



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

South Valley Area Planning Commission

Date:	May 25, 2017	Case No.:	APCSV-2014-1117-VZCJ-CDO
Time:	After 4:30 p.m.*	CEQA No.:	ENV-2014-1119-MND
Place:	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard First Floor Conference Room Van Nuys, CA 91401	Incidental Cases:	None
		Related Cases:	None
		Council No.:	3 - Blumenfield
		Plan Area:	Reseda - West Van Nuys
		Specific Plan:	None
		CDO Area:	Reseda Central Business District
Public Hearing:	Friday, April 28, 2017	Certified NC:	Reseda
Appeal Status:	Zone Change appealable by applicant if denied. Community Design Overlay Plan Approval appealable to City Council.	GPLU:	Community Commercial
Expiration Date:	June 8, 2017	Zoning:	(Q)R1-2D-CDO and (T)(Q)C2-2D-CDO
Multiple Approval:	Zone Change and Community Design Overlay Plan Approval	Applicant:	Shore Behdin and Ahmad Azad
		Representative:	AHN & Associates, LLC Athena Novak

PROJECT LOCATION: 7132 N. Amigo Avenue and 7131 N. Baird Avenue

PROPOSED PROJECT: The demolition of two single-family residences and the construction of a new forty (40) unit residential apartment building consisting of four (4) stories (three residential levels over one at-grade parking level) with a height of 45 feet, on an approximately 24,526 square-foot lot.

The project will provide 5% of the total units at rents affordable to Extremely Low Income households (two units) and 6% of the total units at rents affordable to Very Low Income households (three units).

(*Please note: This proposed project is an extensive revision to the originally proposed 71-unit residential apartment building which had a public hearing on Monday, November 17, 2014, under the same case number.)

REQUESTED ACTIONS:

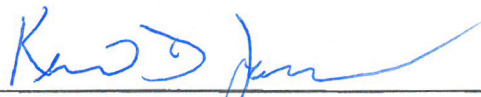
1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-1119-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Pursuant to Section 12.32 Q and Measure JJJ (to be codified as 11.5.11) of the Los Angeles Municipal Code, a **Vesting Zone Change** from [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO; and
3. Pursuant to Section 13.08 E of the Los Angeles Municipal Code, a **Design Overlay Plan Approval** for a project in the Reseda Central Business District Community Design Overlay.

RECOMMENDED ACTIONS:

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-1119-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; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the project; and **ADOPT** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Approve and recommend** the City Council **approve** the **Vesting Zone Change** from [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO, subject to the attached conditions of approval;
3. **Approve** a **Design Overlay Plan Approval** for a project in the Reseda Central Business District Community Design Overlay.
4. **Adopt** the attached Findings, including the environmental findings;

VINCENT P. BERTONI, AICP
Director of Planning


Shana Bonstin, Principal City Planner
Thomas Lee Glick, City Planner
Kevin Jones, Senior City Planner
Valentina Knox-Jones, Hearing Officer
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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent out the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The Applicant is seeking approvals for a Vesting Zone Change and a Community Design Overlay (CDO) Plan Approval for a project consisting of 40 residential, rental units in a 4-story building on a 24,526 square-foot site. The site currently contains two single-family dwellings, which are to be removed to accommodate the project.

The Project has frontage along Amigo Avenue and Baird Avenue. The proposed structure includes three levels of residential units above an at-grade parking garage, not to exceed 45 feet in height. 62 parking spaces will be provided, along with 56 long-term and 10 short-term bicycle stalls. The Project will contain a total of 45,333 square-feet of development, resulting in a Floor Area Ratio of 1.85:1.

The proposed project is an extensive revision to the originally proposed 71-unit residential apartment building that was previously heard on November 17, 2014 under a similar case number (CPC-2014-1117-ZC-SPR-DB-CDO). Following revisions to the plans, a second public hearing was held on April 28, 2017 to obtain public comments on the modified Project.

Case History

The subject case was originally filed as CPC-2014-1117-ZC-SPR-DB-CDO on April 3, 2014, was deemed complete on May 19, 2014, and a public hearing was held on November 17, 2014. Following the public hearing, the applicant requested that the case be placed on hold pending revised plans. On November 23, 2016, the applicant submitted new plans which reduced the project scope from a 71-unit apartment to a 40-unit apartment. Due to the sizeable reduction in the total unit count for the proposed project, the case number was revised to APCSV-2014-1117-ZC-DB-CDO. On February 17, 2017, the applicant requested the Zone Change entitlement be changed to a Vesting Zone Change entitlement. As the nature of the Project had changed, a new 'deem complete' letter was mailed on March 6, 2017 to acknowledge that all materials needed for reviewing the case had been received. It was determined that the Density Bonus entitlement was no longer needed as the 40-unit structure could be approved through the Vesting Zone Change entitlement and the Department of City Planning updated the suffix to indicate that the project was subject to Measure JJJ; thereby resulting in the current case number (APCSV-2014-1117-VZCJ-CDO). Other similar cases which require General Plan Amendments, Zone Changes, or Vesting Zone Changes will be similarly updated with a 'J' suffix (i.e. GPAJ, ZCJ, or VZCJ).

COMPLIANCE WITH MEASURE JJJ

On November 8, 2016, voters in the City of Los Angeles approved and passed Measure JJJ, the "Build Better LA Initiative". Among other provisions, the ballot initiative imposed minimum affordable housing requirements and labor regulations on certain development projects requiring General Plan Amendments, Zone Changes, and Height District Changes.

Any development project that 1) will result in ten or more residential dwelling units, and 2) requires a General Plan Amendment, Zone Change, and/or Height District Change (that results in increased allowable residential floor area, density, height, or allows a residential use where previously not allowed), is subject to the provisions of Measure JJJ, with the exception of projects with a Vesting Zone Change, Vesting Tentative Map, or Vesting Conditional Use Permit, and applications that were deemed complete for vesting by the Department of City Planning as of December 13, 2016.

Since the 'deem complete' letter in this instance was issued after the City Council's certification of Measure JJJ, the project is not exempt from Measure JJJ and is required to comply with the provisions of the initiative. This is accomplished by providing on-site affordable housing, consisting of five percent (5%) of the total units at rents affordable to Extremely Low Income households (two units) and six percent (6%) of the total units at rents affordable to Very Low Income households (three units); and by complying with the local hire provisions (enforced through the Q Condition Number 12). Although the project is allowed Developer Incentives through JJJ, no such request for incentives or concessions were made.

REQUESTED ACTIONS

Vesting Zone Change

The Applicant is requesting a Vesting Zone Change to change the existing zones from [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO to (Q)RAS4-1VL-CDO-RIO to facilitate the development of a 40-unit residential apartment building.

Community Design Overlay Plan Approval

The applicant is requesting a Plan Approval for a project in the Reseda Central Business District Community Design Overlay.

Mitigated Negative Declaration

A Mitigated Negative Declaration was prepared (case no. ENV-2014-1119-MND) and was circulated for public review on September 25, 2014, with the circulation period closing on October 15, 2014.

The Mitigated Negative Declaration analyzed the impacts associated with the 71-unit building, and as the project is a reduction from the original proposal, the environmental document is sufficient clearance. The project will incorporate all mitigation measures set forth in ENV-2014-1119-MND to ensure project impacts remain 'less than significant' in regards to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Public Services, and Utilities and Service Systems.

BACKGROUND

The Project Site is located within the Reseda – West Van Nuys Community Plan Area, which was updated on November 17, 1999. The land use designation for the Project Site is Community Commercial; with corresponding zones of CR, C2, C4, RAS3, RAS4, P and PB. The Project Site has a zoning classification of [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO.

The 'RIO' designation for the Project Site denotes that the site is located within the River Implementation Overlay District which regulates public and private land in proximity to river or tributary areas throughout the City. Projects within the 'RIO' District require an Administrative Clearance, which is a ministerial process. To effectuate the project, the Applicant will be required to file for the Administrative Clearance at a later date.

The 'CDO' designation for the Project Site denotes that the site is located within the Reseda Central Business District Community Design Overlay (CDO), an overlay which regulates the construction of new residential or commercial structures to promote pedestrian orientation. Review of the project for conformance with the CDO is included in this case.

Subject Property

The property is a level, rectangular-shaped through-lot approximately 24,526 square feet in area, with a 75-foot frontage along Amigo Avenue and a 75-foot frontage along Baird Avenue. The portion of the subject site along Amigo Avenue is currently zoned [Q]R1-2D-CDO-RIO and the portion of the subject site along Baird Avenue is currently zoned (T)(Q)C2-2D-CDO-RIO.

The site is currently improved with two (2) single-family dwellings built circa 1940. Each dwelling is approximately 1,500 square-feet.

The Los Angeles River is located approximately 1,500 east of a north-south tributary of the Los Angeles River along Crebs Avenue. The project is subject to the requirements of the River Improvement Overlay (RIO) Ordinance. As stated above, at the time of the entitlement filing by the applicant, the existing zoning on the property was [Q]R1-2D-CDO and (T)(Q)C2-2D-CDO. On July 2, 2014, City Council adopted the River Improvement Overlay Ordinances under Ordinance Nos. 183,144 and 183,145. Those Ordinances became effective on August 20, 2014 and essentially changed the zoning of many properties adjacent to the Los Angeles River, including the subject property, to RIO suffix designation (Ordinance No. 183,144). Any properties with the RIO suffix are subject to the provisions established in Los Angeles Municipal Code Section 13.17 (Ordinance No. 183,145).

Surrounding Zones and Uses

Properties to the east of the subject site, located on the east side of Baird Avenue, are developed with a City of Los Angeles public parking lot zoned [Q]P-2D-CDO-RIO. Properties to the west of the proposed site on the west side of Amigo Avenue are developed with single-family homes and with the First Baptist Church of Reseda and are zoned [Q]R1-2-RIO; R1-1-RIO; [Q]R3-1L-CDO-RIO; [Q]R1-1L-CDO-RIO; and [Q]P-2D-CDO-RIO. Properties to the north are developed with a 14-unit multiple-family residential building along Amigo Avenue zoned [Q]CR-2D-CDO-RIO and a commercial building with parking along Baird Avenue zoned [Q]C2-2D-CDO-RIO and [Q]P-2D-CDO-RIO. Properties to the south are developed with a 14-unit multiple-family residential building along Amigo Avenue zoned (T)(Q)RAS3-2D-CDO-RIO and a preschool (Playmates Pre-School of Reseda) along Baird Avenue zoned [Q]R2-2D-CDO-RIO.

Properties immediately adjacent to the subject property are detailed in the following table:

Direction	Land Uses/Improvements	Zones	General Plan Designation
North	14-unit multiple-family residential building along Amigo Avenue and a commercial building with parking along Baird Avenue	[Q]CR-2D-CDO-RIO and [Q]C2-2D-CDO-RIO	Community Commercial
South	14-unit multiple-family residential building along Amigo Avenue zoned and a preschool (Playmates Pre-School of Reseda) along Baird Avenue	(T)(Q)RAS3-2D-CDO-RIO and [Q]R2-2D-CDO-RIO	Community Commercial

<i>East</i>	City of Los Angeles Public Parking Lot	[Q]C2-2D-CDO	Community Commercial
<i>West</i>	Single-family homes and the First Baptist Church of Reseda	[[Q]R1-2-RIO; R1-1-RIO; [Q]R3-1L- CDO-RIO; [Q]R1-1L-CDO-RIO; and [Q]P-2D-CDO-RIO	Low Residential and Community Commercial

Streets and Circulation

The streets adjoining or near the subject property have the following General Plan Street Designations:

Amigo Avenue, fronting the subject property to the west, is designated a Local Street. It is currently dedicated to a variable width of 60 to 62 feet and is improved with roadway, sidewalk, curbs, and gutters. Per recommendations from Bureau of Engineering dated September 24, 2014 (in the case file), no dedications are required on Amigo Avenue but the following improvements will be required of the applicant:

- Remove and construct a new 12-foot concrete sidewalk along the property frontage. Repair all broken, off-grade or bad order existing concrete curb and gutter. Upgrade all driveways to comply with ADA requirements and close all unused driveways with standard concrete curb, 2-foot gutter and concrete sidewalk. Install tree wells with root barriers and plant street trees to the satisfaction of the City Engineer and the Urban Forestry Division of the Bureau of Street Services.

Baird Avenue, fronting the subject property to the east, is designated a Local Street. It is currently dedicated to a variable width of 60 to 62 feet, and improved with roadway, sidewalk, curbs and gutters. Per recommendations from Bureau of Engineering dated September 24, 2014 (in the case file), no dedications are required on Baird Avenue but the following improvements will be required of the applicant:

- Construction of additional surfacing to join the existing improvements to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot sidewalk. These improvement should suitably transition to join the existing improvements. Install tree wells with root barriers and plant street trees to the satisfaction of the City Engineer and the Urban Forestry Division of the Bureau of Street Services.

Reseda Boulevard, located approximately 300 feet east of the project site, is designated a Boulevard II and is dedicated to a variable width of 70 to 100 feet, and improved with a 70-foot roadway, curb, gutter and sidewalk.

Relevant Cases

On-Site

CPC 86-0251-GPC. General Plan/Zoning Consistency Program for the Reseda-West Van Nuys Community Plan, resulted in the adoption of Ordinance No. 162,925, which established a maximum height limit of 10 stories.

CPC 2002-1263-CDO-ZC-MSD. Reseda Central Business District Community Design Overlay was approved by the City Planning Commission on September 23, 2004 (Guidelines only), and the Boundary Ordinance (No. 176,557) and the Permanent [Q] Conditions Ordinance (No. 176,558) was adopted by City Council on March 23, 2005, and effective May 2, 2005. Specifically related to the subject property, the western half of the subject site along Amigo was rezoned from R1-2D to [Q]R1-2D-CDO and the eastern half of the subject site along Baird was rezoned from R2-2D to [Q]R2-2D-CDO.

APCSV-2004-7817-ZC. On April 4, 2006, Ordinance No. 177,369 became effective granting a Zone Change on eastern portion of the subject site (7131 North Baird Avenue) was rezoned from [Q]R2-2D-CDO to (T)(Q)C2-2D-CDO. The project was the demolition of a single-family dwelling and the construction of an 11,479 square foot office building, up to 3 stories, with a variable height of 23 feet to 41 feet over 28 at grade parking spaces on a 12,000 square foot lot. However, this project was never constructed.

Off-site

APCSV-2008-0500-ZC-CDO. On September 5, 2009, Ordinance No. 180,798 became effective granting a Zone Change from [Q]R2-2D-CDO to (T)(Q)RAS3-2D-CDO and a Community Design Overlay Plan Approval at 7112-14 Baird Avenue (southeast of the subject property) for the construction of an eight-unit apartment building, 35-ft. high, with fourteen parking spaces on a 7,500 square foot lot.

