directly related to the realized response time. The LAPD has a preferred maximum response time of seven minutes to emergency calls.

Construction

The site could attract trespassers or vandals that could result in unsafe conditions for the public. Due to the temporary nature of project construction, such potential impacts would not require the construction or expansion of police facilities to serve the site or maintain service response times, as the site would be monitored during routine patrols. The LAMC requires the placement of temporary construction walls surrounding vacant lots and requires the applicant to maintain the temporary construction wall free from graffiti (Chapter 1, Section. 14.4.17). Compliance with LAMC regulatory requirements would reduce construction impacts to police services to less than significant.

Operation

The project would construct four residential buildings with a combined total of 37 studio, 11 one bedroom, and one two-bedroom residential unit. Based on a police service population conversion factor of 3 persons/unit, the project would result in 147 net additional residents.³⁸ This is a conservative service area population estimate because the resident population and number of studio units would result in a service population smaller than the one projected. Crime prevention through environmental design (CPTED) features that would reduce demand for police services include a common area in centralized location allows for residents to provide natural surveillance, a professional manager living on site, security lighting, and the elimination of dead space or areas of concealment within the development footprint.³⁹ Therefore, the proposed project would not result in a substantial increase in the service area's population such that new or physically altered police facilities would be needed to maintain performance objectives. Potential impacts would be less than significant with mitigation.⁴⁰

Mitigation Measures: No mitigation measures are required

³⁷ LAPD, Foothill Area Reporting District Map, Accessed on January 8, 2018 at: http://assets.lapdonline.org/assets/pdf/Foothill_RD_09.pdf.

³⁸ LA CEQA Thresholds Guide, 2006, 'Police Service Population Conversion Factors', Page K.1-3.

³⁹ LAPD, Community Relations Section, Crime Prevention Through Environmental Design, Accessed on January 8, 2018 at: http://assets.lapdonline.org/assets/pdf/cp_environmental_design.pdf.

⁴⁰ Ibid.

c. Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Los Angeles Unified School District (LAUSD). The existing LAUSD schools that would serve the site are listed below; however, school attendance boundaries are subject to change as warranted by shifts and growth in student population, by the opening of new schools, the reopening of closed schools, and as deemed necessary by LAUSD.

- Fenton Avenue Elementary School (3-5),
- Fenton Avenue Primary Center (K-2),
- Charles Maclay Middle School (6-8),
- San Fernando Senior High (9-12),
- Cesar E Chavez Learning Academy- Social Justice Humanities Academy (9-12),
- Cesar E Chavez Learning Academy- Academy of Science Exploration (9-12),
- Cesar E Chavez Learning Academy- Technology Preparation Academy (9-12),
- Sylmar Biotech Health Academy (9-12) and
- Sylmar Charter High School (9-12)⁴¹.

The project would introduce 49 residential units, consisting of 11 one-bedrooms, 37 studios, and 1 two-bedroom to serve as the manager's unit. For purposes of this analysis, the proposed studio units will be evaluated as one-bedroom units regarding the potential to generate additional student population. **Table XIV-1, Student Generation**, summarizes the anticipated number of new students to be generated by the proposed project based on student generation factors provided in the City's CEQA Thresholds Guide.

**Table XIV-1
Student Generation**

Residential Units	# of Units	Student Generation per Grade Level					
		Elementary K-5		Middle School 6-8		High School 9-12	
		Rate ^(a)	Students	Rate ^(a)	Students	Rate ^(a)	Students
Apartment – 1 bedroom	48	0.0	0	0.0	0	0.0	0
Apartment – 2 bedroom	1	.22	1	0.1	1	0.14	1
Totals	49		1		1		1

^(a) L.A. CEQA Thresholds Guide Page K.3-34. Note: no generation rate is provided for studio units, so they are evaluated as 1-bedroom apartment units.

As shown in Table XIV-1, the project would generate approximately 1 elementary, middle school, and high school student, for a total of approximately 3 students. Such a marginal increase in student population would not exceed the capacity of existing LAUSD schools serving the project. Furthermore, this is a conservative analysis due to the project-specific characteristics of the homeless veteran project population and design that includes a majority of single occupancy units, and a one 2-bedroom unit, intended for managerial use. In accordance with Senate Bill 50 (SB 50), the applicant would be required to pay mandatory developer fees to offset the proposed project's demands upon local schools and paid at the time of building permit issuance. Pursuant to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."⁴²

As for construction impacts to nearby schools. The closest school is Fenton Avenue Elementary School at approximately half a mile from the project site, on the opposite side of Interstate 210. Given the next closest

⁴¹ Los Angeles Unified School District, Resident School Identifier, Accessed on January 8, 2018 at: <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

⁴² Senate Bill 50, August 27, 1998, p.87.

school, Fenton Avenue Primary Center, is over half a mile away on a collector street, construction would not affect neighboring schools. The haul route, as proposed, is explained in detail in Section XVI, Transportation/Circulation. The haul route does not pass by any neighboring schools, thus would not impact school operations.

With minimal student generation and construction impacts, the project would have a less than significant impact to schools.

Mitigation Measures: No mitigation measures are required.

d. Less Than Significant Impact. A significant impact would occur if the recreation and park services available could not accommodate the projected population increase resulting from implementation of a project or if the proposed project resulted in the construction of new recreation and park facilities that create significant direct or indirect impacts to the environment.

The City Department of Recreation and Parks provides park and recreation facilities at ten locations within two miles of the project site, including but not limited to the Hansen Dam Aquatic Center, Kagel Canyon Park, and Lake View Terrace Recreation Center.⁴³ These facilities provide a variety of recreation opportunities, which would be available to future residents of the project. The project would also provide on-site recreation amenities for use by future residents, including a community room, fitness room, and a community garden, which would reduce the demand on off-site recreational facilities within the local area. Potential impacts to recreational facilities are discussed in Section XV., Recreation. The proposed project would provide housing for residents within the service areas of nearby parks but would not result in a substantial increase in park usage such that new or physically expanded park facilities would be needed. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

e. Less Than Significant Impact. The other public services in the vicinity of the project site include the Lake View Terrace Branch of the Los Angeles Public Library (LAPL), the Discovery Cube Museum, and the Hansen Dam Aquatic Center.

The LAPL maintains the Lake View Terrace Branch Library facility 0.3 driving miles west of the proposed project site at 12002 Osborne Street. This branch library is 12,500 square feet and can serve a service population over 50,000 residents according to LAPL building size standards. Therefore, the addition of 49 multifamily residential units within the Lake View Terrace area would not be expected to generate a volume of demand on existing library services that would necessitate the construction of new or physically expanded LAPL facilities.

The Discover Cube Museum is located approximately 500 feet to the west of the project site on the opposite side of Foothill Blvd. As explained above in impact analysis c, the number of school age expected to be generated from the project is very minimal, thus the project would not significantly impact performance objectives of the museum. In regard to construction traffic, the project is not expected to cause closure of the street, but nonetheless will have a construction traffic control plan. In regard to the haul route described, the project's haul route would not pass the Discovery Cube Museum as it is west of the project site and the haul route goes east on Foothill Blvd. Construction traffic impacts are further analyzed in Section XVI, Transportation/Circulation.

⁴³ Los Angeles Department of Recreation and Parks, Facility Map Locator, Accessed on January 8, 2018 at: [https://www.laparks.org/maplocator?cat_id=All&geo\[radius\]=2&geo\[latitude\]=34.273503&geo\[longitude\]=-118.389466&address=11681%20Foothill%20Blvd,%20Sylmar,%20CA%2091342,%20USA](https://www.laparks.org/maplocator?cat_id=All&geo[radius]=2&geo[latitude]=34.273503&geo[longitude]=-118.389466&address=11681%20Foothill%20Blvd,%20Sylmar,%20CA%2091342,%20USA).

The Hansen Dam Aquatic Center (“Aquatic Center”) is located approximately 600 feet south of the project site on the opposite side of Foothill Blvd. In regard to construction traffic, as explained above for the Discovery Cube Museum, construction traffic from the project is not expected to cause lane closure of Foothill Blvd and the project will have a construction traffic control plan. Access to the Aquatic Center is from the northwest, close to the entrance for the Discovery Cube Museum. Similar to the haul route impact to the Discovery Cube Museum, the project haul route would not impact access to the Aquatic Center as the haul route does not pass the access point. Construction traffic impacts are further analyzed in Section XVI, Transportation/Circulation.

Given the scope, location, and expected haul route of the project, there would be a less than significant impact to the nearby public services of the LAPL Lake View Terrace Branch Library, the Discovery Cube Museum, and the Hansen Dam Aquatic Center.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. Based on the L.A. CEQA Thresholds Guide, the determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (1) the net population increase resulting from the project; (2) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project’s proportional contribution to the demand; and (3) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).

The City Department of Recreation and Parks provides facilities at ten locations within two miles of the site for a variety of recreation opportunities, including swimming pools, children’s play areas, a skate park, recreation centers, and parks among other amenities.⁴⁴ The project would provide on-site amenities for use by future residents, which would reduce demand on off-site recreation facilities within the local area. Proposed on-site recreational facilities consist of common areas such as a community room, a fitness room, community garden terrace, and 75,514 sq. ft. of landscaped area within the development footprint.