APCSV-2011-1192-ZC. On July 10, 2012, Ordinance 182,134 became effective granting a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO at 7122 N. Amigo Ave (south of the subject property) for the construction of a fifteen-unit apartment building, 35-ft. high, with thirty parking spaces on a 12,000 square foot lot.

APCSV-2012-3118-ZC-CDO. For the property at 7108 North Amigo Avenue (south of the subject property), the applicant, Mr. Ben Azal, applied for a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the construction of a new 15-unit multiple-family residential building. The case was withdrawn prior to the South Valley Area Planning Commission date.

APCSV-2013-1388-ZC-CDO. On August 10, 2014, Ordinance 183,133 became effective granting a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO at 7118 N. Amigo Ave (south of the subject property) for the construction of a 15-unit apartment building consisting of 3 three stories (2 residential levels over 30 at grade parking spaces), 45-feet in height on a 12,000 square-foot lot.

APCSV-2013-2365-ZC-CDO. On August 10, 2014, Ordinance 183,132 became effective granting a Zone Change from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO at 7108 N. Amigo Ave (south of the subject property) for the construction of a 25-unit apartment building consisting of 3 three stories (2 residential levels over 50 at grade parking spaces), 45-feet in height on a 20,000 square-foot lot.

Agency Letters or Reports Received

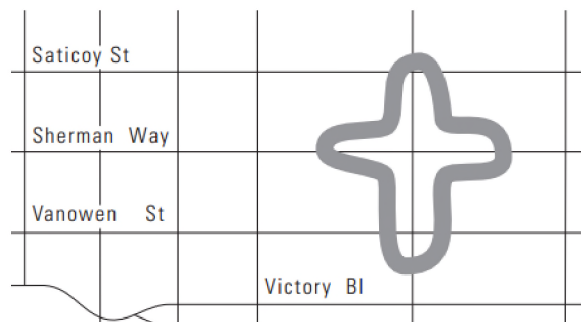
Three reports were received at the time of this report – one from the Bureau of Engineering dated September 26, 2014, from Bureau of Street Lighting dated April 11, 2017, and from the Fire Department dated April 25, 2017. All recommendations are included in the [T] Conditions detailed below. No other letters or reports were received from any agency, prior to the completion of the Hearing Officer's report.

HEARING OFFICERS COMMENTS

General Plan Land Use and Zoning

The Reseda Boulevard and Sherman Way intersection is the node of a Community Commercial area at the center of the Reseda neighborhood. In the Framework Element, this Community Commercial area is identified along Sherman Way between Wilbur Avenue on the west and Lindley Avenue on the east; and along Reseda Boulevard between Saticoy Street on the north and the Los Angeles River on the south.

The subject site is located within the Community Commercial area and approximately 460 feet from the intersection of Reseda Boulevard and Sherman Way. Although a portion of the site is zoned R1, it is clear that past planning activities envisioned more intensive uses for this site, as the whole block is designated with a General Plan Land Use designation of Community Commercial. The instant request is consistent with previous planning activities for the community, as the requested zone is consistent with the land use designation.



Community Center

A focal point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings, e.g., some will be 2-story Centers, some 4- or 6-story Centers depending on the character of the surrounding area. Community Centers are served by small shuttles, local buses in addition to automobiles and/or may be located along rail transit stops.

CITY OF LOS ANGELES GENERAL PLAN FRAMEWORK
2-19-03



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

Low / Low I Residential

COMMERCIAL

Community Commercial

INDUSTRIAL

Limited Manufacturing

Massing and Height

The architectural form of the neighborhood is one- and two-story commercial structures along the commercial corridors with ‘buffer’ areas adjacent to these commercial areas with two- and three-story multi-family structures, limited manufacturing buildings, or parking lots. These ‘buffer’ areas are typically buffering single-family residential areas from the commercial corridors.

Zoning Maps for the neighborhood show that in the 1950s, the subject site’s block was zoned with a C2 zone along the north, R2 zoning along the eastern side (along Baird Avenue), and R1 zoning along the western side (along Amigo Avenue). The zoning has changed significantly since and the only remaining R1 zoned parcel is the western portion of the subject site, with the exception of a remnant parcel to the north where an alley has been constructed. The parcels along the western side of this block have all changed to C2 or RAS zones and have been developed with, or approved for, two- to four-story multi-family structures. Along the eastern side of the block there is one recording studio on a C2 zone, a preschool with a Conditional Use Permit to operate on a parcel with a R2 zone, and a two-story office building on a C2 zone. The project is consistent with the neighborhood as it is the development of a four-story multifamily structure on a block with other multi-level multi-family developments.



GENERALIZED ZONING

- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB

CONCLUSION

Based on the information submitted, public input including the public hearing, the project's compliance with Measure JJJ, the project's compliance with the Reseda Central Business District Community Design Overlay, the Reseda - West Van Nuys Community Plan, and mandatory findings for the requested entitlements, the Department of City Planning recommends that the South Valley Area Planning Commission approve the CDO Plan Approval and Vesting Zone Change. The Project will redevelop underutilized lots with multi-family dwellings that are near transit, employment, entertainment and schools. The project is well-oriented to the site and the development is consistent with adjacent uses and building scale.

**CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the (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. **Dedication(s) and Improvement(s).** The applicant shall comply with all the requirements of the Bureau of Engineering, including the dedication and improvement requirements for the project detailed in the letter dated **September 26, 2014**. These include the following:
 - a. Improvements Required:
 - i) Baird Avenue - Construct additional surfacing to join the existing improvements to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2- foot gutter and a 10-foot concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 - ii) Amigo Avenue - Remove and construct a new 12-foot concrete sidewalk along the property frontage. Repair all broken, off-grade or bad order existing concrete curb and gutter. Upgrade all driveways to comply with ADA requirements and close all unused driveways with standard concrete curb, 2-foot gutter and concrete sidewalk.
 - iii) 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) 84 7 -3077.
 - iv) Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - v) Department of Transportation may have additional requirements for dedication and improvements.
 - vi) Refer to the Department of Transportation regarding traffic signs and equipment (818) 374-4699.
 - vii) Refer to the Department of Water and Power regarding power pole (213) 367-2715.
 - viii) Refer to the Fire Department regarding fire hydrants (818) 374-5005.
 - b. No major drainage problems are involved.
 - c. Sewer lines exist in Baird Avenue and Amigo Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - d. An investigation from the Bureau of Engineering sewer counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374- 5090.

- e. Submit shoring and lateral support plans to the Bureau of Engineering Valley District Office Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (818) 374-5090.
 - f. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
2. **Engineering – Sewer Facilities.** Construction of necessary sewer facilities, to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. **Engineering – Drainage Facilities.** Construction of necessary drainage facilities, to the satisfaction of the Bureau of Engineering.
4. **Fire Department** - The applicant shall comply with all the requirements of the Fire Department, detailed in the letter dated **April 25, 2017**.
5. **Public Works - Street Trees.** Construction of tree wells and planting of street trees and parkway landscaping, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance. In accordance with the Reseda Central Business District Streetscape Plan, approved by the City Planning Commission on September 23, 2004, the street tree to be planted in the Baird Avenue parkway is the *Pistacia chinensis* (Chinese Pistache), 24-inch box in size and the Amigo Avenue parkway.
5. **Engineering and Transportation – Driveway and Parking Plans.** Preparation and submittal of a parking area and driveway plan, to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
6. **Transportation – Site Access and Internal Circulation.** A final DOT approval shall be obtained prior to issuance of any building permits for the driveway, internal circulation, and parking scheme for the proposed Project. This shall be accomplished by submitting a detailed and fully dimensioned site plan and parking layout, with a minimum scale of 1"=40', to the DOT Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, before submittal of building plans for plan check to the Department of Building and Safety.
7. **Public Works – Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. Construct new street light: one (1) on Baird Ave. If street widening per BOE improvement conditions, remove and reinstall existing conduit behind new curb and gutter on Amigo Ave.
8. **Department of Telecommunications – Cable Television Franchise.** 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 17.05N, to the satisfaction of the Department of Telecommunications.

9. **Engineering – Notice of Payment of All Engineering Fees.** Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
10. **Engineering – Notice of Completion of Construction of All Public Improvements:** 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.
11. **Planning - 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 by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
12. **Department of Recreation and Parks - Recreation and Parks Dedication/Fee.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

(Q) QUALIFIED CONDITIONS OF APPROVAL

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 and supersede those conditions contained in Ordinance 176,558:

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, Valley Project Planning, 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 or the project conditions.
2. **Use.** The use of the subject property shall be limited to those uses permitted in the RAS4 Zone as defined in Section 12.11.5 of the Los Angeles Municipal Code ("LAMC"), respectively.
3. **River Implementation Overlay (RIO) District Approval.** Prior to the clearance of building permits for the project, the applicant shall obtain a RIO Administrative Clearance, or other appropriate approval, from the Department of City Planning, in accordance with Section 13.17 of the LAMC and the River Implementation Overlay Zone (Ordinance No. 183,145).
4. **Density.** A maximum of 40 residential dwellings is permitted.
5. **Height.** The height of the building on the subject property shall not exceed 45 feet. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
6. **Off-street Parking.** Automobile and bicycle parking shall be provided on-site as required by LAMC Sections 12.21 A.4 and 12.21 A.16, respectively, and to the satisfaction of the Department of Building and Safety.
7. **Open Space.** The project shall comply with the open space standards of Section 12.21.G of the Los Angeles Municipal Code.
8. **Solar Energy.** The project shall include infrastructure for the future installation of solar energy generation.
9. **EV Parking.** The project shall include at least 20% of the total code required 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, i.e. with wiring in five (5)% of the total code required 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 spaces, 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. **Reseda Central Business District Community Design Overlay District.** The subject property shall be in compliance with the provisions of Ordinance Nos. 175,557 and 176,558, effective on May 2, 2005, otherwise known as Reseda Central Business District Community Design Overlay (CDO) District; and any other subsequent revisions to the CDO.
11. **JJJ Compliance – On-Site Provision of Affordable Units.** A minimum of 5% of the total project units shall be reserved at rents affordable to Extremely Low Income households (two units) and a minimum of 6% of the total units shall be reserved at rents affordable to Very Low Income households (three units), as defined by the State Density Bonus Law 65915(C)(2). Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD), at a rent determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
12. **Labor Requirement.** Pursuant to Measure JJJ, 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.
- 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.

Environmental Conditions:

- 13. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- 14. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- 15. **Aesthetics (Vandalism).** 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.
- 16. **Aesthetics (Signage on Construction Barriers).** 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.
- 17. **Aesthetics (Light).** 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.
- 18. **Aesthetics (Glare).** 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.
- 19. **Air Pollution (Demolition, Grading, and Construction Activities).** 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.

20. **Tree Removal (Non-Protected Trees).** Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. All 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 1: 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.
21. **Tree Removal (Locally Protected Species).** All protected tree removals require approval from the Board of Public Works. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-84 7 -3077), prior to implementation of the Report's recommended measures. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
 - a. **Bonding (Tree Survival):** The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
22. **Cultural Resources (Archaeological).** If any archaeological materials are encountered during the course of project development, all further development activity shall halt and: The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or

relocation of the resource. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

23. **Cultural Resources (Paleontological).** If any paleontological materials are encountered during the course of project development, all further development activities shall halt and: The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCU\, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
24. **Cultural Resources (Human Remains).** 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). The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission 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 descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.
25. **Explosion/Release (Existing Toxic/Hazardous Construction Materials).** Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure: (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.

26. **Increased Noise Levels (Demolition, Grading, and Construction Activities).** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. 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.
27. **Increased Noise Levels (Parking Structure Ramps).** Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures: Concrete, not metal, shall be used for construction of parking ramps. The interior ramps shall be textured to prevent tire squeal at turning areas. Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.
28. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a *final* map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
29. **Public Services (Police - Demolition/Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
30. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
31. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access

control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

32. **Public Services (Schools).** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
33. **Utilities (Local Water Supplies - Landscaping).** 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). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following: Weather-based irrigation controller with rain shutoff, Matched precipitation (flow) rates for sprinkler heads, Drip/microspray/subsurface irrigation where appropriate, Minimum irrigation system distribution uniformity of 75 percent, Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials, Use of landscape contouring to minimize precipitation runoff, A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
34. **Utilities (Local Water Supplies - All New Construction).** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
35. **Utilities (Local Water Supplies - New Residential).** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

CONDITIONS OF APPROVAL

Community Design Overlay Conditions of Approval:

1. **Lighting.** Lighting shall be directed on-site and shielded away from surrounding residential areas.
2. **Freestanding Walls.** If utilized, masonry walls will be constructed from decorative brick, stone, split face concrete block, or other decorative material. Masonry block walls will be finished with a masonry cap. Chain link fencing shall be prohibited.
3. **Equipment Screening.** If not located within a structure, trash storage bins and recycling areas shall be fully enclosed with a decorative masonry wall or fence and landscaped to prevent off-site transport of trash. If equipment or electrical transformers are located at-grade, they shall be fully screened on all sides from public view by substantial landscaping or shall be placed underground.
4. **Building Materials.** Bare aluminum finishes, unfinished metal panels, metal windows/doors, and the like shall be anodized or painted. Additionally, Exterior walls and windows shall be treated with graffiti resistant materials such as specialized coating or use of vegetation.
5. **Building Colors.** If the building is to be re-painted, no more than four (4) exterior colors shall be used on the building. Additionally, Building materials such as marble, brick, and tile should retain their natural colors. Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

Administrative Conditions:

6. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
7. **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.
8. **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.
9. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
10. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the

agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

11. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
12. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

13. Indemnification.

The 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 the City's processing and approval of, in whole or in part, 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 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. Action 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.

FINDINGS

General Plan Findings

1. General Plan Land Use Designation

The subject property is located within the area covered by the Reseda - West Van Nuys Community Plan Area, updated and adopted by the City Council on March 23, 1994. The Plan designates the subject property as Community Commercial with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The recommended (T)(Q)RAS4-1VL-CDO-RIO zoning classification will therefore be consistent with the General Plan.

2. Land Use Element

Reseda - West Van Nuys Community Plan. The Reseda - West Van Nuys Community Plan text includes the following relevant land use goals, objectives, policies and programs related to the staff recommended zone change to the (T)(Q)RAS4-1VL-CDO-RIO zone:

Objective 1-1: 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 to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

Objective 1-2: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1: Seek a high degree of architectural compatibility and landscaping for new infl. development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Objective 13-2: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 13-2.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 13-2.2: Promote housing in mixed use projects in transit corridors, pedestrian oriented areas, and transit oriented districts.

The above objectives and policies seek to allow for the development of housing in such a way that new structures are consistent with the existing character of an area. The project is located between commercial uses and multi-family uses and it's siting towards the street

is consistent with both. By providing landscape planters in the front area of the lot, the landscaping is consistent with multi-family development in the area.

Chapter 5 – Urban Design, Multiple Residential

Site Planning: All multiple residential projects, of five or more units shall be designed around a landscaped focal point or courtyard to serve as an amenity for residents. Toward that goal the following policies are proposed: 1. Providing a pedestrian entrance at the front of each project. 2. Requiring useable open space for outdoor activities, especially for children.

Design: The design of all buildings shall be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. Achievement of this can be accomplished through: 1. Requiring the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades. 2. Utilizing complementary building materials on building facades. 3. Incorporating varying design to provide definition for each floor. 4. Integrating building fixtures, awnings, or security gates, into the design of building(s). 5. Screening of all roof top equipment and building appurtenances from adjacent properties. 6. Requiring decorative, masonry walls to enclose trash.

Parking Structures: Parking structures shall be integrated with the design of the buildings they serve through: 1. Designing parking structure exteriors to match the style, materials and color of the main building. 2. Maximizing commercial uses on ground floors. 3. Landscaping to screen parking structures not architecturally integrated with the main building. 4. Utilizing decorative walls and/or landscaping to buffer residential uses from parking structures.

The proposed project is consistent with the current Community Plan Urban Design Chapter, and will fulfill the above-listed design guidelines. The project is the construction of a four-story apartment building on a through-lot. The ground level is an enclosed parking garage which functions as a podium level. The second through fourth floors are residential units, which are arranged as two structures atop the podium; a break in massing creates a courtyard in the center on the second floor. A bridge located above the second floor courtyard connects the third and fourth floors, thereby creating eastern and western wings of the structure. There is an additional reduction in massing on the fourth floor, along the southern side to create a roof top garden. Open space landscaping is provided in the form of planters in the roof top garden and planters in the second floor courtyard.

The facades along both frontages are designed symmetrically, and provide pedestrian access through a prominent entryway and controlled vehicular access through a rolling gate. The project is designed in a Modern Tuscan style with stucco walls, terracotta roofs with extended wood rafters, arched entries and windows, and decorative wrought iron elements.

Through this design, the project complies with the design guidelines – pedestrian entrances are provided on both street frontages, the massing is organized around the second story courtyard planters, the building utilizes manipulations in the massing (both vertically and horizontally) to provide articulations to avoid blank walls, the decorative details consisting of wrought iron railings and decorative details are integrated into the design in a meaningful way, the trash and recycling areas are enclosed within the structure, parking is enclosed in the structure at ground floor, and landscaping is utilized

to screen parking within and to soften the appearance of the structure from the right-of-way.

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:

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed zone change to (T)(Q)RAS-1VL-CDO-RIO is consistent with these provisions in that the subject site is located near the intersection of Sherman Way and Reseda Boulevard, both major boulevards. The area surrounding this intersection is identified as a Community Center in the Framework Element with appropriate floor area ratios of 1.5:1 to 3.0:1; and characterized by two- to six-story structures. The construction of a four-story structure is consistent with this designation.

4. Housing Element

The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

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

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The proposed zone change to (T)(Q)RAS-1V-CDO-RIO for the subject property will facilitate the construction of additional housing in order to meet current and projected needs. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Amigo Avenue, abutting the property to the west, is a designated Local Street, fully dedicated to a width of 60 feet and is improved. Baird Avenue, abutting the property to the east, is a designated Local Street, fully dedicated to a width of 60 feet and is improved as well. As part of this (T) Tentative Classification conditions, Amigo Avenue will be improved with a new 12-foot concrete sidewalk along the property frontage. Concrete curbs and gutters will be repaired and the driveway along Amigo Avenue will be upgraded to comply with ADA requirements. Along Baird Avenue, the (T) Conditions require additional surfacing to be constructed in order to provide a 20-foot half roadway in accordance with Local Street standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot concrete sidewalk in order to ensure the existing improvements will suitably transition with the proposed project.

Therefore, as conditioned, the zone change to (T)(Q)RAS-1VL-CDO-RIO is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

6. Sewerage Facilities Element

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.

Entitlement Findings

7. Zone Change

- 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: On April 8, 2015, Mayor Eric Garcetti released the City's first-ever Sustainable City pLAn. The pLAn is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades

to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the zone change will increase the number of residential units that can be developed on the site with housing that is compatible with the existing surrounding residential development, thereby supporting the Mayor's goal of 100,000 new housing units by 2021.

Convenience: The Reseda – West Van Nuys community is an established multi-family neighborhood. The proposed project would locate 40 new multi-family dwellings within 1.5 miles of the following LAUSD schools: Reseda Elementary School, Garden Grove Elementary School, Bertrand Avenue Elementary School, Lemay Street Early Education Center, Newcastle Elementary School, Reseda High School, Sherman Oaks Center for Enriched Studies, Vanalden Ave Elementary School, Diane S. Leichman High School, Shirley Avenue Elementary School, and the Lorantz Special Education Center. The project is also within a quarter mile of the Reseda United States Post Office, 1.5 miles from the Northridge Hospital Medical Center, and 2.5 miles from the Northridge Fashion Center. Granting the zone change would allow future residents to obtain services, shop and dine within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.

General Welfare: Granting the zone change would allow the development of an underutilized lot adjacent to commercial and multi-family uses to provide similar and comparable uses. As discussed above, the area is served by neighborhood-serving uses such as schools, a post office and other neighborhood-serving retail uses. The zone change to the (T)(Q)RAS4-1VL-CDO-RIO zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

Good Zoning Practices: The (T)(Q)RAS4-1VL-CDO-RIO zone would allow for the development of multi-family homes in a pattern consistent with the existing development pattern within the community. As such, the zone would ensure that the density of the development would be compatible with the existing surrounding development.

b. Pursuant to Section 12.32 G of the Municipal Code “T” Classification Findings.

The current action, as recommended, has been made contingent upon compliance with new “T” conditions of approval imposed herein for the proposed project. 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.

c. As to be codified in Section 11.5.11 of the Municipal Code, the recommended action is deemed consistent with the requirements of Measure JJJ.

In order for a project with ten or more dwelling units to be eligible for a zone change which results in increased residential floor area, density or height; the project shall meet one of the affordability provisions and job standards, detailed in Section 3 and 5 of the Measure JJJ initiative, as to be codified in LAMC Section 11.5.11.

If the zone change results in a residential density increase greater than 35%, then the Project shall provide no less than 5% of the total units at rents affordable to Extremely Low Income households and either 6% of the total units at rents affordable to Very

Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. The Project as conditioned will provide 5% of the total units at rents affordable to Extremely Low Income households and 6% of the total units at rents affordable to Very Low Income households.

Additionally, the Project will be conditioned to provide a Project Labor Agreement which ensures at least 30% of all construction hours will be performed by permanent City residents, that construction worker wages will be 'living wages' as stipulated in California Labor Code Section 1770, and that all construction workers will be hired with appropriate training requirements.

As such, the Project complies with the affordability provisions and job standards detailed in Section 3 and 5 of the Measure JJJ initiative, as to be codified in LAMC Section 11.5.11.

8. Community Design Overlay Plan Approval

a. Pursuant to Los Angeles Municipal Code Section 13.08, the Applicant requests a Community Design Overlay Plan Approval for a project in the Reseda Central Business District CDO.

- i. The project is the construction of a four-story apartment building on a through-lot. The ground level is an enclosed parking garage which functions as a podium level. The second through fourth floors are residential units, which are arranged as two structures atop the podium; a break in massing creates a courtyard on the second floor. A bridge located above the second floor courtyard connects the third and fourth floors, thereby creating eastern and western wings of the structure. There is an additional reduction in massing on the fourth floor, along the southern side to create a roof top garden. Open space landscaping is provided in the form of planters on the roof top garden and planters in the second floor courtyard.

The facades along both frontages are designed symmetrically, and provide pedestrian access through a prominent entryway and controlled vehicular access through a rolling gate.

The project is designed in a Modern Tuscan style with stucco walls, terracotta roofs with extended wood rafters, arched entries and windows, and decorative wrought iron elements.

As stated below, the project substantially complies with the CDO.

Parking

Guideline 2: Provide privacy to residents in the surrounding neighborhoods and screen automobiles from public view by designing parking buildings and surface parking lots which will minimize associated impacts.

Standard 2a: Screen automobiles within parking structures through the use of building Parapets, landscape, and other architectural treatments.

The ground floor podium of the structure is utilized as parking for the project and is fully enclosed and incorporated into the design of the project. In locations where there are openings at the ground floor, metal grills are utilized to further screen any

impacts from vehicles. As the parking is located within the structure and screened, the project complies with Guideline 2 and Standard 2a.

Freestanding Walls

Guideline 6: Create space and provide security by enclosing parking areas and sites with decorative walls and fences. Combination wrought iron and masonry walls are encouraged.

Standard 6a: Walls should incorporate surfaces and textures to discourage graffiti where possible. Masonry walls should be constructed from decorative brick, stone, split face concrete block, or other decorative material. Masonry block walls should be finished with a masonry cap.

Standard 6b: Chain link fencing should be avoided and should never be the primary fencing material.

The ground floor level of the structure is fully enclosed, and where openings exist, they are enclosed with metal grills. The building materials located on the ground floor consist of porcelain panels painted in a dark taupe to match the structure's tan color scheme. Parking is thereby secured with attractive building materials, and the project complies with Guideline 6.

Additionally, there are six-foot tall continuous block walls located along the northern and southern properties lines to provide screening of the project from adjoining properties. The project is conditioned to ensure the exterior materials are resistant to graffiti and moreover, the site is prohibited from using chain link fencing in the future. As such, the project complies with Standards 6a and 6b.

Equipment Screening

Guideline 7: Enhance the visual look of secondary features such as trash and recycling areas, mechanical equipment, and loading areas by screening them from public view.

Standard 7a: Trash storage bins and recycling areas should be located away from the street, behind or to the side of buildings, and should be fully enclosed with a decorative masonry wall or fence and landscaped to prevent off-site transport of trash. Each individual trash bin should have a cover.

Standard 7b: Ground mounted equipment or electrical transformers should be fully screened on all sides from public view by substantial landscaping or should be placed underground.

Trash and recycling chutes are located on the second through fourth floors immediately adjacent to the elevators on the eastern and western wings, and items are collected and stored on the ground level. As such, the trash and recycling will be stored within the structure. Moreover, the project is conditioned to ensure if the project includes any ground mounted equipment, it will be appropriately screened. As such, the project complies with Guideline 7, Standard 7a, and Standard 7b.

Landscaping

Guideline 8: Use landscaping to augment ground cover, provide an attractive buffer, filter noise, soften glare, and enhance the overall aesthetic appeal of the community.

Standard 8a: Areas fronting the public right of way free of structures, driveways, walkways, or required parking should be adequately landscaped.

Standard 8b: Landscape materials should include both softscape and hardscape which complement the building and site design.

Standard 8c: Use an effective variety and density of plant materials including, but not limited to, evergreen (non-deciduous), drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines of various heights and species.

Standard 8d: Hardscape materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs should be used to accent and enhance the overall landscape plan and should not be used in-lieu of plant materials.

Standard 8e: A minimum fifteen (15) foot wide landscaped buffer should be provided adjacent to single family zoned properties. The landscape area should include shade trees (24-inch box) planted every twenty-five (25) feet on center.

The project provides landscaped areas along both the northern and southern property lines to provide a landscape buffer along adjacent property lines. Landscaped areas are also provided at both street frontages architecturally integrated with the building design and to soften views from the public right-of-way.

Each street frontage includes landscaping consisting of hardscape areas for walkways and driveways, planters with shrubs, and 24-inch box trees. Although the project is not required to comply with Standard 8e, as it is not adjacent to single-family zoned properties, it still complies with the intent of the standard by providing adequate landscaping.

Guideline 9: Soften, buffer, and conceal views of parking areas from adjacent uses with sufficient planting materials by incorporating planters, planter boxes, trellises, etc. as part of the landscape design.

Standard 9b: A minimum seven (7) foot wide planted landscape buffer is required for all parking structures or garages adjacent to a public street; this area should contain trees, shrubs or other various plant species.

The parking garage is located within the ground floor, and as it is fully enclosed within the structure, visibility of the parking area is screened. Planters are constructed along the street frontages to provide landscaping areas which soften the view of the structure from the public right-of-way. The depth of these planter areas varies from 5 feet to 7 feet and 2 inches along the Amigo Avenue frontage and 5 feet to 6 feet and 4 inches along the Baird Avenue frontage. Moreover, a landscaped area is provided along the Baird Avenue frontage to screen the ground-mounted transformer. Although there are portions where the planters are less than 7 feet in depth, the project substantially complies with Guideline 9 and Standard 9b, in that significant landscaping planters are utilized to conceal views of parking areas, and as such, the project complies with Guideline 9 and Standard 9b.

Building Materials

Guideline 10: Use exterior surface materials that complement existing buildings in the area and maintain visual interest. Marble, brick, smooth texture Stucco, stone and tile are recommended materials.

Standard 10a: The use of wood, metal, unfinished or unsurfaced concrete block walls, plywood, plastic laminate, pecky cedar, corrugated fiber glass, and heavily textured Stucco as a primary surface material should be avoided.

Standard 10b: Bare aluminum finishes, unfinished metal panels, metal windows/doors, and the like should be anodized or painted. All materials employed in construction should be finished and durable.

Standard 10c: Front Facade design and materials should continue around corners to the other walls of the building.

Guideline 11: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

Standard 11: Exterior walls and windows should be treated with graffiti resistant materials such as specialized coating or use of vegetation.

Exterior walls will consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles. Decorative light fixtures, balconies with iron railing, and iron-work features will also be incorporated into the façade. The use of these materials and decorative elements are utilized on all four sides of the structure, and as such, the project complies with Guideline 10 and Standards 10a and 10c. Moreover, the project has been conditioned to ensure it does not utilize bare metal elements and to ensure exterior materials are resistant to graffiti, and therefore, the project complies with Guideline 11 and Standards 11 and 10b.

Building Colors

Guideline 12: Tie building elements together through the use of color.

Standard 12a: A maximum of four (4) exterior colors should be used.

Standard 12b: Exterior building elements, such as downspouts, gutters, vents, and other mechanical equipment should be painted to blend into the background surface whenever screening of the equipment is not possible.

Standard 12c: Building materials such as marble, brick, and tile should retain their natural colors.

Exterior walls will consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles – this will result in a total of four exterior colors, thereby complying with Standard 12a. The project has also been conditioned to ensure all exterior mechanical equipment is painted the same color as the building, thereby ensuring the equipment is consistent with the design of the structure, complying with Standard 12b. The project does not include natural materials which will be artificially colored, instead, the project utilizes stucco, porcelain panels, and decorative iron; thereby complying with

Standard 12c. Therefore, as proposed and conditioned, the project will comply with Guideline 12 and all the associated standards.

Guideline 13: Avoid highly reflective colors, especially those that produce glare.