LAMC Section 21.10 requires applicants to pay the Dwelling Unit Construction Tax for construction of apartment buildings. Compliance with this regulatory requirement would ensure the project to provides funding for City parks, which would reduce impacts to recreation facilities to a less than significant level. Therefore, the project’s population increase would not result in substantial deterioration of physical facilities of local park and recreation facilities, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less Than Significant Impact. A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. As discussed in response to Checklist Question XV.a., the project would provide

⁴⁴ City of Los Angeles Department of Recreation and Parks, Facility Map Locator, Accessed on January 4, 2018 at: <http://www.laparks.org/>.

onsite recreational features, the physical effects of which are considered in Chapter 4.0 of this Initial Study. Given the project does not include additional recreational facilities beyond those proposed, and that the project would not require the construction of physical expansion of existing recreational facilities, the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRANSPORTATION/CIRCULATION.				
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, accounting for all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

Construction Traffic

The entire construction process, from site preparation and rough grading to final building, is expected to last approximately a year and a half. During this process, work crew vehicles and delivery trucks would enter and exit the site, contributing to a temporary increase in traffic volume in the vicinity of the project. However, off-road construction equipment would operate within the development footprint as shown in Figure 12, Construction Noise Map. To reduce a potentially significant impact from construction traffic, mitigation measure **TRA-1** would require delivery trucks to enter and exit the site from Kagel Canyon

Street, a dead-end street that does not connect to actively used driveways. There is no existing vehicular use of this portion of Kagel Canyon Street, an existing gate blocks access from the Monte Vista Apartments to the west. There are also no designated bike paths or mass transit services on the portion of Kagel Canyon Street so project construction would not require rerouting transit services or bicycle routes. Beyond improvements to the Kagel Canyon Street frontage, the project does not propose in-street improvements that could result in long-term lane closures along Foothill Blvd or other major streets in the site vicinity. Nonetheless, implementation of mitigation measures **TRA-2** through **TRA-5** would reduce the potentially significant impact of construction traffic along Foothill Blvd by requiring measures such as a construction traffic control plan, flagmen for traffic management, and traffic signs to ensure pedestrian and vehicle safety.⁴⁵

The Permit Plan Review Section of the City Department of Transportation (LADOT) examines temporary traffic control plans designed to provide for the safe and efficient movement of road users through and around work zones for large projects that require the long-term use of the City's right-of-way, mainly consisting of street, lane, and sidewalk closures, if necessary. For the proposed project, mitigation measures TRA-2 through TRA-5 would require measures to minimize impacts to local streets, also access to the project site would be from a portion of Kagel Canyon Street that has no outlet and does not regularly serve existing uses.

Haul Route Analysis

The project is located in a City Bureau of Engineering Special Grading Area, proposes the export of 3,767 CY of soil, and would require haul route approval. Although haul truck capacities vary, commercial dump trucks can haul approximately 14 cubic yards of soil, which would result in approximately 269 total haul trips to export of 3,766 CY of soil. Construction projects such as this can usually export at least 48 loads per eight-hour work day, approximately 6 truck loads per hour. Assuming hauling continues daily from 7 A.M. to 3 P.M., 6 empty trucks would enter the site and 6 full trucks would leave the site per hour. This is one full truck out every 10 minutes and one empty returning every 10 minutes. Assuming the use of dump trucks with a 14-cubic yard capacity, daily soil export would generate 96 one-way trips, or 48 loads, per work day. Given the project would result in approximately 269 total haul trips, at an export rate of 48 daily loads, soil export would last an estimated 5.6 work days.

Dump trucks would transport the exported soil to the Sunshine Canyon City/County Landfill in Sylmar, a driving distance of approximately 10 miles northwest of the site, of which approximately 3.4 miles would be on City streets. Trucks would head east on Foothill Blvd towards Gladstone Ave then merge onto I-210 West and take exit 1C for Yarnell Street. Trucks would then turn left on Yarnell Street, right onto Foothill Blvd., left onto Balboa Blvd, right onto Balboa Road, and then turn left on San Fernando Road to reach the Sunshine Canyon Landfill in Sylmar. For the purpose of haul route analysis, trucks are expected to retrace the same route back to the project site.⁴⁶

The Sunshine Canyon City/County Landfill is a driving distance of approximately 10 miles northwest of the site. Kagel Canyon Street provides direct access to Foothill Blvd, which is designated Avenue I in the Citywide General Plan Circulation System and leads directly to the I-210 Freeway, a major freeway. Upon exiting the I-210 freeway, trucks would travel along a 0.2-mile portion of Yarnell Street, a local street, and then turn onto Foothill Blvd and travel to the landfill along streets with a street designation of Avenue I – Foothill Blvd and San Fernando Road – with the exception of a 0.2-miles on Balboa Blvd with a designation of Boulevard II. Therefore, the haul route would not significantly impact local roads within existing neighborhood settings.

⁴⁵ Freddy Pinero, Castle and Gray Int., email correspondence with Christine Villegas, February 6, 2018.

⁴⁶ Haul route details are subject to approval of the City Department of Building and Safety.

Mitigation measures TRA-1 through TRA-5 that include the preparation and approval of a traffic control plan, the use of flagmen to safely direct equipment, and the layout of proposed haul route would reduce temporary construction traffic impacts to less than significant. Therefore, with mitigation, project construction activities would not conflict with an applicable plan, ordinance or policy for the performance of the circulation system.

Operational Project Impacts

The site is currently vacant, and would buildout four residential buildings totaling 36,036 sq. ft. There would be 49 units, consisting of 11 one-bedrooms, 37 studios, and a two-bedroom unit for a professional manager. The project's parking lot would consist of 17 spaces, complying with AB 744 and Government Code §65915(p)(3) for 0.3 parking space for each restricted affordable unit set aside for special needs occupants within 0.5 miles of a qualifying bus services.

The project is applying for an entitlement request to be allowed to provide a reduced number of parking spaces, 17 for the project. To be given the entitlement request for a reduced number of parking spaces, it is required that the project be within 0.5 miles of a qualifying bus service. Bus route 90 runs along the project site on Foothill Blvd, providing close access to bus stops.⁴⁷ The Hansen Dam Park and Discovery Cube stops are both within 0.5 miles of the project site. As the project would provide housing for homeless individuals who currently reside and rely on public transportation the area, there would not be a substantial number of new users of the bus system as a result of the project.

According to the screening criteria in the L.A. CEQA Thresholds Guide, if a project would not generate or cause a diversion of 500 or more daily trips or 43 or more p.m. peak hour vehicle trips on the street system, then the project would not have a significant intersection capacity impact. The LADOT Transportation Impact Study Guidelines also state that a Technical Memorandum is required when a project is likely to add 25 to 42 a.m. or p.m. peak hour vehicle trips. Based on the trip generation rates for a permanent supportive housing⁷ type of affordable housing project, and verbal communications received from LADOT staff regarding calculation of anticipated trip generation, the project would generate 6 a.m. peak hour trips and 6 p.m. peak hour trips, and 62 daily trips.⁴⁸ This is below the LA CEQA Thresholds Guide threshold and the requirements for a technical memorandum; therefore, project operations would have a less than significant impact to the performance of the circulation system.

Mitigation Measures:

TRA-1 Delivery trucks are required to enter and exit the site from Kagel Canyon Street.

TRA-2 Transportation

- A Construction Traffic Control Plan would have to be submitted and approved by LADOT prior to start of construction.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.

⁴⁷ Los Angeles County Metropolitan Transportation Authority, Maps & Timetables, Lines 090/091 – Northbound to Sylmar Southbound to Downtown LA via Glendale, Accessed on January 30, 2018 at: <https://media.metro.net/documents/4b67940f-7c57-45a5-948b-d0a4a13563f4.pdf>.

⁴⁸ City of Los Angeles Dept. of Transportation, Transportation Impact Study Guidelines, December 2016, pg. 14.

- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

TRA-3 Safety Hazards

- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

TRA-4 Emergency Access

- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

TRA-5 Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.

- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

b. Less Than Significant Impact. A significant impact may occur if the project would conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Based on the 2010 Congestion Management Program (CMP) for Los Angeles County, CMP analysis is required where a project would add 50 or more trips during the peak hours to a local CMP monitoring intersection. As discussed in response to checklist question XVI.a., trip generation estimates for the site based on a “permanent supportive housing” type of affordable housing would generate 6 peak hour a.m. peak hour trips and 6 p.m. peak hour trips. Therefore, CMP impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. No impact. A significant impact could occur if the project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The site not located within the Airport Influence Area of Whiteman Airport, which is the nearest airport and approximately 1.6 linear miles to the northeast of the site.⁴⁹ The project proposes a residential use on vacant land and would have no impact to air traffic patterns.

Mitigation Measures: No mitigation measures are required.

d. Less Than Significant Impact. A significant impact may occur as a result of proposed driveway configuration or their placement in areas of inadequate visibility, adjacent to bicycle or pedestrian facilities, or too close to busy or congested intersections.⁵⁰ During construction, the project would use the unmaintained driveway that connects to Kagel Canyon Street. As the project would use an existing access road, it will not increase hazards to a design feature. As required in mitigation measure TRA-3 the project would post signage to inform road users for the safe and efficient movement through and around construction work zones. Intersection hazards would be reduced through required mitigation measures above and the use of a street with no outlet and low amounts of existing vehicular traffic.

During operations, the project would utilize the same driveway connected to Kagel Canyon Street, with pavement and a sidewalk. Following construction, the project driveway would be improved, thus reducing hazards from the existing unmaintained driveway. The intersection of Kagel Canyon Street and Foothill Blvd provides clear visibility of oncoming vehicles. The project would not substantially increase hazards to a design feature. Therefore, the project will have a less than significant impact to increase hazards to a design feature or incompatible uses.