Standard 13: Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

The project will be colored in shades of taupe and tan in an earth tone palette. Therefore, the project will not use highly reflective colors and complies with Guideline 13 and Standard 13.

Lighting Design

Guideline 14: Design exterior lighting as part of the overall architectural concept.

Standard 14a: Lighting fixtures and all exposed accessories should be harmonious with the building design.

Standard 14c: Avoid lighting elements which detract from the appearance of their setting.

Guideline 15: Concealing light features within building and landscape can highlight attractive features and avoid intrusion into neighboring properties.

Standard 15a: Illuminate buildings and landscape to indirectly create a strong positive image

As proposed, lighting is located on both street frontage facades, immediately adjacent to the pedestrian entrance and along balcony sliding doors, but is not proposed on exterior facades along interior property lines. The lighting is minimal and functional and will not detract from the architecture of the structure. As required by mitigation measure, the lighting shall be designed and installed with shielding in order to minimize potential light impacts to neighboring structures. Therefore, as proposed and conditioned, the project complies with Guidelines 14 and 15 and with Standards 14a, 14c, and 15a.

Façade Treatment

Guideline 17: Incorporate Façade design into successive floors, including the area between floors.

Standard 17: Building Facades should be extended and continue beyond the ground floor. Successive floors can be offset by recessed windows, balconies, offset planes, Awnings or other architectural details.

As previously mentioned, exterior walls consist of stucco and porcelain panels painted in three shades of taupe and tan, which will complement the terracotta roof tiles. Decorative light fixtures, balconies with iron railing, and iron-work features will also be incorporated into the façade. The use of these materials and decorative elements are utilized on all four sides of the structure. Moreover, massing has been manipulated on all sides of the project to ensure blank wall faces are avoided. Additionally, massing has been further removed to provide for green spaces in the form of the second floor courtyard and the fourth floor rooftop garden; thereby providing articulation to the structure. As the project provides façade design and

building articulation along all four sides, the project complies with Guideline 17 and Standard 17.

Roof Lines and Forms

Guideline 20: Articulated roof lines and forms add appeal, provide visual interest, and can de-emphasize building mass and scale. When designing roof lines the scale and proportion of adjacent buildings should be considered.

Standard 20a: Roofs should be flat, with decorative cornice elements, and Parapets that extend above the roof line to screen rooftop mechanical equipment from public view.

Standard 20b: To promote visual interest, buildings with frontages greater than twenty-five (25) feet, should provide articulated roof lines every fifteen (15) feet with vertical relief.

Standard 20c: Severe roof pitches that create prominent or out of scale building elements such as A-frame roofs, domes, or chalet styled buildings should be avoided.

The massing on the roofline has been manipulated in order to provide what is essentially a flat roof with vaulted portions with taller massing and sloped rooflines. The plans illustrate that the flat portions of the roof will be utilized for solar panels at some point in the future and is included in this approval. The flat roof portions are screened by parapets which have been designed to appear as low-pitched roofs, and are therefore incorporated into the building's architecture style. The portions of the roof which are vaulted, are programmatically designed to be located over living rooms on the top floor, thereby providing articulation in a meaningful manner and providing screening for the elevator bays which provide access to the roof.

As the project includes vaulted roof lines which are architecturally sensitive to the Modern Tuscan style, the project complies with Guideline 20. The parapet roof which is designed to be a false roof is compatible with the architecture style and complies with Standard 20a. All the rooflines on the structure are built with a low-slope to be consistent with the Tuscan style and also comply with Standard 20c.

Lastly, the vaulted sections of the roofline result in a façade which has five vertical sections with varying depth from the street. The width of the building along these street frontages are approximately 65 feet and the vertical sections are of varying width but are an average of 13 feet. As such the project complies with Standard 20c.

- ii. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and the vicinity.

The site consists of two parcels with differing zones. The western portion of the site is zoned for single-family dwellings, however it is bordered on both sides with multifamily structures. The eastern portion of the site received a zone change in 2004 to a C2 Zone Classification to allow for the construction of a 41-foot tall office building, which was never constructed. Instead, a single-family dwelling exists on site. The applicant is seeking a zone change from the existing R1/C2

classifications to an RAS4 classification to allow for a four-story multi-family dwelling.

The plans originally filed requested entitlements to construct a 71-unit, five-story multi-family; however, based on community input the applicant reduced the project to its current iteration of 40-units and four-stories.

As conditioned by this approval, the project is in substantial conformance with the design guidelines and standards (see above). The project is conditioned to comply with the COO requirements and will be compatible with the site's proximity to Sherman Way commercial corridor and with other multifamily structures on Amigo Avenue.

The parcels between Amigo Avenue and Baird Avenue have experienced significant change from their original development as single-family dwellings and the subject site remains the last single-family dwellings on the block bounded by Amigo Avenue, Sherman Way, Baird Avenue, and Gault Street. The proposed structure as conditioned will provide a compatible massing which appears as two buildings on a podium which has similar depth and width as other structures in the area. The proposed materials and architectural style are consistent with the CDO's goal to promote the development of structures with high-quality exteriors.

Environmental Findings

- 9. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2014-1119-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 Valley Project Planning Division of the Planning Department in Room 430, 6262 Van Nuys Boulevard.
- 10. 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 X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.

PUBLIC HEARING AND COMMUNICATIONS

Summary of Public Hearing Testimony and Communications Received

The Public Hearing on this matter was held at Marvin Braude San Fernando Valley Constituent Service Center, 6262 Van Nuys Boulevard, Van Nuys CA 91401 on Friday April 28, 2017. Approximately 13 people were in attendance, however, only six people spoke, including the applicant's representative, two members from the Neighborhood Council, two members from organization CREED LA, and one homeowner from the vicinity of the project. Three people spoke in opposition of the project and two people provided general comments. Mr. Shawn Dunn from the Council District representing the area (CD 3) attended the meeting but did not provide comments. The hearing lasted approximately one hour.

Summary of Public Hearing Testimony

At the public hearing, the applicant's representative Athena Novak, presented an overview of the history of the project and the design goals of the project, and the desirable amenities of the neighborhood which make the site ideal for the project. Ms. Novak stated the following points:

- The original project was a five-story, 71-unit project, however after attending the Neighborhood Council, the applicant volunteered to reduce the size of the project from five stories to four stories and from 71 units to 40 units.
- The project is consistent with the multi-family developments which have occurred on Amigo Avenue – this is the last underutilized site on that portion of the street; and the portion of Baird Avenue is a mixture of multifamily and commercial zoning.
- In keeping with the demographics of the neighborhood, the applicant has designed the project to provide larger units instead of studios and one bedrooms, in order to provide family-sized units.
- The project will be one level of at-grade parking with three levels of residential above, within one structure. By not utilizing subterranean parking, the construction impacts on neighbors will be minimized as there will not be haul trucks needed for excessive grading.
- Per the Code, the project would need to provide 61 spaces and the project is in conformance with the code as it provides 62. Additionally, as the project is adjacent to a City parking lot, the project is not likely to negatively impact the neighborhood as there is the option for guests to park at the City parking lot.
- The project is providing open space per the code (in the form of two community rooms, private balconies, and a 2,000 square-foot shared roof deck).
- The applicant has met with the church to the west of the site, and the church was supportive of the project. The church indicated that while there are school facilities on their site, the facilities are currently dormant as there are not enough students to enroll. The applicant believes the approval of the proposed project would assist the church, by providing family units and potential students for the church.
- The representative noted that the project site is within 250 feet of Sherman Way, which was designated as a 'Great Street' by the Mayor; which makes it eligible for pedestrian-improvement funds.

Others from the public who spoke included:

Charles Fleming, a member of the Reseda Neighborhood Council, spoke on behalf of the Neighborhood Council and spoke in opposition of the project. He indicated that residents attended the meeting, seven spoke in opposition and none in favor. In general, people are concerned about the quantity of single-family residences being redeveloped as multi-family structures, and do not believe this area should not be converted to a 'high density' urban environment, also known as

the 'brooklynization' of the area. He indicated that people moved to the Valley to live in a suburban community and want it to stay that way. He also said that the Neighborhood Council does not believe the project provides enough parking spaces, that it should be one parking space per bedroom because families often have multiple cars. They also felt it was unfair for the users of the project to rely on the City parking lot, as that is intended for the commercial users. Lastly, he indicated that the Neighborhood Council is more supportive of Small Lot Subdivisions because they offer home ownership options, instead of multifamily rentals.

Jay Bradford, a member of the organization CREED LA, did not speak in support or opposition of the project but noted that the goals of her organization is to minimize environmental impacts, ensure community benefit agreements are upheld, and to ensure developers work with the community.

Godfrey Wachira, a member of the organization CREED LA, did not speak in support or opposition of the project but noted that he had several questions surrounding the project and the environmental documentation. He noted that since the Zone Change application was deemed complete in March, it would be subject to housing and labor agreements and was unsure how the project complied. He also noted that the MND published for the project was for the original version of the project with a higher unit count and massing. He had questions about whether the use of the MND was proper. He also objected to statements within the MND, indicating that air quality impacts are difficult to quantify and he was concerned about conclusions made in the MND regarding construction impacts, off-road construction, GHG gases, and DM particulate matter.

Jim Diamond, a member of the Reseda Neighborhood Council, also agreed with Mr. Fleming's previous comments and noted that the Neighborhood Council has opposed this project and other similar projects in the area. He indicated that the site is difficult to access, that there is not enough parking for people who will live in the apartments, and that crime statistics are high in these areas. He voiced skepticism with the representative's statements that families will reside in the units, instead he cites the 'lower' area people who work at the mall in retail and move to nearby Reseda for housing, or the number of students from CSUN who move to the area and have too many cars. He indicated that houses on Amigo Avenue used to be well cared for, but now residents have begun to move away because of the changes. Lastly, he indicated that he would be supportive of these types of projects if they were condos, as he believes those people take better care of their units.

Ann Marie DeSimone, a resident from the neighborhood, spoke in opposition to the project. She lives two blocks from the project and purchased her home six years ago. She is concerned that the construction of multifamily structures in the area is changing the character of the area and will affect her home value. Similar to previous speakers, she voiced concern about the types of people who would move into her neighborhood, as she indicated that there is no pride in ownership for renters. She has voiced concern about the concentration of multifamily structures and whether parking impacts would spill-over into nearby lower density, single-family neighborhoods. Lastly, she was skeptical of the 'Community Plan' designation cited by the representative as the neighbors did not support the project at the Neighborhood Council meeting.

After public testimony, the applicant's representative provided the following responses to the speaker's comments:

- Ms. Novak cited the increase in homelessness in the City, that many people have begun living in their cars when they lose access to affordable housing. She indicated that the project complies with affordable housing provisions by providing 5% of the units to Extremely Low Income brackets and 6% of the units to Very Low Income brackets.
- She indicated that the project is consistent with the long range plan for the area. While there are nearby single-family developments, the area is designated Community

Commercial which is typically developed with large office buildings. This proposal is less intense than what could normally be constructed with a Community Commercial land use designation.

- She also noted while it is important to preserve single-family neighborhoods, the project site is not characterized as a single-family neighborhood. The western portion of the subject site includes the last single-family residence on that block, it is already completely developed with commercial and multifamily uses. Also, the eastern portion is already zoned for commercial uses. Denying this project would not preserve single-family neighborhoods and would not meet the goals of the Community Plan.

The Hearing Officer announced on the record that the South Valley Area Planning Commission decision meeting will be held on May 25, 2017 at the Marvin Braude San Fernando Valley Constituent Service Center. The Courtesy Mailing will have the precise location of the meeting and will be distributed prior to that date. She requested that if anyone wishes to receive this information, to provide their name and mailing address on the sign-in sheet.

Communication Received

Reseda Neighborhood Council on April 22, 2017, submitted correspondence regarding their regularly scheduled public hearing on November 21, 2016, wherein they reviewed the proposed project. At that meeting, the Neighborhood Council voted to oppose the project for the following reasons:

- They believe the project is too dense
- They would like the project to provide parking above the City required minimums, as they are concerned there will be spill-over parking impacts
- They are not supportive of rental housing and believe that it will devalue neighboring properties, specifically that without "ownership interest this project adds no value to the community"

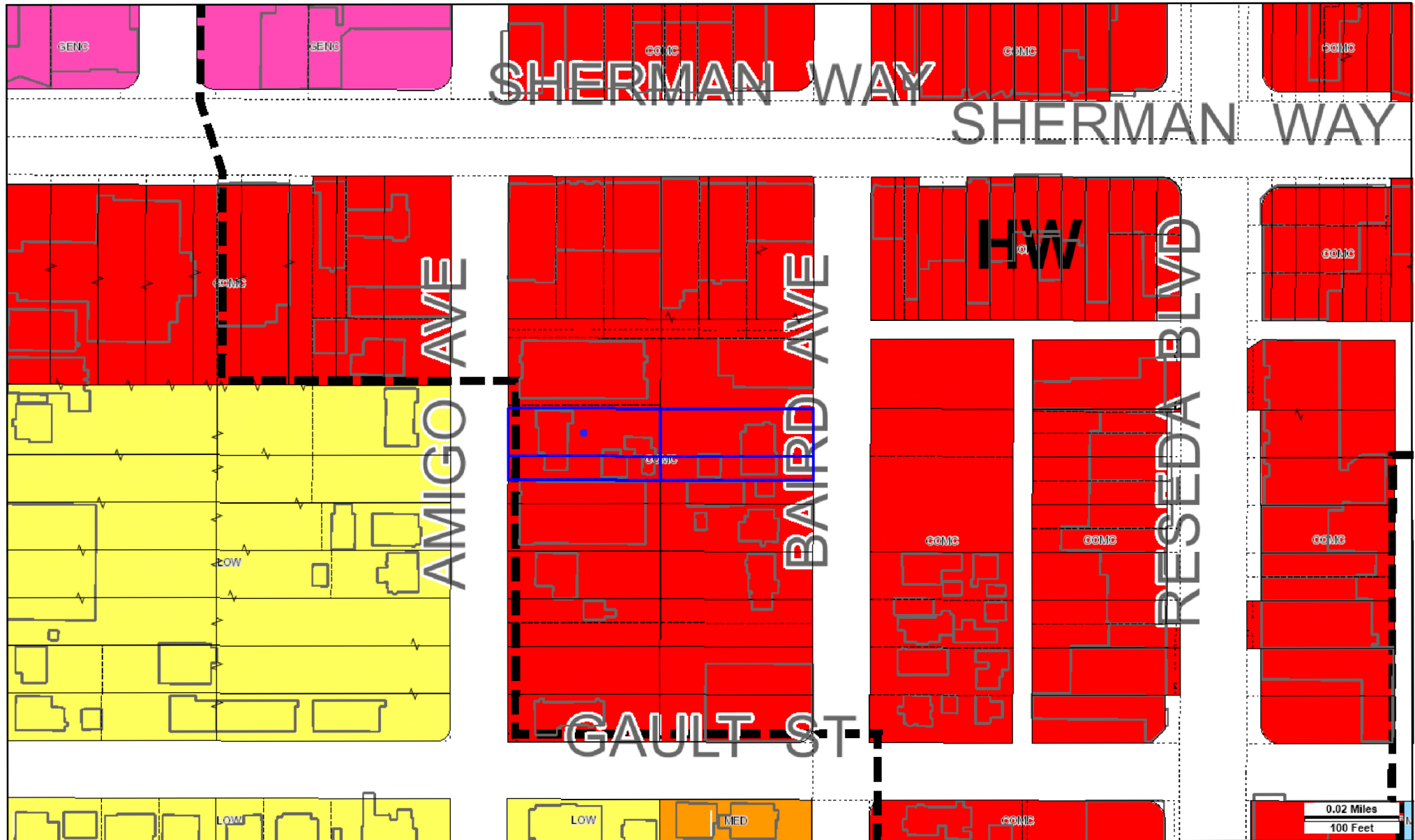
CREED LA on April 6, 2017, submitted correspondence requesting the City provide records relating to the project site, as well as notification of future actions on the case. The organization did not provide comments regarding support or opposition for the project.

Abundant Housing LA on April 3, 2017, submitted correspondence urging the City to approve the proposed project for the following reasons:

- By creating new housing in desirable neighborhoods, it reduces issues of gentrification and displacement in other parts of the region
- They noted the project's proximity to neighborhood amenities – transit, employment centers (Sherman Oaks and Warner Center), and retail/restaurant amenities within walking distance.

No other written correspondences were received prior to the preparation of this report.

E1 – Maps and Photos



Address: 7132 N AMIGO AVE

APN: 2126006018

PIN #: 183B121 210

Tract: TR 5236

Block: 3

Lot: 21

Arb: None

Zoning: [Q]R1-2D-CDO-RIO

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial



LEGEND

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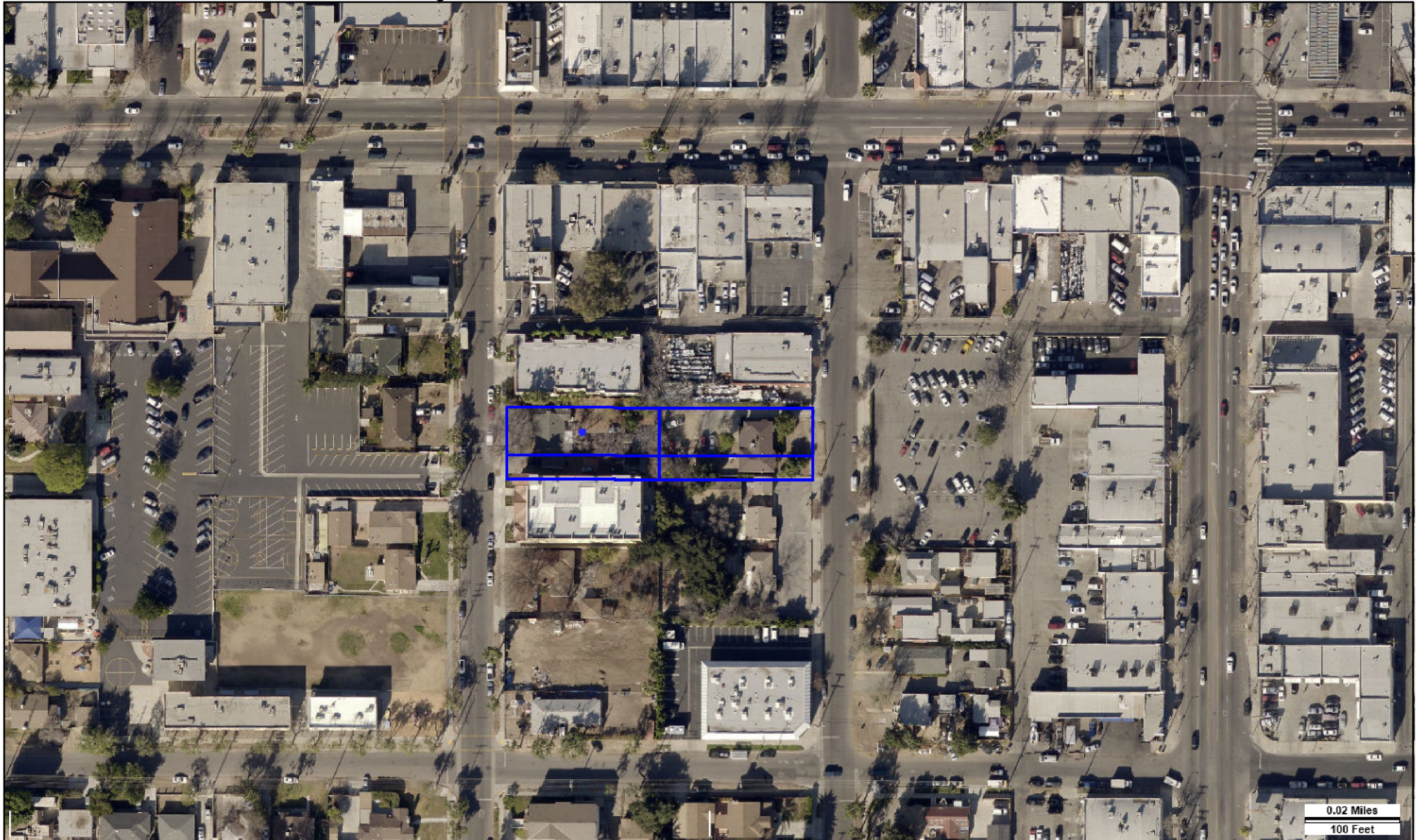
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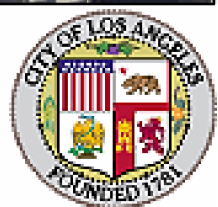
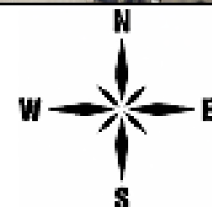
Block: 3

Lot: 21

Arb: None

Zoning: [Q]R1-2D-CDO-RIO

General Plan: Community Commercial



LEGEND

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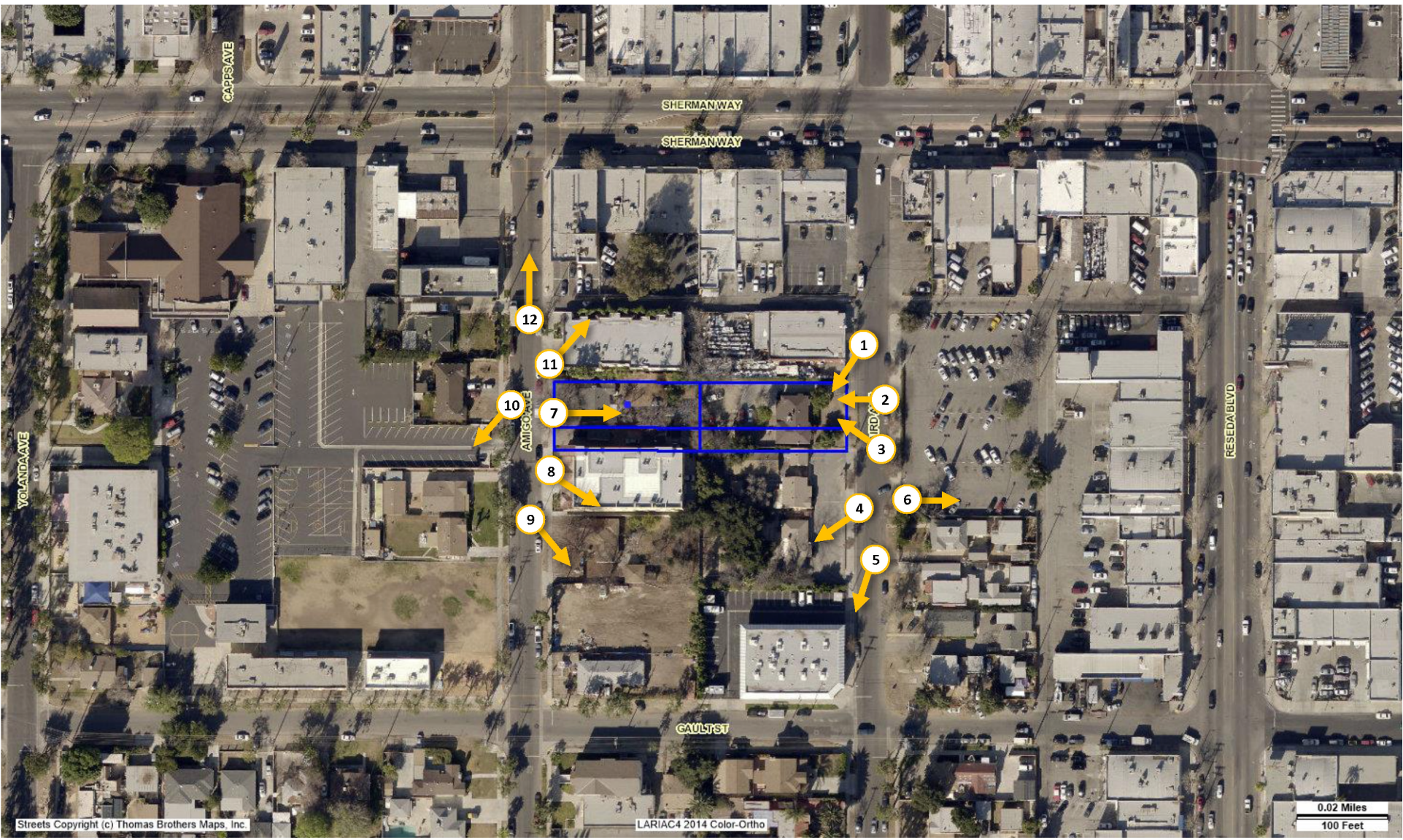
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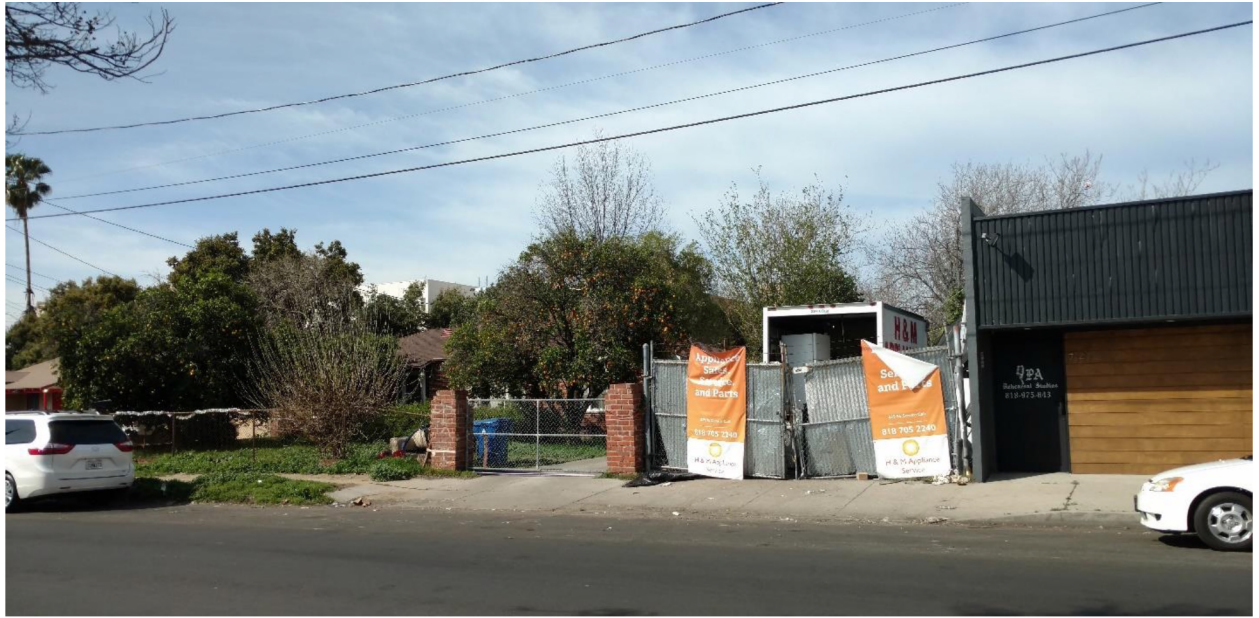
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SITE PHOTOGRAPHS (APCSV-2014-1117-VZCJ-CDO – 7132 Amigo / 7131 Baird)