Mitigation Measures: No mitigation measures are required.

e. Less Than Significant Impact. A significant impact may occur if the project would result in

⁴⁹ Los Angeles County, Department of Regional Planning, General Plan 2035, Figure 6.2: Airport Influence Areas Policy Map, May 2014.

⁵⁰ City of Los Angeles, L.A. CEQA Thresholds Guide, 2006.

inadequate emergency access. According to the Thresholds Guide, the determination of significance should consider the degree to which the project may require a new, or interfere with an existing, emergency response or evacuation plan, and the severity of the consequences. Project site access would be provided by a street that has no outlet and leads to no other active driveways, thus would effectively be the only use for Kagel Canyon Street. The project is adjacent to Foothill Blvd, a four-lane street that provides access to the project site. The project would not physically impact any emergency response or evacuation plan. Through the plan check process, the City Fire Department would review the proposed site plan to ensure the project provides adequate access for emergency vehicles in compliance with applicable County fire code requirements. Therefore, the impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

f. **Less Than Significant Impact.** A significant impact may occur if the project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The project would construct a sidewalk on the subject property alongside the driveway from the project site to Kagel Canyon Street and a sidewalk extension along Foothill Blvd. Metro bus route 90 runs adjacent to the project site on Foothill Blvd. The segment of Foothill Blvd fronting the subject property does not contain an existing designated bicycle lane; however, the Los Angeles General Plan Mobility Plan 2035 identifies this segment of Foothill Blvd as a component of the planned bike lane network. Residents of the project would have access to this planned bicycle network, resulting in increased future use.

The applicable goals of the Los Angeles General Plan Mobility Plan 2035 include Safety First, Access for All Angelenos, and World Class Infrastructure. The project is also requesting a Waiver of Dedication and Improvements to the Public Right of Way Requirements (“waiver”) to permit non-standard street improvements along the project site’s frontage on Foothill Boulevard (Avenue I) and Kagell Canyon Street (Hillside Collector), and a waiver of all the street improvements on Gladstone Avenue (Collector), as shown on Figure 9. As described in the applicant’s request for a waiver, due to the existing conditions of the street with power poles along the border and the steep grade of the project site against Foothill Blvd, standard street improvements are physically impractical. Approval of the requested waiver would not change the street designation as identified in the Mobility 2025 Plan, or result in a reduction in roadway capacity. Therefore, the requested waiver would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, as identified in the Mobility Plan 2035, and the project impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Analysis

a. and b. Less Than Significant Impact. A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. As mentioned in Section V., Cultural Resources, in response to checklist question a., the site is vacant and does not contain historical resources. The site is not listed in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City’s AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10) Tribes known to have resources in this area, on June 20, 2018, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On July 16, 2018, one tribal response was received from the Fernandño Tatavian Band of Mission Indians who requested consultation with regard to the proposed project, and listed various questions with regard to the proposed project and site. On July 19, 2018 the City staff responded to the request for consultation and provided a response to all questions, which included the provision of requested

technical reports associated with the administrative file for the subject proposed project. The City also sent emails to the tribe on July 25, 2018 and July 26, 2018 to coordinate the requested consultation, and the consultation was conducted via telephone conference call on August 1, 2018. During the consultation, oral testimony was provided regarding the tribe's concerns with the subject site and the region, and a request was made for a monitor to be required onsite due to grading. On August 6, 2018 the city was provided an email from the tribe, which summarized the evidence presented during the telephone consultation, and requested monitoring during grading and excavation of native soils, as well as adherence to other protocols, as mitigation. The Cultural Resources Report was subsequently revised on August 9, 2018 to specifically address evaluation of Tribal Cultural Resources. Based upon the record, the City has determined that no substantial evidence exists to support a conclusion that this proposed project may cause a significant impact on tribal cultural resources. Therefore, on August 14, 2018, after acting in good faith and after reasonable effort, the City has concluded that mutual agreement cannot be reached. As such, the consultation is deemed concluded.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS.				
a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Would the project comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. No Impact. A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the state, other than into a community sewer system, must file a Report of Waste Discharge containing information which may be required by the appropriate RWQCB. The RWQCB would then authorize a NPDES permit that ensures compliance with wastewater treatment and discharge requirements. The Los Angeles RWQCB enforces wastewater treatment and discharge requirements for properties in the project area.

Project generated wastewater would be conveyed via existing municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant via the North Outfall Sewer-La

Cienega, San Fernando Valley Relief Sewer (NOS-LCSFVRS) tunnel.⁵¹ As public facilities, the Hyperion Treatment Plant and NOS-LCSFVRS tunnel are subject to operating within the wastewater treatment requirements specified in the NPDES permit issued to the City by the Los Angeles RWQCB (Order No. R4-2012-0175, NPDES Permit No. CAS004001). The addition of the project-generated wastewater would not cause these existing treatment facilities to exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board, therefore no impact would occur.

Mitigation Measures: No mitigation measures are required.

b, d and e. Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Based on the L.A. CEQA Thresholds Guide, the determination of whether the project results in a significant impact on water shall be made considering the following factors: (1) the total estimated water demand for the project; (2) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout; (2) the amount by which the project would cause the projected growth in population, housing, or employment for the Community Plan area to be exceeded in the year of the project completion; and (4) the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Existing Infrastructure and Projected Water Supplies

LADWP ensures the reliability and quality of its water supply through an extensive distribution system, comprising 7,337 miles of distribution pipes, 119 storage tanks, and a total storage capacity of 315,245 acre-feet.⁵² As discussed in the Inter-departmental Correspondence Letter dated May 7, 2018, included in Appendix H, the LADWP supplies water and power to residents and business in the City, including groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which area owned and management by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. However, the proposed project does not include any groundwater extraction. In 2016, an Ordinance amending the City of Los Angeles Building Code required developers to consider beneficial reuse of groundwater to the storm drain. To offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects.

According to the LADWP 2015 Urban Water Management Plan (UWMP), sufficient water supplies will be available for average weather years through the Year 2040 with existing passive conservation, as well as for a sequence of multiple dry years. Water supplies for the Year 2020 for an average weather year are projected by the UWMP to be 611,800 acre-feet per year (AFY).

The project would include four buildings with 49 residential units, consisting of 37 studio units, 11 one-bedroom units, and 1 two-bedroom unit, totaling 36,036 square feet. Project water demand based on these characteristics is provided in **Table XVIII-1, Project Water Demand**.

⁵¹ City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, Exhibit M.2-1.

⁵² LADWP, "Facts and Figures," www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water (accessed January 9, 2018).

**Table XVIII-1
Project Water Demand**

Type of Use	Proposed Units	Demand Rate ^(a)	Water Demand (gpd) ^(b)
Residential: Apt. - Bachelor/single (studio)	37 du ^(c)	96/du	3,552
Residential: Apt. - 1 Bedroom	11 du	144/du	1,584
Residential: Apt. - 2 Bedroom	1 du	192/du	192
Total Project Demand			5,328
^(a) City of Los Angeles CEQA Thresholds Guide (2006), Exhibit M.2-12. Water consumption is assumed to be 120% of wastewater generation. ^(b) gpd = gallons per day ^(c) du = dwelling unit			

As shown in Table XVIII-1, the net increase in water demand resulting from the proposed project would be 5,328 gallons per day (gpd), or 5.96 AFY, which is a small fraction of one percent (i.e., 0.00097 percent) of LADWP's projected water demand for the Year 2020. Additionally, the Sustainable City pLAN (pLAN) was released in 2015 establishing short-term and long-term conservation targets for the City over the next 20 years to strengthen and promote sustainability, including reductions in water use. Based on this impact evaluation, the project would not require new or expanded water treatment facilities to serve project demand. The project would have a less than significant impact on existing water demand and facilities.

Wastewater Treatment Facilities and Existing Infrastructure

Based on criteria established in the L.A. CEQA Thresholds Guide, a project would normally have a significant wastewater impact if (1) the project would cause a measurable increase in wastewater flows to a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or (2) the project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

As described in the Amendment to Council Instructions filed with the project entitlement application, the project has requested to delete the current (T) Condition No. 4 requirement to provide off-site sewers satisfactory to the City Engineer. As indicated in the Inter-departmental Correspondence Letter dated May 7, 2018, included in Appendix H, the sewer infrastructure in the project vicinity includes an existing 24-inch line on Foothill Boulevard right-of-way. The sewage from the existing 24-inch line feeds into a 24-inch line on Osborne Street before discharging into an 18-inch sewer line on Terra Bella Street. Based on estimated flows from the existing sewer infrastructure, it appears the sewer system might be able to accommodate the total flow for the project; ultimately, the sewage flow will be conveyed to Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

As part of the pre-construction process, detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point for the project site. The applicant will be required to submit a Sewer Capacity Availability Request (SCAR) to verify the anticipated sewer flows and points of connection, and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the proposed project.

LA Sanitation has initially determined existing sewer lines may have sufficient capacity to serve the proposed project, and that gauging and evaluation will be needed at later stages of the permit process. Although, the developer may be required to replace or build new sewer lines to a point in the sewer system with sufficient capacity to accommodate the proposed project's increased flows, infrastructure

improvements to update or expand the sewer lines in the project vicinity, if necessary, would be limited to trenching, excavating and backfilling along the sewer lines alignments within the public rights-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. As identified in mitigation measure UTIL-1, and based on the result of detailed gauging and evaluation, the applicant will be required to provide sewer connection and/or sewer lines to serve the proposed project to the satisfaction of the City Engineer.

Wastewater generated from the project site would be conveyed to the Hyperion Treatment Plant. Currently an average wastewater flow rate of nearly 275 million gallons per day (mgd) is generated in the system. The Hyperion Treatment Plant has the capacity to treat 450 mgd, and therefore has excess capacity of approximately 175 mgd.⁵³ The estimated amount of wastewater the project would generate is provided in **Table XVIII-2, Project Wastewater Generation.**

**Table XVIII-2
Project Wastewater Generation**

Type Description	Average Daily Flow per Type Description (GDP/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
N/A	N/A	N/A	N/A
<i>Proposed</i>			
Residential: Apt. -Bachelor	75 GDP/DU	37 DU	2,775
Residential: Apt. - 1 Bedroom	110 GDP/DU	11 DU	1,210
Residential: Apt. - 2 Bedroom	150 GDP/DU	1 DU	150
Office Building	120 GDP/1000 SQ. FT	237 SQ. FT.	29
Office Building	120 GDP/1000 SQ. FT	100 SQ. FT.	120
Community Center	3 GPD/Occupant	61 Occupants	183
Fitness Center	200 GPD/1000 SQ. FT.	638 SQ. FT.	126
Laundry Room	185 GPD/Machine	8 Machines	1,480
Total Project Demand			6,075
Source: City of Los Angeles, Inter-Departmental Correspondence letter dated May 7, 2018, data from LA Sanitation, Wastewater Engineering Services Division.			

As shown in Table XVIII-2, Project Wastewater Generation, the net increase in wastewater generation would be 6,075 gpd, which would be less than 0.003 percent of the excess treatment capacity at Hyperion Treatment Plant. Therefore, no new or expanded wastewater treatment facilities would be required to serve the project and the project impact would be less than significant.

Mitigation Measures:

UTIL-1 The applicant shall provide a sewer connection and/or sewer lines to serve the proposed

⁵³ LA Sanitation, Hyperion Water Reclamation Plant, Accessed on January 10, 2018 at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrp?_afLoop=4620187089132463&_afWindowMode=0&_afWindowId=1cb3ng6uon_139#%40%40%3F_afWindowId%3D1cb3ng6uon_139%26_afLoop%3D4620187089132463%26_afWindowMode%3D0%26_adf.ctrl-state%3D1cb3ng6uon_339.

project to the satisfaction of the City Engineer.

c. Less Than Significant Impact. A significant impact may occur if the volume of stormwater runoff would increase to a level exceeding the capacity of the storm drain system serving a project site, resulting in the construction of new stormwater drainage facilities. The proposed project would not result in a significant increase in site runoff or significant changes in the local drainage patterns.

Runoff from the project site currently sheet flows from the site downhill towards existing streets and permeable areas. As discussed in Section IX, Hydrology and Water Quality and the City Inter-departmental Correspondence letter dated May 7, 2018, provided in Appendix H, the project would be required to prepare a SWPPP to contain and treat stormwater runoff during construction and comply with City LID Ordinance standards and retain or treat additional runoff through the installation of bio-filtration devices shown on the LID Exhibit provided in Appendix G. Thus, the rate of post-development runoff would not substantially exceed existing conditions per City regulatory requirements. Therefore, the proposed project would not create or contribute water runoff that would exceed the capacity of existing or planned stormwater drainage systems. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

f. Less Than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. Based on the L.A. CEQA Thresholds Guide, the determination of whether a project results in a significant impact on solid waste shall be made considering the following factors: (1) amount of projected waste generation, diversion, and disposal during demolition, construction, and operation of the project, considering proposed design and operational features that could reduce typical waste generation rates; (2) need for additional solid waste collection route, or recycling or disposal facility to adequately handle project-generated waste; and (3) whether the project conflicts with solid waste policies and objectives in the Source Reduction and Recycling Element (SRRE) or its updates, the Solid Waste Management Policy Plan (CiSWMPP), Framework Element of the Curbside Recycling Program, including consideration of the land use-specific waste diversion goals contained in Volume 4 of the SRRE.

Solid waste generated within the City is disposed of at privately owned landfill facilities throughout Los Angeles County. While the Bureau of Sanitation provides waste collection services to single-family and some small multifamily developments, private haulers provide waste collection services for most multifamily residential and commercial developments within the City. Solid waste transported by both public and private haulers is recycled, reused, transformed at a waste-to-energy facility, or disposed of at a landfill. Sunshine Canyon Landfill is the nearest municipal waste landfill within the County that could serve the proposed project, and is permitted to accept residential and construction non-hazardous waste. This landfill is currently permitted to receive up to 12,100 tons per day (tpd). Actual daily disposal rates for the year 2016 averaged 7,496 tpd, leaving a surplus daily capacity of 4,604 tpd.⁵⁴ According to the Countywide Integrated Waste Management Plan 2016 Annual Report, Sunshine Canyon Landfill has an estimated 62.11 million tons remaining permitted capacity, and 21 years remaining life, based on land use and solid waste facility permit restrictions as of December 31, 2016.

Construction

Estimated project-generated construction waste is provided in **Table XVIII-3, Construction Solid Waste Generation**. There is no demolition involved with the project, as the site is currently vacant.

⁵⁴ County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan 2016 Annual Report (June 2017), Appendix E-2, Table 1.

**Table XVIII-3
Construction Solid Waste Generation**

Type of Use	Size	Generation Rate ^a	Total Waste (pounds)	Total Waste (tons)
Construction				
Multi-family Residential	36,036 sq. ft.	4.05 lbs/sq. ft.	145,946	73
Total Construction Waste Generation			145,946	73
Diversion of 50% for Recycling ^b			72,973	37
Total Construction Waste for Landfill Disposal			72,973	37
^a United States Environmental Protection Agency (US EPA), Office of Resource Conservation and Recovery, Report No. EPA530-R-09-002, Estimating 2003 Building-Related Construction and Demolition Materials Amount. Table 2-1.				
^b Required by LAMC, Section 99.04.408.1.				

Construction of the proposed project would generate approximately 73 tons of waste material as shown in Table XVIII-3, Construction Solid Waste Generation. Regulatory compliance with LAMC, Section 99.04.408.1, Construction and Demolition, would require construction waste diversion of at least 50 percent of the generated quantity as a condition of permitting. As such, after the required diversion of 50 percent of recyclable materials, the estimated construction waste to be disposed of at landfills would be reduced to 37 tons.

Additionally, the project would require excavation and disposal of 3,587 CY of soil for construction. Exported soil is used as ground cover when deposited at landfills, and thus may be beneficial to landfill operations and are not considered further in this evaluation.

Disposal of construction waste would occur over a limited period of time. The total construction waste disposal from the project would represent approximately less than one (0.8) percent of the excess daily disposal capacity at Sunshine Canyon Landfill based on average daily disposal rates in 2016. Therefore, construction waste would not exceed the daily permitted capacity of the Sunshine Canyon Landfill, even if all 37 tons were to occur on a single day. As such, solid waste disposal from construction activities would be less than significant.

**Table XVIII-4
Operational Solid Waste Generation**

Type of Use	Unit Amount	Generation Rate (lb/unit/day) ^a	Total Waste (lbs/day)	Total Waste (tpd)
Operations				
Residential	49	12.23	599	0.3
Total Operations Waste Generation			599	0.3
Diversion of 50% for Recycling ^b			300	0.15
Total Construction Waste for Landfill Disposal			300	0.15
^a City of Los Angeles. L.A. CEQA Thresholds Guide. 2006. p. M 3-2.				
^b Required by LAMC, Section 99.04.408.1				

Operations

Solid waste generation rates for various land uses are provided in the City's CEQA Thresholds Guide,

which estimate solid waste generation prior to recycling, composting, or other waste diversion programs.⁵⁵ Operational waste is provided in **Table XVIII-4, Operational Solid Waste Generation**.

As shown in Table XVIII-4, Operations Solid Waste Generation, residential uses are estimated to generate 12.23 pounds per household per day, which would result in a total project generation of approximately 599 pounds per day, prior to recycling diversion. Diversion of 50 percent of the solid waste stream for recycling would result in a total of 300 pounds per day (0.15 tpd) to be disposed in landfills, would represent approximately 0.003 percent of the surplus permitted daily capacity of Sunshine Canyon Landfill reported in 2016. Operational solid waste impacts would be less than significant.

The project would be required to comply with City requirements regarding diversion of recyclables from the solid waste stream. The City Inter-Departmental Correspondence letter dated May 7, 2018, provided in Appendix H, for operations, the owner would be required to arrange for recycling services as required by AB 341, including the provision of recycling bins at a recycling area or room to promote recycling of paper, metal, glass, and other recyclable material. These bins should be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. These regulatory compliance measures would also contribute to ensuring the project would not significantly increase disposal quantities at area landfills or exceed permitted daily capacity.