1



2



3



4



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12

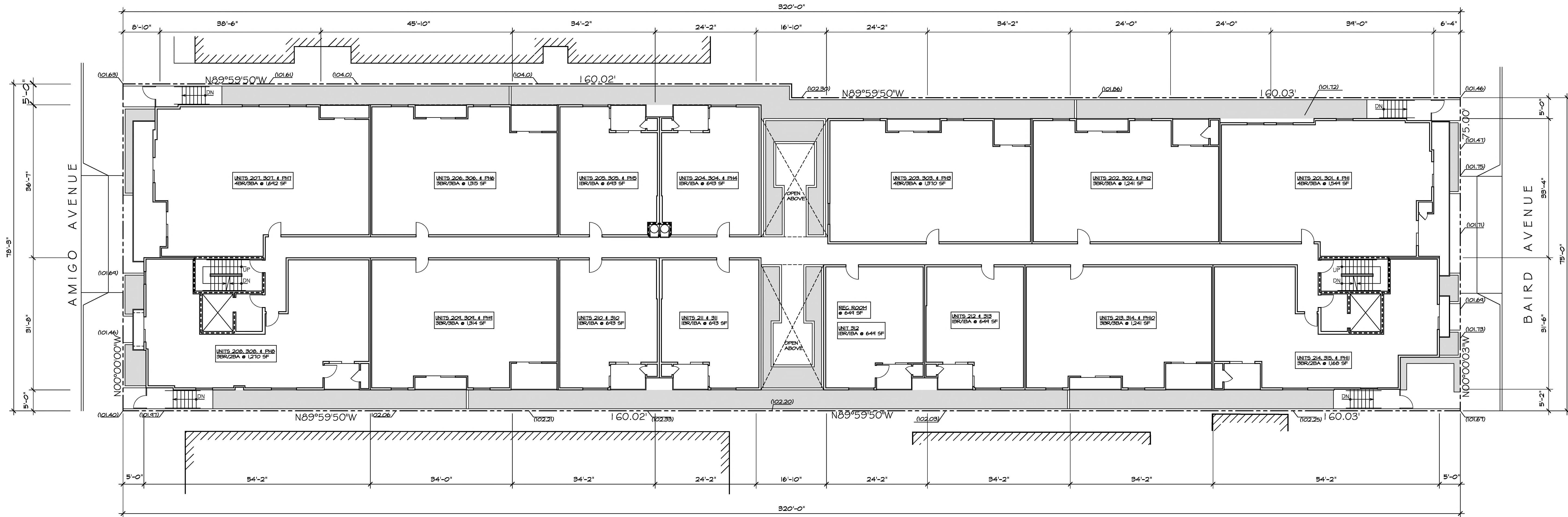
E2 – Project Plans



BAIRD / AMIGO APARTMENTS
7131 N BAIRD AVE & 7132 N AMIGO AVE
LOS ANGELES, CA 91335

VESTING ZONE CHANGE
APCSV-2014-1117-VZC-SPR-DB-CDO & DIR-2114-1118-DB

SYMBOLS		ABBREVIATIONS		SHEET INDEX		LEGAL DESCRIPTION		CODE ANALYSIS	
<div><div><div>A</div><div>A6</div></div><div>ELEVATION LETTER</div><div>SHEET WHERE DRAWN</div></div> <div><div><div>2</div><div>A3</div></div><div>PLAN,SECTION OR DETAIL NUMBER</div><div>SHEET WHERE DRAWN</div></div> <div><div>2</div><div>DOOR TYPE</div></div> <div><div>A</div><div>WINDOW TYPE</div></div> <div><div>⌀</div><div>SECURITY OPENING</div></div> <div><div>▬</div><div>WOOD STUD PARTITION</div></div> <div><div>▬▬▬▬</div><div>1-HOUR FIRE RESISTIVE CONSTRUCTION</div></div> <div><div>■</div><div>SMOKE DETECTOR(STATE APPROVED)</div><div>HARD WIRED STATE FIRE MARSHALL APPROVED</div><div>PER L.A.M.C. 91.1210 WITH BATTERY BACKUP</div><div>W/ LOW BATTERY SIGNAL</div></div> <div><div>⊕</div><div>DOUBLE RECEPTICAL @+12" U.O.N.</div></div> <div><div>⊕</div><div>DOUBLE RECEPTICAL - 1/2 HOT</div></div> <div><div>⊕</div><div>DOUBLE RECEPTICAL - GFI</div></div> <div><div>⊕</div><div>WALL MOUNTED LT. FIXT.</div></div> <div><div>├─┤</div><div>FLUOR. FIXT.</div></div> <div><div>⊕</div><div>CEILING MOUNTED LT. FIXT.</div></div> <div><div>⊙</div><div>RECESSED LT. FIXT.</div></div> <div><div>◀</div><div>TELEPHONE JACK</div></div> <div><div>Ⓢ</div><div>EXHAUST FAN - SEE NOTE 5A /A1</div></div> <div><div>⌚</div><div>TV OUTLET</div></div>		<div><div>A.C.</div><div>ASPHALT CONCRETE</div></div> <div><div>AC.</div><div>ACOUSTIC TILE</div></div> <div><div>ADJ.</div><div>ADJUSTABLE</div></div> <div><div>ALUM.</div><div>ALUMINUM</div></div> <div><div>A.T.</div><div>ASPHALT TILE</div></div> <div><div>BD.</div><div>BOARD</div></div> <div><div>BLDG.</div><div>BUILDING</div></div> <div><div>BLKG.</div><div>BLOCKING</div></div> <div><div>B.M.</div><div>BENCH MARK</div></div> <div><div>BOT.</div><div>BOTTOM</div></div> <div><div>BR.</div><div>BRICK</div></div> <div><div>CAB.</div><div>CABINET</div></div> <div><div>C.B.</div><div>CATCH BASIN</div></div> <div><div>CEM.</div><div>CEMENT</div></div> <div><div>C.I.</div><div>CAST IRON</div></div> <div><div>CLR.</div><div>CLEAR</div></div> <div><div>C.J.</div><div>CEILING JOIST</div></div> <div><div>CLG.</div><div>CEILING</div></div> <div><div>COL.</div><div>COLUMN</div></div> <div><div>COMPO.</div><div>COMPOSITION</div></div> <div><div>CONC.</div><div>CONCRETE</div></div> <div><div>CONT.</div><div>CONTINUOUS</div></div> <div><div>CORR.</div><div>CORRUGATED</div></div> <div><div>CSK.</div><div>COUNTERSUNK</div></div> <div><div>C.W.</div><div>COLD WATER</div></div> <div><div>DET.</div><div>DETAIL</div></div> <div><div>D.F.</div><div>DRINKING FOUNTAIN</div></div> <div><div>DIA.</div><div>DIAMETER</div></div> <div><div>DIM.</div><div>DIMENSION</div></div> <div><div>DIV.</div><div>DIVISION</div></div> <div><div>DN.</div><div>DOWN</div></div> <div><div>DR.</div><div>DOOR</div></div> <div><div>DS.</div><div>DOWNSPOUT</div></div> <div><div>D.W.</div><div>DISHWASHER</div></div>		<div><div>DWG.</div><div>DRAWING</div></div> <div><div>DWR.</div><div>DRAWER</div></div> <div><div>E.J.</div><div>EXPANSION JOINT</div></div> <div><div>ELEV.</div><div>ELEVATION</div></div> <div><div>ELEC.</div><div>ELECTRIC</div></div> <div><div>EL.</div><div>ELEVATOR</div></div> <div><div>EQUIP.</div><div>EQUIPMENT</div></div> <div><div>EXIST.</div><div>EXISTING</div></div> <div><div>EXT.</div><div>EXTERIOR</div></div> <div><div>F.D.</div><div>FLOOR DRAIN</div></div> <div><div>F.E.</div><div>FIRE EXTINGUISHER</div></div> <div><div>F.G.</div><div>FINISH GRADE</div></div> <div><div>F.H.C.</div><div>FIRE HOUSE CABINET</div></div> <div><div>F.J.</div><div>FLOOR JOIST</div></div> <div><div>FIN.</div><div>FINISH</div></div> <div><div>FLR.</div><div>FLOOR</div></div> <div><div>F.L.</div><div>FLOW LINE</div></div> <div><div>F.O.C.</div><div>FACE OR CONCRETE</div></div> <div><div>F.O.M.</div><div>FACE OF MASONRY</div></div> <div><div>F.O.S.</div><div>FACE OF STUDS</div></div> <div><div>F.S.</div><div>FLOOR SINK</div></div> <div><div>FT.</div><div>FOOT</div></div> <div><div>FUR.</div><div>FURRING</div></div> <div><div>GA.</div><div>GAUGE</div></div> 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CABINET</div></div> <div><div>M.C.B.</div><div>METAL CORNER BEAD</div></div> <div><div>M.H.</div><div>MANHOLE</div></div> <div><div>MET.</div><div>METAL</div></div> <div><div>MFR.</div><div>MANUFACTURER</div></div> <div><div>MIN.</div><div>MINIMUM</div></div> <div><div>M.</div><div>MIRROR</div></div> <div><div>MISC.</div><div>MISCELLANEOUS</div></div> <div><div>M.O.</div><div>MASONRY OPENING</div></div> <div><div>N.I.C.</div><div>NOT IN CONTRACT</div></div> <div><div>OB.</div><div>OBSCURE</div></div> <div><div>O.C.</div><div>ON CENTERS</div></div> <div><div>O.F.</div><div>OVER FLOW</div></div> <div><div>OPNG.</div><div>OPENING</div></div> <div><div>PART</div><div>PARTITION</div></div> <div><div>PL.</div><div>PLATE</div></div> <div><div>PLAS.</div><div>PLASTER</div></div> <div><div>PLY.</div><div>PLYWOOD</div></div> <div><div>P.P.</div><div>POWER POLE</div></div> <div><div>R.</div><div>RISER-RADIUS</div></div> <div><div>R.D.</div><div>ROOF DRAIN</div></div> <div><div>REINF.</div><div>REINFORCING</div></div> <div><div>R.J.</div><div>ROOF JOIST</div></div> <div><div>ROS</div><div>ROUGH SAWN</div></div>		<div><div>RES.</div><div>RESAWN</div></div> <div><div>R.V.</div><div>ROOF VENT</div></div> <div><div>RWD.</div><div>REDWOOD</div></div> <div><div>S.</div><div>SINK</div></div> <div><div>S.B.</div><div>SPLASH BLOCK</div></div> <div><div>SH.</div><div>SHELF</div></div> <div><div>SHT.</div><div>SHEET</div></div> <div><div>SHTG.</div><div>SHEATHING</div></div> <div><div>SPECS.</div><div>SPECIFICATIONS</div></div> <div><div>S.S.</div><div>SERVICE SINK</div></div> <div><div>SECT.</div><div>SECTION</div></div> <div><div>STD.</div><div>STANDARD</div></div> <div><div>STL.</div><div>STEEL</div></div> <div><div>STPG.</div><div>STRIPPING</div></div> <div><div>SQ.</div><div>SQUARE</div></div> <div><div>T.C.</div><div>TOP OF CURB</div></div> <div><div>T & G</div><div>TONGUE & GROOVED</div></div> <div><div>TH.</div><div>THICK</div></div> <div><div>THRES.</div><div>THRESHOLD</div></div> <div><div>TEL.</div><div>TELEPHONE</div></div> <div><div>T.PL.</div><div>TOP OF PLATE</div></div> <div><div>TR.</div><div>TRANSOM</div></div> <div><div>TRANS.</div><div>TRANSFORMER</div></div> <div><div>T.O.W.</div><div>TOP OF WALL</div></div> <div><div>TYP.</div><div>TYPICAL</div></div> <div><div>V.</div><div>VENT</div></div> <div><div>VERT.</div><div>VERTICAL</div></div> <div><div>W.C.</div><div>WATER CLOSET</div></div> <div><div>WD.</div><div>WOOD</div></div> <div><div>WARD.</div><div>WARDROBE</div></div> <div><div>W.H.</div><div>WATER HEATER</div></div> <div><div>W.I.</div><div>WROUGHT IRON</div></div> <div><div>W.M.</div><div>WIRE MESH</div></div> <div><div>WT.</div><div>WEIGHT</div></div>	






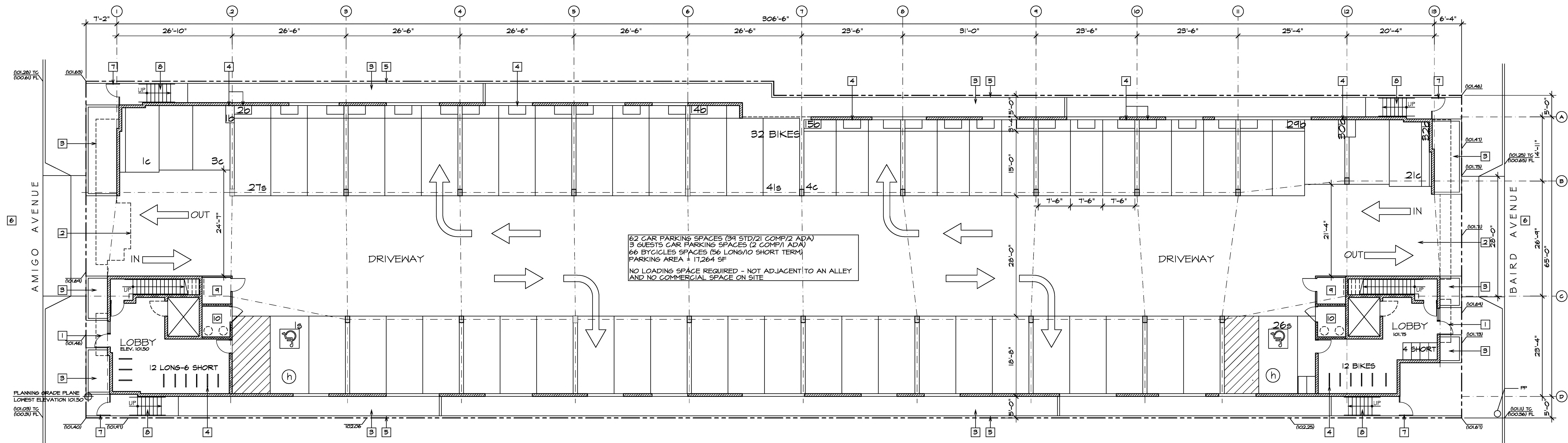
SITE PLAN
3/32" = 1'-0"

ZONING FLOOR AREA (NET FLOOR AREA W/BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)			
2ND FLR (18,643 SF - 562 SF)	18,081 SF		
3RD FLR (18,643 SF - 562 SF)	18,081 SF		
4TH FLR (15,340 SF - 510 SF)	14,830 SF		
TOTAL	50,992 SF		

BUILDING FLOOR AREA (NET FLOOR AREA INCL. BALCONIES, ELEV., STAIRS & ENCLOSED SHAFTS LESS OPEN TO SKY OPEN SPACE)			
2ND FLR (18,705 SF - 0 SF)	18,705 SF		
3RD FLR (18,705 SF - 0 SF)	18,705 SF		
4TH FLR (15,340 SF - 0 SF)	15,340 SF		
TOTAL	52,750 SF		

SCHOOL FEE FLOOR AREA (GROSS FLOOR AREA W/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)			
2ND FLR (19,104 SF - 562 SF)	18,542 SF		
3RD FLR (19,104 SF - 562 SF)	18,542 SF		
4TH FLR (15,745 SF - 526 SF)	15,219 SF		
TOTAL	52,303 SF		




DATE	REVISIONS	DATE	REVISIONS	DATE	ISSUED FOR	DATE	ISSUED FOR		 <div>URIU & ASSOCIATES ARCHITECTURE . PLANNING (818) 247-2330 830 S. GLENDALE AVENUE GLENDALE, CA 91205</div>	SHEET TITLE			DRAWN	SHEET
-	△ -	-	△ -	-	-	5/11/15	ZONE CHANGE/DB			SITE PLAN			CHECKED	
-	△ -	-	△ -	-	-	-	-						JOB	
-	-	-	-	-	-	-	-						1332	
-	-	-	-	-	-	-	-							

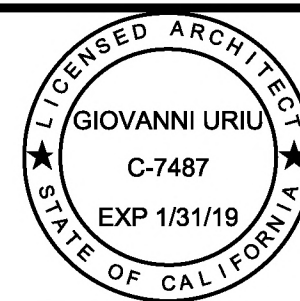


2 FIRST FLOOR (GARAGE & CIRCULATION) PLAN
3/32"=1'-0"

LEGEND

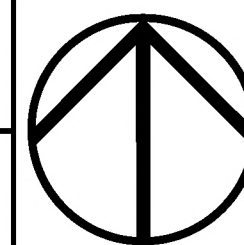
- | | |
|--------------------------|---------------------------|
| 1 PEDESTRIAN ENTRANCE | 6 PUBLIC RIGHT OF WAY |
| 2 VEHICULAR ENTRANCE | 7 6'-0" W.I. GATE & FENCE |
| 3 PLANTER AREA | 8 CONCRETE STEPS |
| 4 BICYCLE PARKING | 9 ELEV. MACHINE |
| 5 6'-0" CONG. BLOCK WALL | 10 TRASH / RECYCLE |