Mitigation Measures: No mitigation measures are required.

g. Less Than Significant Impact. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The project would generate solid waste that is typical of residential uses and would comply with applicable federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Appropriate disposal of potentially hazardous construction materials from demolition of existing structures is discussed in Section VIII, Hazards and Hazardous Materials. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

⁵⁵ City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, p. M.3-2.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Less Than Significant Impact. For the purpose of this analysis, a significant impact could occur if a project would significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project site is within an urbanized area of the City, surrounded by urban uses including a major arterial street, and adjacent residential and commercial uses, and would have a less than significant potential to degrade the quality of the environment, based on the foregoing analysis presented in this Initial Study. The project would be completely constructed within previously developed lots, which do not represent substantial habitat for fish or wildlife. The project would not eliminate a plant or animal community or restrict the range of any plant or animal. The proposed project development would not eliminate any known important examples of the major periods of California history or prehistory, and would not eliminate any unknown important examples of California prehistory by observing regulatory compliance requirements. Impacts would be less than significant.

b. Less Than Significant Impact. For the purpose of this analysis, a significant impact may occur if the project, in conjunction with other projects in the vicinity, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. In order for a project to contribute to cumulative impacts, it must result in some level of impact on a project-specific level. As described in some detail above, several of the proposed project effects are identified as “No

Impact,” including all of the checklist questions under Section II, Agricultural and Forestry Resources, and Section XI, Mineral Resources. For the remaining topics, project effects were either determined to be “Less Than Significant Impact,” or “Potentially Significant Unless Mitigation Incorporated.” Although projects may be constructed in the project vicinity, each project would individually be subject to evaluation under CEQA for their potential to result in significant impacts. For this particular project, the cumulative impacts to which it would contribute would be reduced to less than significant with the implementation of mitigation measures and compliance with existing regulations.

c. Less Than Significant Impact. A significant impact may occur if the project has the potential to result in significant environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the preceding environmental analysis, the project would not have significant environmental effects with implementation of the mitigation measures identified within this document. As such, the project would not have substantial adverse effects on human beings. Therefore, this potential impact would be less than significant and no additional mitigation measures are required.

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MITIGATION MONITORING PROGRAM

Aesthetics

AES-1 Aesthetics (Retaining Walls less than 8 feet in Height)

Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. The method of compliance with this measure shall be noted on any required landscape plan.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy or Use of Land Permit (Construction)

AES-2 Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

AES-3 Aesthetics (Surface Parking)

Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:

- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Use of Land Permit (Construction)

AES-4 Aesthetics (Plot Plan)

Environmental impacts to the existing character of the project site may result from project implementation. However, these impacts will be mitigated to a less than significant level by the following measure:

- All of the 22 significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multitrunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 2:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Use of Land Permit (Construction)

AES-5 Aesthetics (Light)

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

AES-6 Aesthetics (Glare)

Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or

films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Biology

BIO-1 Special-Status Wildlife

Prior to the commencement of ground or vegetation disturbing activities, a pre-construction survey for special-status wildlife species, including the coast horned lizard, San Diego desert woodrat, and the Los Angeles pocket mouse shall be conducted by a qualified biologist. The survey shall be conducted on the day of initial ground or vegetation disturbing activities. The pre-construction survey shall incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation options. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferable to open space habitats in the vicinity of the project site. The City of Los Angeles Planning Department and CDFW shall be consulted if a special-status species is observed at the site during the survey. If a federally listed species is found, the USFWS shall also be notified.

Enforcement Agency: Los Angeles Department of Building and Safety, CDFW, USFWS

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, prior to commencement of ground/vegetation disturbing activities

Action Indicating Compliance: Issuance of Use of Land Permit

BIO-2 General Biological Conditions

To avoid impacts to habitats adjacent to, or in the vicinity of, the limits of disturbance, as well as special status flora and fauna associated with these habitats, the project proponent or contractor

shall implement the following measures during the construction phase.

- a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with “orange fencing” or other similarly highly visible barrier to prevent encroachment of Project activities onto adjacent areas.
- b) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable.
- c) No pets shall be allowed on the Project site.
- d) All food-related trash shall be disposed of in closed animal-proof containers.
- e) All trenches shall be filled within the same day or escape ramps will be constructed if trenches are to be left open overnight.
- f) All Project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the Project site to reduce the potential for spread and introduction of invasive and noxious weeds.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Use of Land Permit

BIO-3 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area

- (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

Action Indicating Compliance: If vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

Cultural Resources

CUL-1 Paleontological Monitor

To reduce the impact of ground disturbing activities on paleontological resources that may be present in the Monterey Formation bedrock underlying the project site, a qualified paleontologist shall be on site during project grading when Monterey Formation bedrock is encountered. The monitor shall collect any paleontological material uncovered through grading and shall halt construction if necessary. If potentially significant intact deposits are encountered, then a paleontological resource “discovery” protocol shall be followed (see below). If large quantities of material are uncovered, then a summary report may be required. Such discussion shall take place between the Lead Agency, the paleontologist, and the applicant.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: City approved Paleontologist

Monitoring Phase: Grading

Monitoring Frequency: Ongoing during grading

Action Indicating Compliance: Issuance of Use of Land Permit

CUL-2 Paleontological Discovery

If fossils of potential pathological significance are inadvertently discovered within an undisturbed context during any earth-moving operation, such as excavating, grading, or construction associated with the proposed project, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work in that area shall be halted in the area of the find until a qualified paleontologist can evaluate the find. If, upon assessment by a qualified senior paleontologist, the find is not determined to be significant, then construction may resume.

If the find is determined to be potentially significant, the paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The Lead Agency shall be immediately notified of the discovery. Construction shall not resume in the locality of the discovery until consultation between the senior paleontologist, the project manager, the Lead Agency, the Applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead Agency.

If a significant paleontological resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work or recovery of the significant resource may be required by the Lead Agency if the resource cannot be avoided. In response to the discovery of significant paleontological resources, the Lead Agency may also add additional measures during further site development, such as additional monitors.

Found deposits shall be treated in accordance with federal, State, and local guidelines, including California Public Resources Code Section 21083.2. Any Evaluation, Recovery, Site Management, or Monitoring Plans or Reports generated in response to the discovery of a significant paleontological resource shall be submitted to the Lead Agency for review and final curation as part of the project record. All such documents associated with the discovery of paleontological resources shall be transmitted to the Natural History Museum of Los Angeles at project completion.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: City approved Paleontologist

Monitoring Phase: During any earth-moving operation, such as excavation, grading, or construction

Monitoring Frequency: Ongoing during earth-moving operations

Action Indicating Compliance: Issuance of Use of Land Permit

Geology and Soils

GEO-1 Geotechnical Report Recommendations

Prior to the issuance of a grading or building permit, the project proponent shall incorporate the recommendations in the project Geology and Soil Report dated August 9, 2017, the Response to City Geology and Soils Report Review Letter dated December 27, 2017, prepared by Geotechnologies Inc., and the requirements of the Geology and Soils Report Approval Letter issued by the Department of Building and Safety dated January 12, 2018 into final project plans to the satisfaction of the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Prior to issuance of a grading or building permit

Monitoring Frequency: Ongoing, until approval of final project plans

Action Indicating Compliance: Completion of final project plans

GEO-2 Landslide Prevention During Grading

The below measures will be implemented to reduce potential landslide impacts:

- A grading permit is required for the site grading; R/W backfill; sub drain.
- A retaining wall permit is required.
- Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
- Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. Geologist and Soils Engineer to sign plans.
- Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
- Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per section 91.1805.3.7.
- Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- All concentrated drainage, including roof water, shall be conducted, via gravity, to the

street or an approved location at a 2% minimum. Drainage to be shown on the plans.

- A Registered Deputy Inspector is required.
- All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
- Specify on the plans: “The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.”
- Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
- Stake and flag the property lines in accordance with a licensed survey map.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: During grading

Monitoring Frequency: Ongoing, until completion of grading

Action Indicating Compliance: Issuance of Use of Land Permit

GEO-3 Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

Hazards and Hazardous Materials

HAZ-1 Human Health Hazard (Vector Control)

- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and Recycling bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction and Operation

Monitoring Frequency: Ongoing

Action Indicating Compliance: None – ongoing operational compliance required.

HAZ-2 Hazards (Garden Beds)

High arsenic levels in the project soil may result in environmental impacts during use of garden beds on the project site. However, these impacts can be mitigated to less than significant by the following measure:

- All garden bed areas used to grow food for human consumption shall be equipped with a barrier within the garden beds which serves to prevent the movement of water or soil from the project site into the garden bed. The soil within garden beds shall be obtained from a commercial source.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction and Operation

Monitoring Frequency: Ongoing

Action Indicating Compliance: None- Ongoing compliance required.

Noise

NOI-1 Increased Noise Levels (Grading and Construction Activities)

To reduce the impact of construction noise on existing residences to the east and west of the project site, the applicant and contractor shall implement the following measures:

- Construction shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.
- The following equipment shall be retrofitted with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: backhoes, compactors, cranes, dozers, dump trucks, excavators, front end loaders, graders, loaders, rollers, trucks, and water trucks.
- The following equipment shall be retrofitted with a residential grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 20 dBA, pavers and scrapers.
- The following stationary equipment shall be enclosed with sound transmission obscuring products capable of reducing noise levels by at least 15 dBA: air compressors, augur drilling rigs, concrete mixers, concrete pumps, generators, jack hammers, pneumatic tools, pumps, and saws.
- Pile drivers shall be prohibited at the project site.
- Adjacent land uses within 500 feet of the on-site limit of construction equipment operations shall be notified of the estimated duration and hours of construction activity at least 30 days prior to the start of construction activity.
- Heavy-duty trucks shall be prohibited from prolonged idling on Kagle Canyon Street.
- Construction staging and the onsite location of stationary equipment shall be located as far as possible from adjacent sensitive receptors.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Transportation and Traffic

TRA-1 Delivery Trucks

Delivery trucks are required to enter and exit the site from Kagle Canyon Street.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing

Action Indicating Compliance: None- Ongoing compliance required.

TRA-2 Transportation

- A Construction Traffic Control Plan would have to be submitted and approved by LADOT prior to start of construction.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.
- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

TRA-3 Safety Hazards

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permit.

TRA-4 Emergency Access

- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operational

Monitoring Frequency: Ongoing

Action Indicating Compliance: None – Ongoing compliance required.

TRA-5 Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Enforcement Agency: Los Angeles Department of Building and Safety, LADOT, BOE

Monitoring Agency: Los Angeles Department of Building and Safety, LADOT

Monitoring Phase: Construction

Monitoring Frequency: Ongoing

Action Indicating Compliance: Issuance of Certificate of Occupancy

Public Utilities and Service Systems

UTIL-1 Sewer Connection

The applicant shall provide a sewer connection and/or sewer lines to serve the proposed project to the satisfaction of the City Engineer.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

VETERANS PARK APARTMENTS

PC RESOLUTION NO. 16-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 4100-2016) FOR DEVELOPMENT OF A 61 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A 55,386 SQUARE FOOT (1.27 ACRE) LOT ON PROPERTY LOCATED AT 424-446 WEST COMMERCIAL STREET

WHEREAS, the applicant, AMCAL Multi-Housing, Inc., has filed an application for Conditional Use Permit (CUP 4100-2016) for development of a 61 unit multi-family residential development, which includes affordable and supportive housing for veterans and their families, on a 55,386 square foot (1.27 acre) lot on a property located at 424-446 West Commercial Street, within the MU-HDR (Multi-Family-High Density Residential) of the Downtown Pomona Specific Plan (DPSP);

WHEREAS, the applicant has submitted a Conditional Use Permit (CUP 4100-2016) on February 11, 2016;

WHEREAS, the 61-unit multi-family residential development will provide low-income supportive housing for veterans and their families;

WHEREAS, the applicant has requested and the City has agreed to two Development Standards "Concessions" as defined in California Government Code 65915 related to minimum private open space and common space, as well as reduced parking, in compliance with California State law;

WHEREAS, the subject property is on a parcel designated as Transit Oriented District: Neighborhood on the General Plan Land Use Map;

WHEREAS, a Conditional Use Permit (CUP) is required;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on May 25, 2016, concerning the requested Conditional Use Permit (CUP 4100-2016); and,

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission exercising independent judgment finds the project will not have an adverse effect on the environment. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) found in the California Public Resources Code,

the Project meets all requirements for being classified as an “Infill” project and thereby is exempt from CEQA requirements, per Class 32 (Infill Development).

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section .580.B of the Zoning Ordinance, the Planning Commission must make findings in order to approve Conditional Use Permit (CUP 4100-2016). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.*

The proposed project will contribute to the general well-being of the neighborhood and community in that the proposed use is consistent with uses allowed in the zoning district (MU-HDR) designation for the project site and will work to redevelop an underutilized (vacant) property. The project will be a positive addition to the surrounding neighborhood and allow AMCAL Multi-Housing, Inc. and its subcontractor LifeSteps to provide necessary and valuable social services to veterans and their families, and thereby assist in meeting the social needs of the community.

2. *That such use will, under the circumstances of the particular case, not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.*

The project will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in full conformance with the development standards and use requirements of the Downtown Pomona Specific Plan. Based on the proposed project, it is not anticipated the configuration of the site or activities associated with the use will generate noise or other impacts associated with a typical residential use that will be detrimental. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is located within a light industrial area with uses compatible to those proposed.

3. *That the site for the proposed use is of adequate topography, size, and shape to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to allow said use in the neighborhood.*

The site is physically suitable for the type of development due to its rectangular configuration, size (1.27 acres), and flat topography that allows for accommodation of the proposed buildings and the required accessory uses (driveways, walkways, parking) needed to serve the proposed use. Utility infrastructure exists to serve the Project site. The site is physically suitable for the type of development proposed because the Project site is within an urban area served by existing utility providers.

4. *The site abuts streets and highways adequate in width and improvements to carry traffic generations by the proposed use.*

Traffic generated by the proposed use will not exceed the capacity of the existing street and right-of-way from which the subject site will take ingress/egress. West Commercial Street is of appropriate width and, together with North Park Avenue, has improvements to handle any additional traffic generated by the proposed use.

5. *That granting of such conditional use permit will not adversely affect the General Plan of the City and conforms to the provisions of the zoning ordinance.*

The existing General Plan designation of the subject site is Transit Oriented District: Neighborhood. With the conditions of approval, the proposed use will positively affect the general welfare of the community. It will also improve the aesthetics of the project site and of the immediate area. Furthermore, the project will develop a site that is currently vacant into an economically viable and aesthetically pleasing development that will provide housing and assistance to veterans and their immediate families, which is consistent with the following policies of the General Plan.

- Ensure there is an adequate supply of mixed-use and residentially zoned land allowing development at densities/intensities to accommodate existing and anticipated housing needs of the community and will contribute to an adequate supply of available units in the moderate- and lower-income ranges.
- Table 1.2-3 of the City of Pomona Housing Element identifies this parcel (AIN 8340-036-008) within Block #13 Mixed Use-High Density Residential as one of the key “very high” potential sites within the Downtown Pomona Specific Plan that is available to meet the demand for “affordable housing” types at a density between 50 and 100 units per acre. The State Department of Housing & Community Development has approved this as a viable location with demonstrated feasibility as evidenced by this application for a density of 50 units per acre.
- Support the construction of multi-family housing in close proximity to transit, employment

centers, shopping, schools, community facilities and public services.

- Encourage single-family and multi-family infill development integrated into and compatible with the surrounding neighborhood.
- Maintain the supply of rental housing available and affordable to low- and moderate-income households.
- Promote the installation of energy- and water-saving features and the use of sustainable and green building designs in new housing development to conserve resources and reduce housing costs.
- Encourage the provision of social services in conjunction with housing developed for lower-income and special needs households.
- Encourage Sustainability and Green Building Practices

Staff has evaluated the proposed site design and has determined that the proposed development complies with the development standards of the Downtown Pomona Specific Plan and that granting the Conditional Use Permit will not adversely affect the intent and purpose of the Specific Plan. Furthermore, the proposed project is consistent with and helps achieve the following strategies and visions of the Downtown Pomona Specific Plan.

- *To increase residential uses in appropriate zones (Land Use)*
- *To build on an art-in-public-places program compatible with urban design (Urban Design)*
- *To create mixed use and joint development projects within walking distance of the Commuter Rail Station (Urban Design)*
- *To increase the utilization of vacant and underutilized buildings (Implementation)*
- *To attract developers with experience and financing (Implementation)*
- *Locate residential uses close to public transit stations (Urban Design)*

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 4100-2016) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on May 25, 2016, and as illustrated in the stamped approved plans dated May 25, 2016. Major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Minor modifications that do not affect the overall intent of the approved project may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if construction has not commenced under a valid building permit, within two (2) years from the date of this approval (May 25, 2018), in accordance with Pomona Zoning Ordinance section .580.I. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. The Applicant shall include all approved resolutions related to the project which shall be placed on the title sheet of construction plans prior to plan check submittal.
4. The Project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty (20) days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.
5. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and

Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

6. In case of violation of any conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein conditional use permit.
7. Prior to issuance of building permits, landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval. Landscaping to include a variation of trees, shrubs, vines and ground covers, shall be installed and permanently maintained in all common areas of the project site, and shall be in substantial conformance to the conceptual landscaping plan submitted as part of the Conditional Use Permit process. The plans shall conform to the State Model Water Efficient Landscape Ordinance per AB 1881 and landscape requirements contained in Section .503-J of the Pomona Zoning Ordinance. A landscaping maintenance bond shall be required and held for a period of one year to ensure the project's compliance with the approved landscaping. Amount shall be determined by the Development Services Manager.
8. Prior to issuance of building permits, the Applicant shall submit, concurrently with the Plan Check process, and obtain the approval from the Planning Division of a Lighting Plan (photometric) demonstrating a minimum one foot-candle of illumination of parking, driveway, walkways, and common areas. The Lighting Plan shall include a site plan showing the locations of ground-mounted and building-mounted light fixtures, design and photometric information on fixtures, and shielding to orient light away from adjacent properties and buildings.
9. Prior to issuance of a Certificate of Occupancy, to ensure future owners are made aware of conditions of approval the applicant shall record this resolution with the Los Angeles County Recorder's office and forward copies to the City of Pomona Planning Division.

10. The Applicant shall conform to Section .5809-24 of the Pomona Zoning Ordinance pertaining to public art requirements for private development by complying with one of the following two options:
 - a) Placement of an approved Public Art on the Project site.
 - i) The Applicant may decide to place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
 - ii) A Final Design Plan of the Public Art to be installed on Project site shall be approved by the Commission before issuance of a building or grading permit for the Project.
 - iii) The Public Art shall be installed on the Project site before issuance of a Certificate of Occupancy, including any temporary Certificate of Occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site before issuance of a Certificate of Occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Community Development Director. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.
 - b) Payment of an In-lieu Contribution.
 - i) Rather than place an approved Public Art on the Project site, the Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund before issuance of any building or grading permit for the Project.
 - ii) Use of In-lieu Contributions shall comply with the following:
 - (1) In-lieu Contributions shall be used for acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.
 - (2) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

11. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351.
12. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, *et seq.*, and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
13. No temporary signs relating to any activity on the premise shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (e.g. telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance, and all other conditions under this Conditional Use Permit.
14. The construction area shall be kept clean at all times prior to, during, and after construction.
15. Prior to issuance of building permits, cut-sheets for street furniture and interior courtyard furniture shall be incorporated into the building plan check submittal, subject to Development Services Manager review and approval.
16. The majority of the hardscape within the interior community courtyard, shall be provided with decorative elements to include, but not limited to, patterned stained/colored concrete, stamped concrete, stone, concrete overlays or other similar treatment.
17. Prior to issuance of building permits during the Plan Check process, Development Services Manager approval shall be obtained for design and materials of hardscape decorative paving to be installed within the interior community courtyard.
18. Installation of fences and walls that were not contemplated as part of this permit will require the submittal of a "Fence and Wall Permit" for review and approval by the Planning Division.
19. Prior to issuance of a Certificate of Occupancy, the Applicant shall submit "House Rules" to address resident conduct, care and use of units and care and use of common areas, subject to Planning Manager review and approval. Changes to the "House Rules" shall be submitted to the Planning Manager for review. Minor modifications that do not affect the overall intent of the approved "House Rules" may be reviewed and approved by the Planning Manager.
20. The occupancy for each unit shall be limited to the following:

One-Bedroom Unit:	3 persons
Two-Bedroom Unit:	5 persons
Three-Bedroom Unit:	7 persons

Overnight visitor stay must comply with the standards outlined in the “House Rules.”