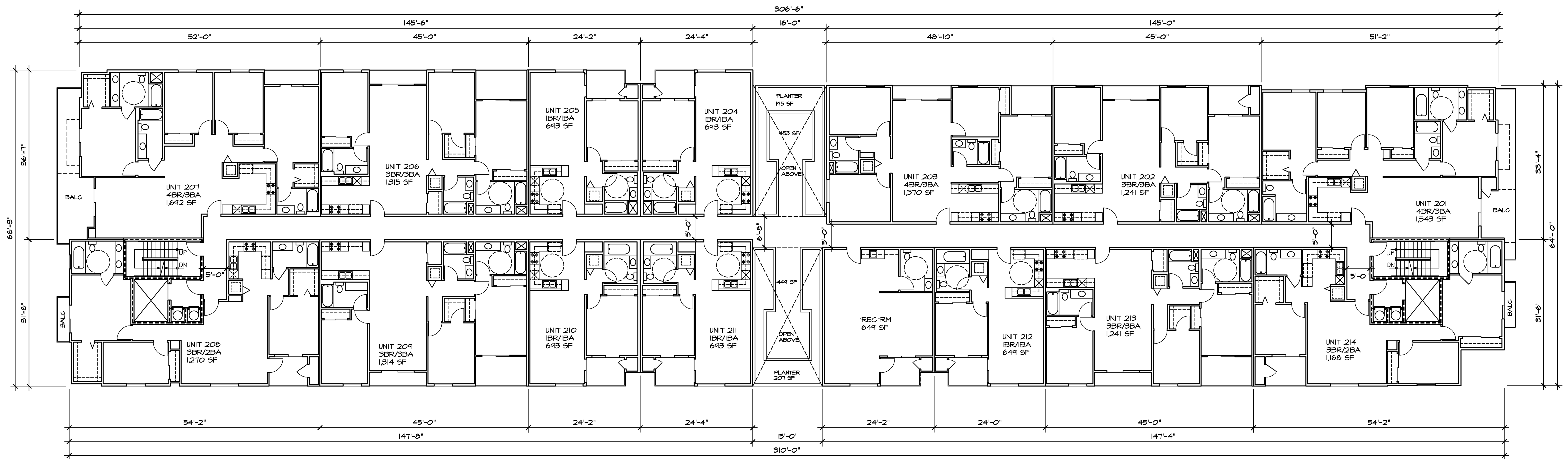
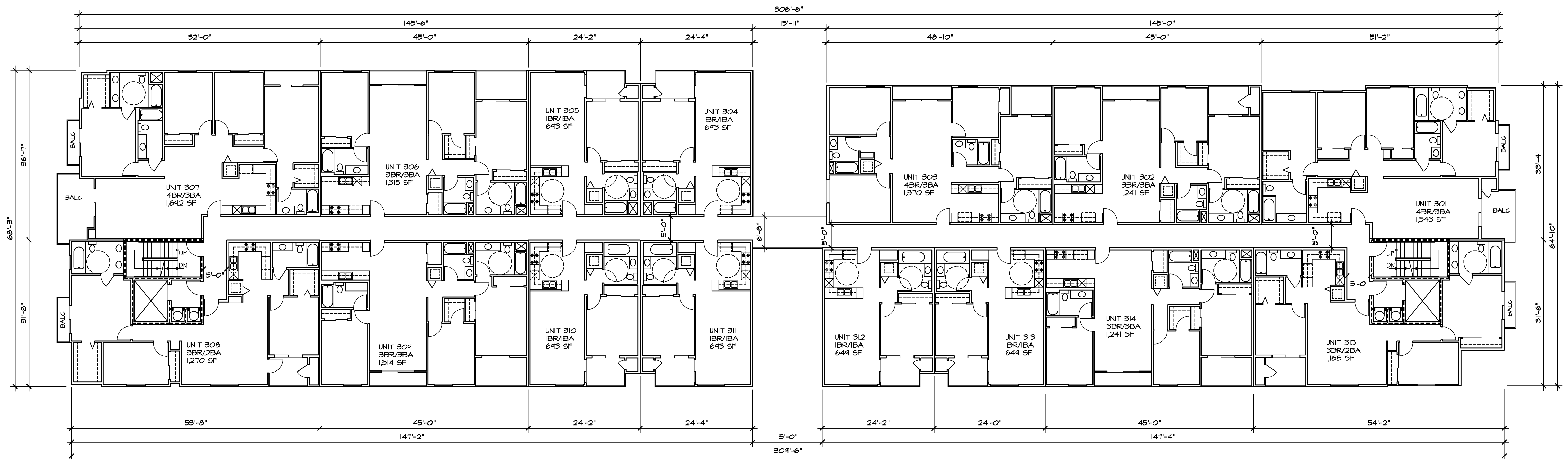
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-	△ -	-	△ -	-	-	5/11/15	ZONE CHANGE/DB			FIRST FLOOR GARAGE PLAN		CHECKED	
-	△ -	-	△ -	-	-	-	-			JOB TITLE		JOB 1332	
-	-	-	-	-	-	-	-			7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE			
-	-	-	-	-	-	-	-						



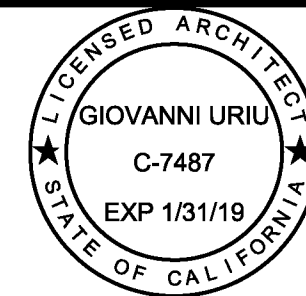
URIU & ASSOCIATES
ARCHITECTURE . PLANNING (818) 247-2330
830 S. GLENDALE AVENUE GLENDALE, CA 91205

JOB TITLE
7131 N BAIRD AVENUE &
7132 N AMIGO AVENUE



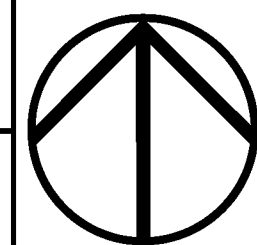


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	△		△			5/11/15	ZONE CHANGE/DB
	△		△				
	-		-				
	-		-				



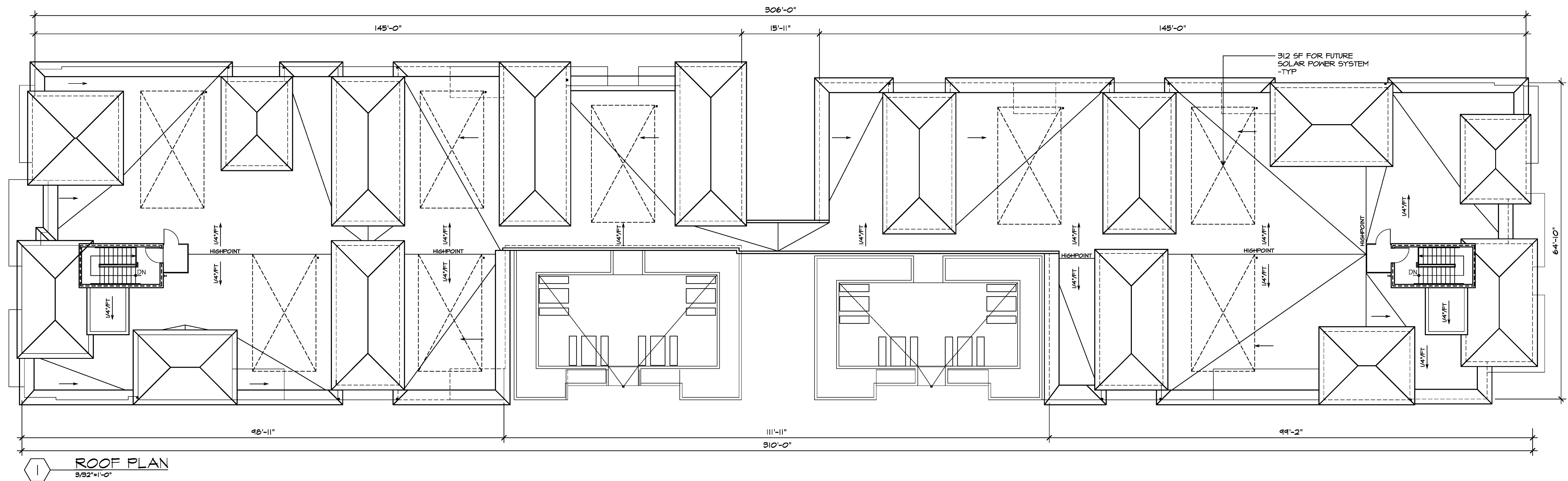
URIU & ASSOCIATES
ARCHITECTURE . PLANNING (818) 247-2330
830 S. GLENDALE AVENUE GLENDALE, CA 91205

SHEET TITLE
SECOND & THIRD FLOOR PLANS
JOB TITLE
7131 N BAIRD AVENUE &
7132 N AMIGO AVENUE

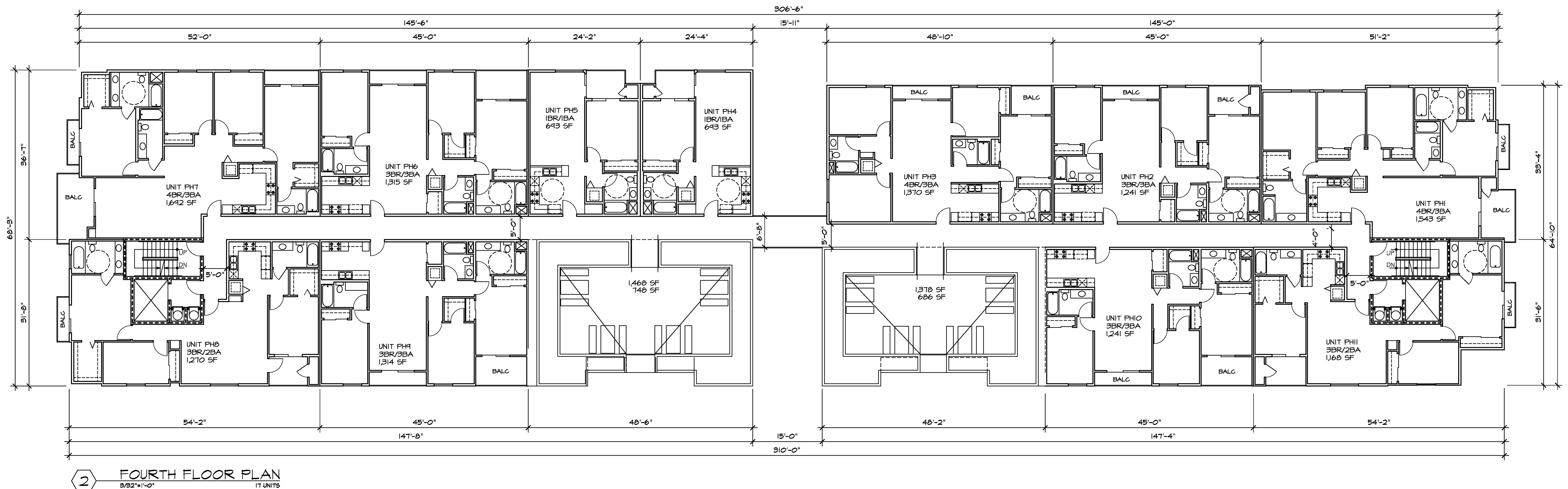


DRAWN
CHECKED
JOB
1332

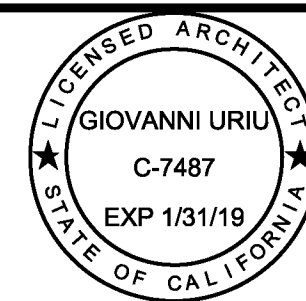
SHEET
A4



SOLAR AREA CALCULATION
 ROOF AREA: 16,174 SF.
 REQUIRED:
 15% OF 16,174 = 2,427 SF.
 PROVIDED: 2,496 SF.

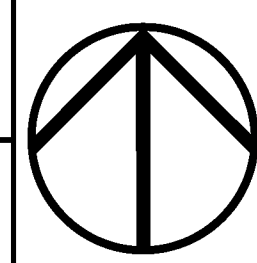


DATE	REVISIONS	DATE	REVISIONS	DATE	ISSUED FOR	DATE	ISSUED FOR
	△		△			5/11/15	ZONE CHANGE/DB
	△		△				
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	-		-				



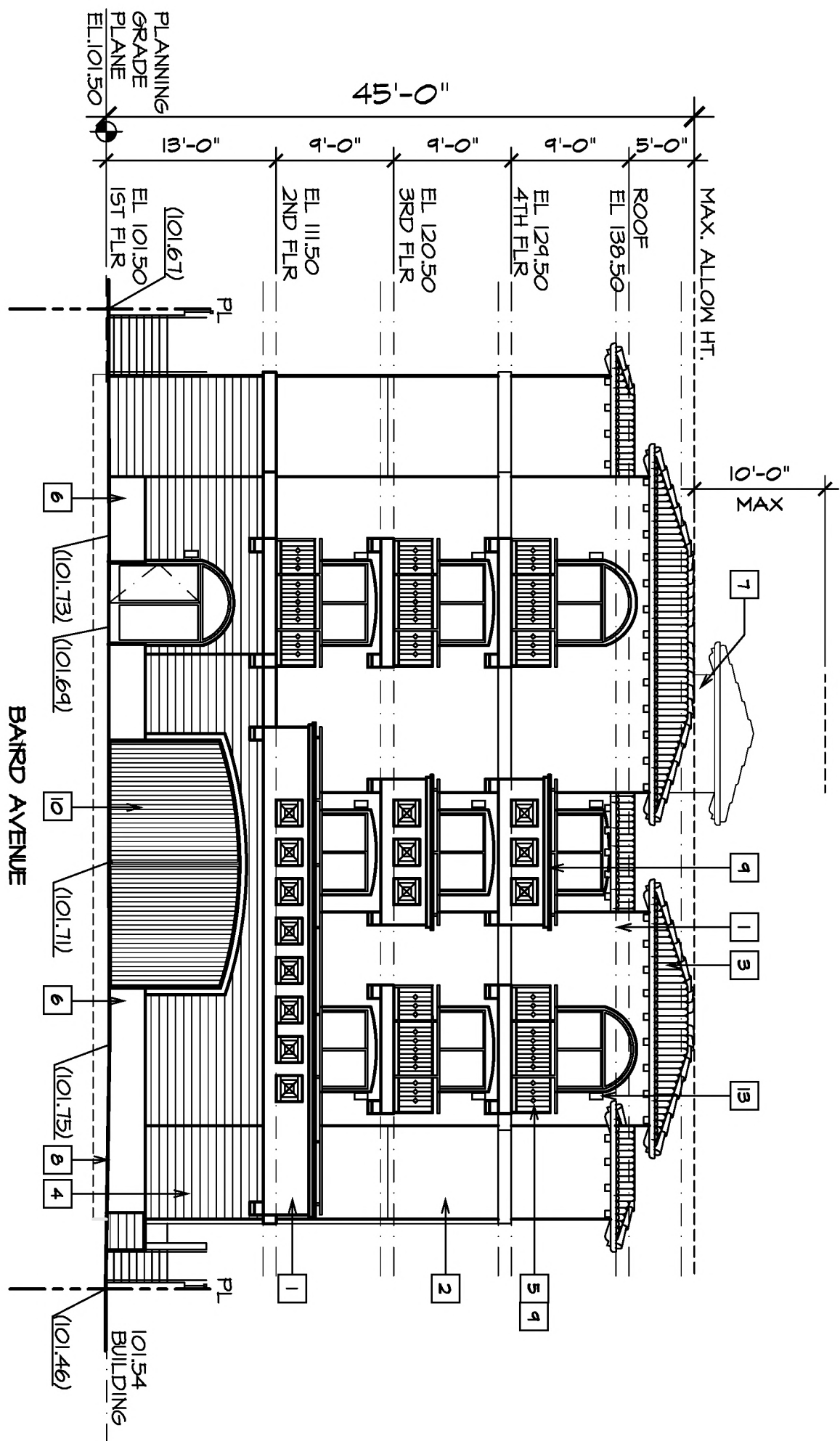
URIU & ASSOCIATES
 ARCHITECTURE . PLANNING (818) 247-2330
 830 S. GLENDALE AVENUE GLENDALE, CA 91205