21. The Project shall be provided with and maintain an organization, such as LifeSteps, to provide specialized services to the Project tenants for the life of the project as required by Section 7345(i) and 7346(c) of the Multifamily Housing Program (MHP) Regulations.
22. The Applicant shall be required to notify the Planning Division in writing at any time when changes occur to the organization that provides services to residents.
23. If unanticipated archaeological or paleontological resource remains are encountered during construction activities (any permitted action requiring physical digging or grading of a project area using mechanical equipment or hand tools, including core sampling, soil borings, work required for placing caissons or footings, planting trees, disking, grubbing, trenching and installation of poles, underground electrical systems, sewers, water mains, or other utilities, or geological/ geotechnical testing) work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if found to be significant pursuant to Section 15064.5 of the California Code of Regulations (CEQA Guidelines), remediated. Such assessment and remediation shall be implemented by the City through consultation with a qualified cultural resources professional prior to recommencement with onsite construction/grading activities. If remediation is necessary, possible techniques include removal, documentation, curation, or avoidance of the resource, depending upon the nature of the find. Cultural resource remains may include artifacts, shell, bone, features, foundations, trash pits and privies, etc.
24. Prior to site development, a geotechnical study shall be prepared by a registered civil or geotechnical engineer and reviewed by the City. This report shall include an analysis of the subsidence, settlement, and expansive potential of the underlying materials. If the proposed Project is confirmed to be in an area prone to subsidence, settlement, or expansive soils, appropriate techniques to minimize hazards shall be prescribed and implemented. Suitable measures to reduce ground failure impacts could include, but are not limited to, the following:
 - *Design of foundations by a structural engineer to address any identified geotechnical hazards;*
 - *Removal or treatment of expansive soils;*

- *In-situ densification of soils; and,*
- *Replacement or recompaction of soils, or other alterations to the ground characteristics.*

25. A minimum 20 (twenty) foot queuing distance shall be provided for ingress and sliding or inward opening gates shall be provided for egress.
26. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Manager. Surface materials installed and designed to not accept paint material such as stone, metal, brick, faux stone, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Development Services Manager.
27. The City shall be immediately notified of any changes to the project's property management company. Review and final approval of the new property management shall be conducted by the Development Services Manager.
28. Contact information of the project's property management shall be made readily available onsite to any inquiring parties.
29. Prior to issuance of a Certificate of Occupancy, high-definition parking and common area video surveillance equipment shall be provided with signage advising tenants and visitors that video recording devices are in use. Property management shall maintain high-definition video images for at least ninety (90) days. Prior to installation of the video surveillance equipment, a video surveillance plan shall be submitted for review and the privileges afforded under this resolution shall not be enjoyed prior to approval of such video surveillance plan by the Pomona Police Department.
30. All occupants and overnight visitors shall register with the project's property management company. A record of registration shall be maintained on the premises and shall be made available for City review upon request.
31. The proposed wall located along the full expanse of the southerly property line, adjacent to railway right-of-way, shall have a UV resistant and anti-graffiti clear coat seal applied to the masonry block.

COMMUNITY DEVELOPMENT DEPT. – BUILDING AND SAFETY DIVISION

32. The design must be reviewed and stamped by an architect licensed in the State of California – (Business and Professions Code Sections 5537, 5538 and 6737.1).
33. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply the 2013 California Building Code, Chapters 5, 6, 7, 9, 10, 11, 12, 14, 15 and 25 for non-constructural provisions and Chapter 16, 17, 18, 19, 21, 22 and 23 for structural provisions, or such other building code applicable at the time of issuance of permits by the City of Pomona Building and Safety Division.
34. All proposed electrical work shall comply with provisions of the 2013 California Electrical Code, and all other laws, ordinances, and resolutions governing electrical as adopted by the City of Pomona at the time of installation of improvements.
35. All proposed electrical work shall comply with provisions of the 2013 California Energy Code, and all other laws, ordinances, and resolutions governing energy conservation as adopted by the City of Pomona.
36. All proposed mechanical work shall comply with provisions of the 2013 California Mechanical Code, and all other laws, ordinances, and resolutions governing mechanical as adopted by the City of Pomona at the time of installation of improvements.
37. All proposed plumbing work shall comply with provisions of the 2013 California Plumbing Code, and all other laws, ordinances, and resolutions governing plumbing as adopted by the City of Pomona at the time of installation of improvements.
38. All grading shall comply with provisions of the 2013 California Building Code, Appendix J, and all other laws, ordinances, and resolutions governing grading as adopted by the City of Pomona at the time of grading. The Applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.
39. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Pomona.
40. The proposed Project shall comply with the 2013 California Green Building Standards Code and all other relevant laws, ordinances, and resolutions governing sustainable design as adopted by the City of Pomona.

41. Undergrounding of all utility facilities is required in compliance with Pomona Municipal Code Section 62-31.
42. The proposed Project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.
43. The Applicant shall pay a Park and Recreation Improvement Fee of \$675 per dwelling unit for new construction in a manner approved by the Pomona Building Official.

FIRE DEPARTMENT

44. The Applicant shall provide fire hydrants to the satisfaction of the Los Angeles County Fire Department. Final location and number of hydrants to be determined during the Plan Check Process.
45. The Applicant shall submit plans to receive approval of access during the Plan Check Process.
46. The Applicant shall provide Fire Department or City approved street signs and building access numbers prior to occupancy.
47. The Applicant shall submit fire flow information during the Plan Check Process.

CODE COMPLIANCE DIVISION

48. The on-site property manager shall be Crime Free Multi-Housing (CFMH) certified and lease agreements shall be consistent with CFMH requirements.
49. The on-site property manager shall hold a minimum of two neighborhood watch meetings each year on the property with members of the City Crime Prevention Unit in attendance.

PUBLIC WORKS DEPARTMENT

Water and Wastewater Operations

50. Sewer laterals from the public main to the project site are considered private and shall be maintained by the property owner.
51. New sewer laterals must be constructed per Standard No. B-8-61 per *City of Pomona Public Works Department Standard Drawings March 2006* (Public Works Standards). Construction also shall comply with Standard No. A-26-02 per the Public Works Standards.

52. Sewer lateral separation distances, relative to water mains and laterals, shall comply with California Code of Regulations, Title 22.
53. The Applicant shall submit and include the following items in the sewer development plan:
 - The proposed sewer lateral(s) connection to the existing sewer main; and,
 - Construction Notes: The Contractor shall provide all temporary seals enclosures, forced ventilation or other devices as may be necessary to prevent odor nuisance and solid objects from entering the existing sewer line during construction.
54. Prior to issuance of a building permit, the Applicant shall submit sewer development plans in hard copy and in electronic format (saved as AutoCAD v. 2010) format to the City for review and approval. Said plans shall show all existing and proposed sewer mains, laterals and manholes.
55. All proposed on-site fire hydrants shall be private and painted red.
56. If new fire hydrants are required by the Los Angeles County Fire Department, said hydrants shall be placed at least five (50 feet from proposed driveways and parking spaces.
57. The Applicant shall calculate new water demand (based on fixture units) to verify the existing water infrastructure can accommodate water demand, given the size, pressure and age of the existing system. This calculation shall include fire and domestic water demands. The Applicant shall submit the calculations to the City Water and Wastewater Operations Department.
58. If new meter vaults are necessary, said vaults should be located in the public right-of-way or the sidewalk two (2) inches from the back of the curb per Standard Nos. 11 and 12 of the *City of Pomona Water Division Standard Specifications for water Facility Construction, January 2006*. Meter(s) cannot be placed in driveways, parking spaces or within the property line in order to allow City personnel access to these meters for future maintenance.
59. All newly installed water lines shall be disinfected per the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006* before connection to the existing water main.
60. Approved backflow devices (list brand and model) are required for the following service lines to the project site:
 - Reduced principal pressure devices are required for dedicated irrigation service lines to the project site
 - Reduced principal pressure devices are required for all domestic services
 - Double check detector assembly devices for all fire sprinkler service lines

61. The Applicant shall submit water development plans to the City for review and building approval. Said plans shall depict water meters, service lines, approved backflow devices and proposed/existing water mains. Said plans shall be sent in hard copy and electronically (saved as AutoCAD v. 2010) format.

Improvement plans requirements

62. All improvements to the City's water system shall be installed at the Developer's expense in accordance with the provisions of the City of Pomona Water Code, Construction Standards and the Federal, State and County Public Health requirements, including payment of all required plan check fees, bonds, connection fees, water meter setting fees and all additional water facilities advance payments. Public water facilities that are existing or proposed to be installed on private property must be approved by the City Engineer prior to the issuance of the grading permit.

The proposed public water improvement plans shall include:

- a. All existing and new utilities, including existing and proposed water facilities, water services and water easements;
 - b. All existing private/public infrastructure and water facilities adjacent to and affecting the development property including all underground utility connections;
 - c. Water Development plans are for public water improvements only; all private water improvements shall be addressed separately; any private onsite water improvements are the owner's responsibility and not the City's;
 - d. The City will install meters less than or equal to 2" in size;
 - e. Water/fire services may not cross property lines unless those separate properties have the same owner; and,
 - f. Property address, legal description, property lines, street centerline, curb-line, existing and proposed utility easements, and right-of-way with dimensions.
63. Applicant/Developer shall submit the grading, drainage and erosion control plans for review and approval by the Public Works, Planning and Building and Safety Departments.
 - a. The scale used for the plans needs to be large enough (1" = 10' is preferred) to clearly show all the details.
 - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
 - c. The plans shall include sufficient cross sections to show any block wall locations, parkway width and any permanent facilities that might require maintenance and access easements.

- d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
64. Prior to issuance of the grading permit, the Applicant/Developer shall submit written notifications of adjacent property owners regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development.
65. Prior to the issuance of the grading permit, the Applicant/Developer shall provide non-interference letters from any applicable utility agencies for any utility easements located within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.
66. Prior to issuance of the grading permit, the Applicant/Developer shall submit a soils and geologic report to address the soil's stability and geological conditions of the site.
67. The Applicant/Developer shall submit public street improvement plans to include the following:
 - a. New curb, gutter, sidewalk and driveway approaches along Commercial Street, per City standards and ADA requirements.
 - b. New sidewalk, curb and gutter to replace all existing damaged, cracked and uplifted sections.
 - c. ADA ramp at the southwest corner of Park Avenue and Commercial Street.
 - d. Grind and overlay paving of Commercial Street in compliance with the City paving standards, from curb to street centerline, along the property frontage. If the required wet and/or dry utility trenching work crosses the street centerline, the paving work shall be extended over the entire street width (curb to curb).
 - e. Park Avenue moratorium paving, per City standards, for all pavement cuts associated with the proposed project, following the 2016 completion of the City of Pomona's Capital Improvement Paving Project along Park Avenue.
 - f. Street Lights:
 - i. Refurbish existing street lights along the project's boundaries with LED luminaries.
 - ii. Install one (1) public street light on Commercial Street in compliance with City standards.
 - g. Existing sewer, water and storm drain infrastructure, including laterals.
 - h. Note: The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.

- i. Note: Undergrounding of existing and proposed overhead utility lines along Commercial Street, to conform with the City of Pomona Municipal Code Section 62-31(b).
 - j. Note: Unobstructed visibility shall be ensured at all intersections along the project boundaries.
 - k. Note: It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the Inspector's review of the current condition of said public improvements.
 - l. The demolition or relocation of any public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Public Works Engineering Department.
68. Prior to approval of any improvement plans and/or grading permit issuance, the Applicant/Developer shall prepare a detailed hydrology study based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. These reports shall be submitted to the Public Works and Building and Safety Departments for review and approval. The Developer is responsible to comply with the approved hydrology study recommendations necessary to meet minimum Federal, State, County and City requirements.
69. The Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
70. Effective January 1, 2016, the City has adopted new service charges for water and sewer services. For further information on how charges are assessed, contact the City's Public Works Business Services Division at 909-620-2241.
71. Prior to the issuance of the building permit, the Applicant/Developer is responsible for the payment of all applicable City sewer connection fees and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
72. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation of abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.

73. Traffic: Adequate signage shall be provided for the gated egress restricted access from the project's parking lot.
74. Prior to issuance of the grading permit, Applicant/Developer shall develop and obtain the City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175 which includes:
 - a. Site Design Best Management Practices;
 - b. Source Control Best Management Practices; and,
 - c. Treatment Control Best Management Practices.

Utilize the County of Los Angeles Department of Public Works LID Standards Manual (Published February, 2014) as a guidance document for the design of applicable Best Management Practices proposed for the project.

Post-construction Structural and/or Treatment Control Best Management Practices shall be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile 24-hour rain event or 00.75-inch, 24-hour rain event, whichever is greater. The results of infiltration testing shall be provided as part of the SUSMP submittal.

75. Utilize the County of Los Angeles Department of Public Works HydroCalc program described in the LID Manual to calculate these design flows and volumes. The program download can be found at <http://dpw.lacounty.gov/wrd/publication/>.
76. The project involves soil-disturbing activities in excess of 1 acre. Therefore, the project Applicant shall apply for a State General Construction Permit (Order No. CAS000002) and submit a Stormwater Pollution Prevention Plan to the City.
77. The Applicant shall implement Good Housekeeping Best Management Practices for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.
78. Prior to issuance of the building permit, Applicant/Developer is responsible for paying the project's impact fees for traffic signals and control devices, road and highway improvements, public safety improvements and parks.

79. Prior to issuance of the building permit, Applicant/Developer is responsible for paying the project's development tax fee.
80. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronically in Auto CAD v. 2010 and .pdf formats. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected "AS BUILT" plan shall also be provided to the City on disk in Auto CAD v. 2010 and .pdf formats.
81. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.

Public Works Improvements Permit

All work in the public right-of-way is subject to review, approval, and permitting requirements of the Public Works Department.

82. Prior to issuance of the building permit, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water; sewer; storm drains; street lights; street frontage pavement; sidewalk; parkway improvements; and, driveway approaches.
83. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
 - a. Commercial General Liability;
 - b. Automobile Liability; and,
 - c. Worker's Compensation as required by the State of California.

Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.

84. Permittee shall pay fees associated with and possess the City of Pomona Business License.
85. Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to Developer's or City's request shall require additional conditions to be completed by the Applicant.

Land Development requirements

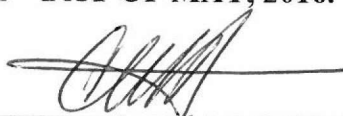
86. Applicant/Developer must submit a Lot Merger application to the Public Works Engineering Department for the SPRR Depot Grounds lot (Parcel 1) and the non-conforming, land-locked portion of Lot 1 in Block 13 of the Pomona Tract (Parcel 2). The application and the owner executed Notice of Lot Merger shall be submitted, approved and recorded prior to the issuance of the building permit for the proposed Project.

Union Pacific Railroad

87. Prior to issuance of a building permit, the Applicant/Developer shall prepare, submit, and obtain approval by the Development Services Manager of an assessment of the potential impact of Project-related pedestrian and vehicular traffic on the Project adjacent (at North Park Avenue) at-grade railroad crossing and, if determined necessary, stipulation of recommendations pertaining to Applicant responsibility for designing and installing signage and physical barriers to lessen the danger of such potential impacts.
88. Prior to issuance of a building permit, the Applicant/Developer shall prepare, submit and obtain approval by the Development Services Manager of a Noise and Vibration Study related to the relationship between the Project and the Union Pacific Railroad operations. The Study shall include appropriate mitigation to be implemented as part of Project implementation of noise and vibration impacts on future Project residents.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 25th DAY OF MAY, 2016.



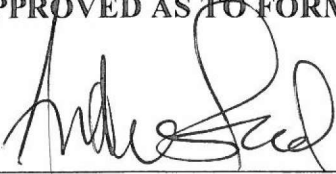
~~DENTON MOSIER~~ *CAROLYN HEMMING*
PLANNING COMMISSION CHAIRPERSON

ATTEST:



BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Starr, Mosier, Hemming, and Arias.
NOES: None
ABSTAIN: None
ABSENT: Garcia, Juarez, and Tharpe.

"Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

WEST CARSON VILLAS



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

October 22, 2018

Matt Lust, Assistant Manager
Housing Development & Preservation
Community Development Commission/Housing Authority of the County of Los Angeles
700 W. Main St., Alhambra, CA 91801

SUBJECT: CEQA Exemption - RPPL2018004192 (2018-002765) – Housing Permit
LOCATION: 22801 & 22905 S. Vermont Ave., Los Angeles, CA

Dear Mr. Lust,

The subject property is zoned and designated by the Los Angeles County General Plan as follows: Zone C-3; Land Use Policy: Commercial General

The proposed affordable housing development in the C-3 zone is subject to a Conditional Use Permit and an environmental review. The applicant submitted the project 2018-002765 for a 116-unit affordable housing development in September 2018. The project consists of an Administrative Housing Permit (RPPL2018004192) and Site Plan Review (RPPL2018004193) reviewed under Sections 22.52.1830 (Density Bonus), 22.52.1840 (Incentives), and Senate Bill 35 (SB35).

SB35 added Section 65913.4 to the Government Code to require a ministerial review process for projects that would otherwise be subject to approval with a Conditional Use Permit if such projects include a certain percentage of affordable housing units, pay prevailing wages to all construction workers, hire a skilled and trained workforce, and meet other criteria pertaining to locations and pre-existing site conditions. Therefore, since the project, as submitted, qualifies as a ministerial project, pursuant to Section 15268 of Article 18 of the California Environmental Quality Act (CEQA), the project is statutorily exempt.

Should you have any further questions related to the information in this letter or the subject property, please contact me at (213) 974-6470, Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

Mark S. Herwick, AICP
Supervising Regional Planner
Land Development Coordinating Center