SHEET TITLE
 ROOF PLANS
 JOB TITLE
 7131 N BAIRD AVENUE &
 7132 N AMIGO AVENUE

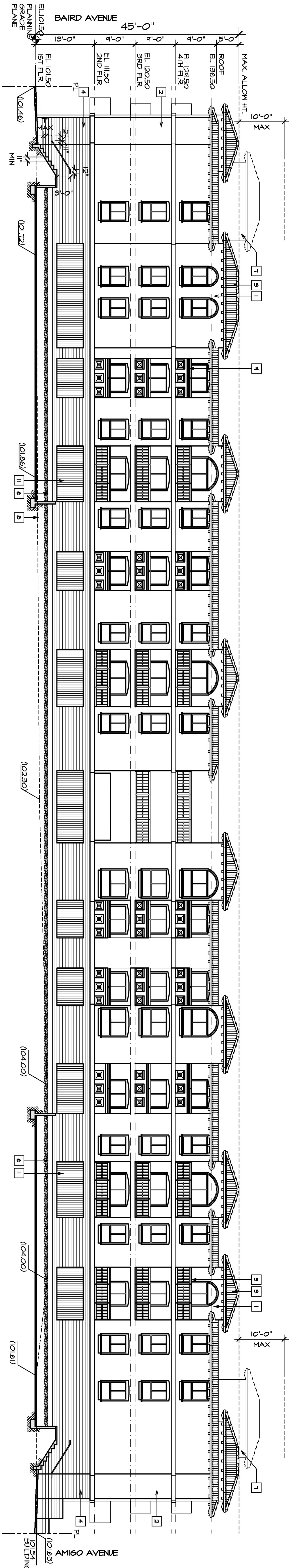


DRAWN
 CHECKED
 JOB
 1332

SHEET
 A5

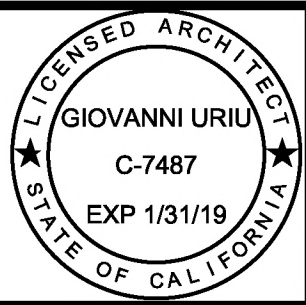


(A) EAST ELEVATION (FRONT)
3/32"=1'-0"
ARCHITECTURAL STYLE -
CALIFORNIA MEDITERRANEAN

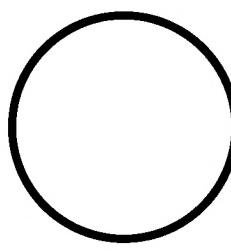


(B) NORTH ELEVATION (RIGHT)
3/32"=1'-0"
ARCHITECTURAL STYLE -
CALIFORNIA MEDITERRANEAN

DATE	ISSUED FOR	DATE	REVISIONS
5/11/15	ZONE CHANGE/DB	-	△
			△

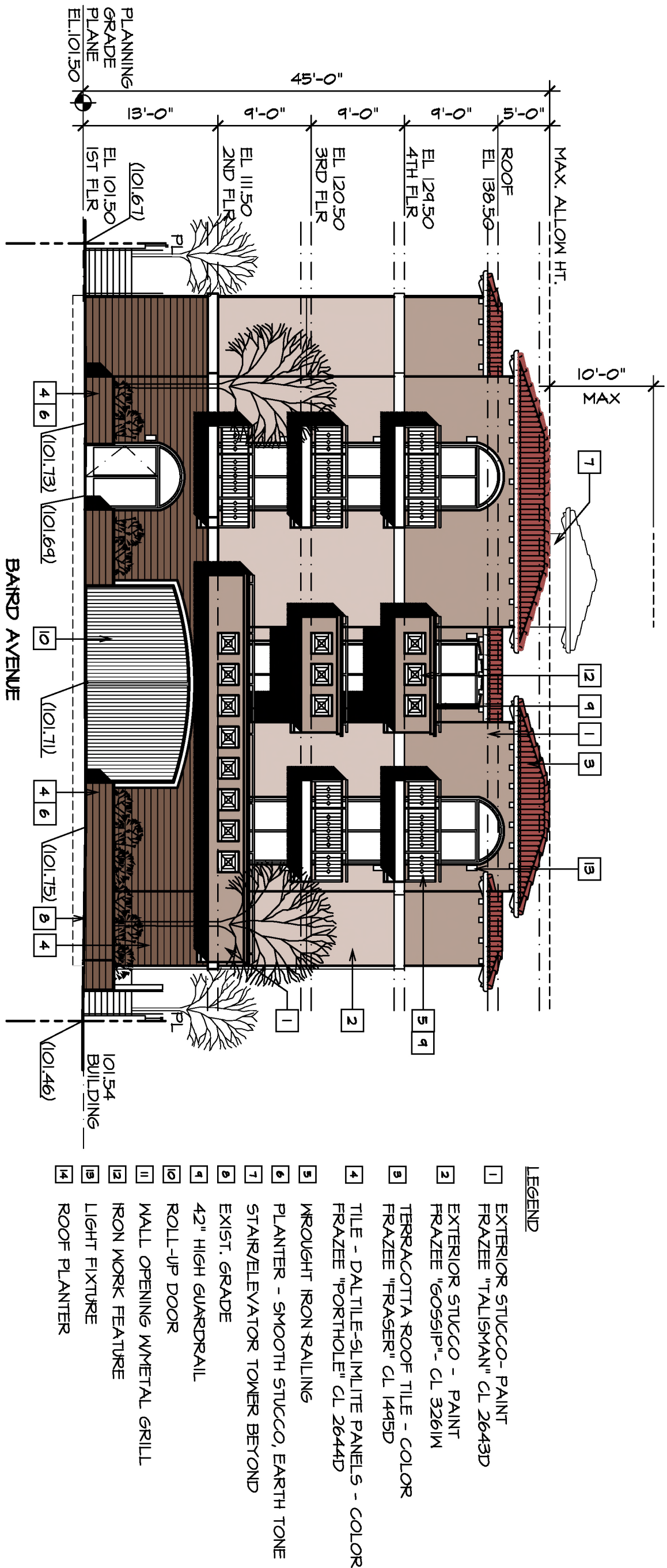


SHEET TITLE ELEVATIONS	JOB TITLE 7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE
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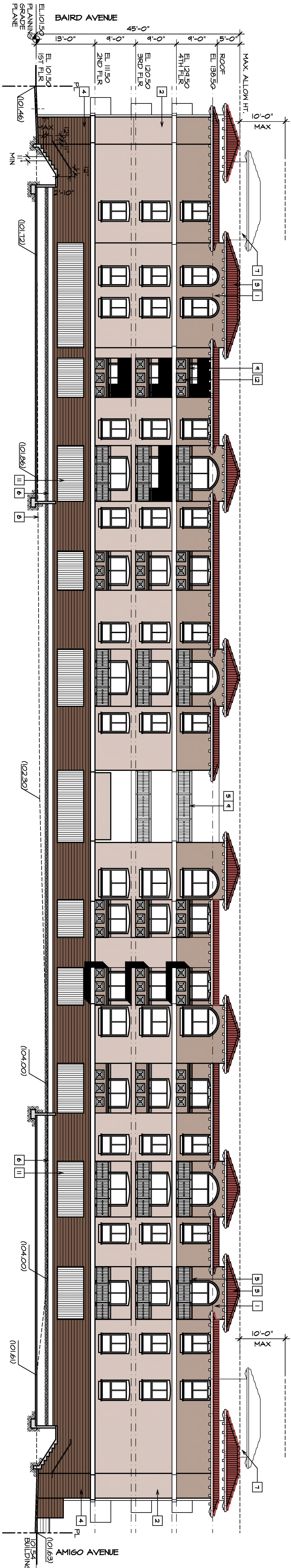
DRAWN	CHECKED	JOB	SHEET
		1332	

A6



A EAST ELEVATION (REAR)
3/32"=1'-0"

ARCHITECTURAL STYLE -
CALIFORNIA MEDITERRANEAN



B NORTH ELEVATION (RIGHT)
3/32"=1'-0"

ARCHITECTURAL STYLE -
CALIFORNIA MEDITERRANEAN

DATE	ISSUED FOR	DATE	REVISIONS
5/11/15	ZONE CHANGE/DB	.	△
			△

SHEET TITLE	JOB TITLE
COLORLED ELEVATIONS	7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE

DRAWN	CHECKED	JOB	SHEET
		1332	

A7.1

URIU & ASSOCIATES

ARCHITECTURE • PLANNING

830 S. GLENDALE AVENUE

(818) 247-2330

GLENDALE, CA 91205

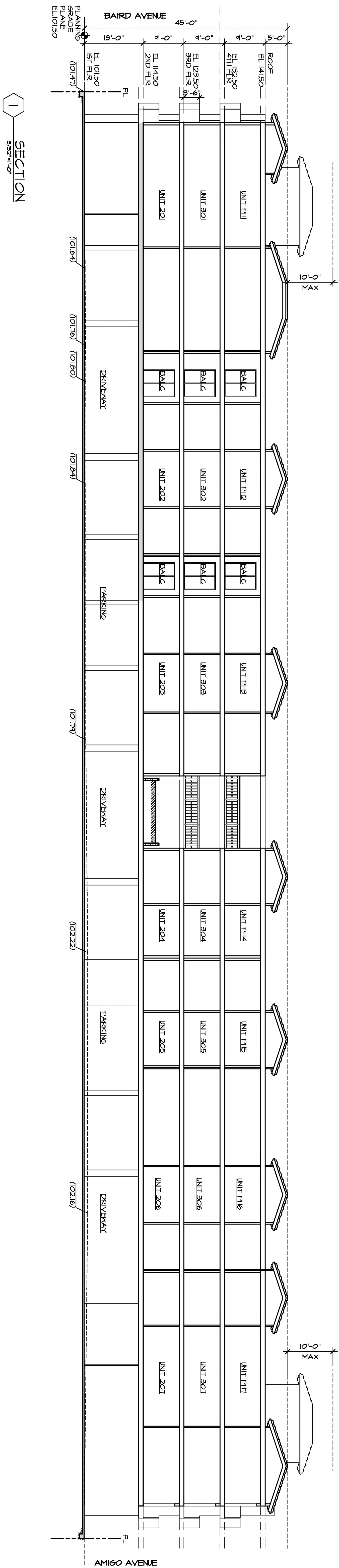
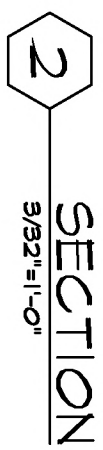
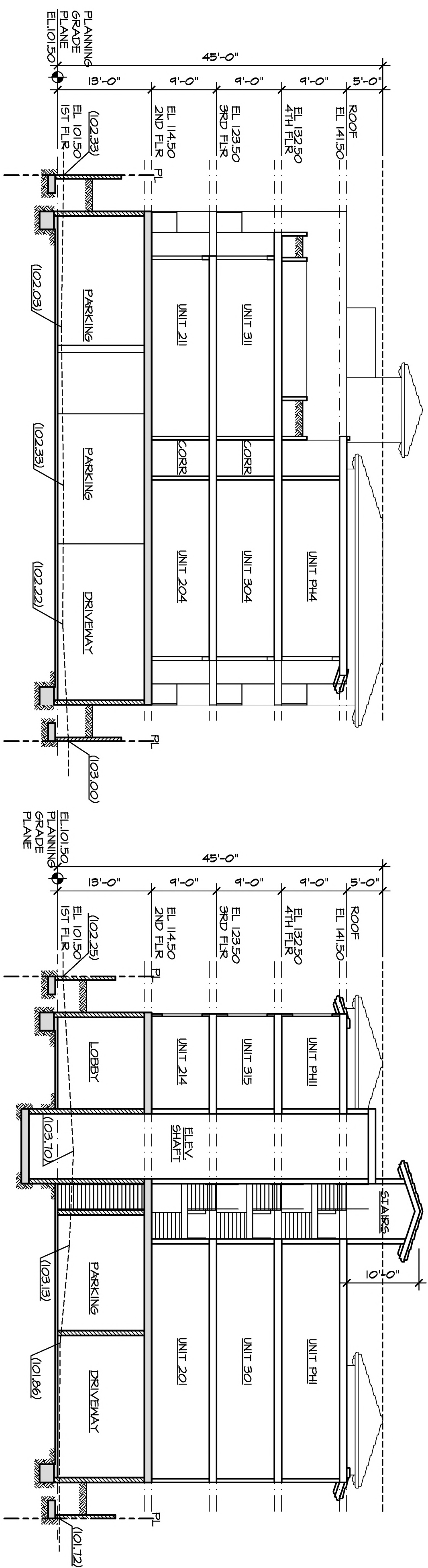
LICENSED ARCHITECT

GIOVANNI URIU

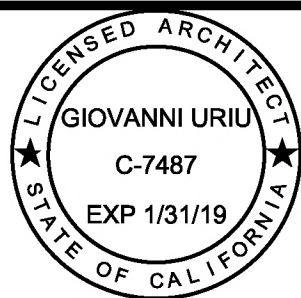
C-7487

EXP 1/31/19

STATE OF CALIFORNIA

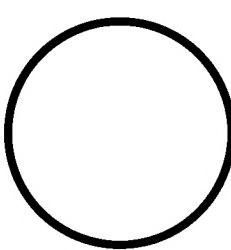


DATE	ISSUED FOR	DATE	REVISIONS
5/11/15	ZONE CHANGE/DB	-	△ -
			△

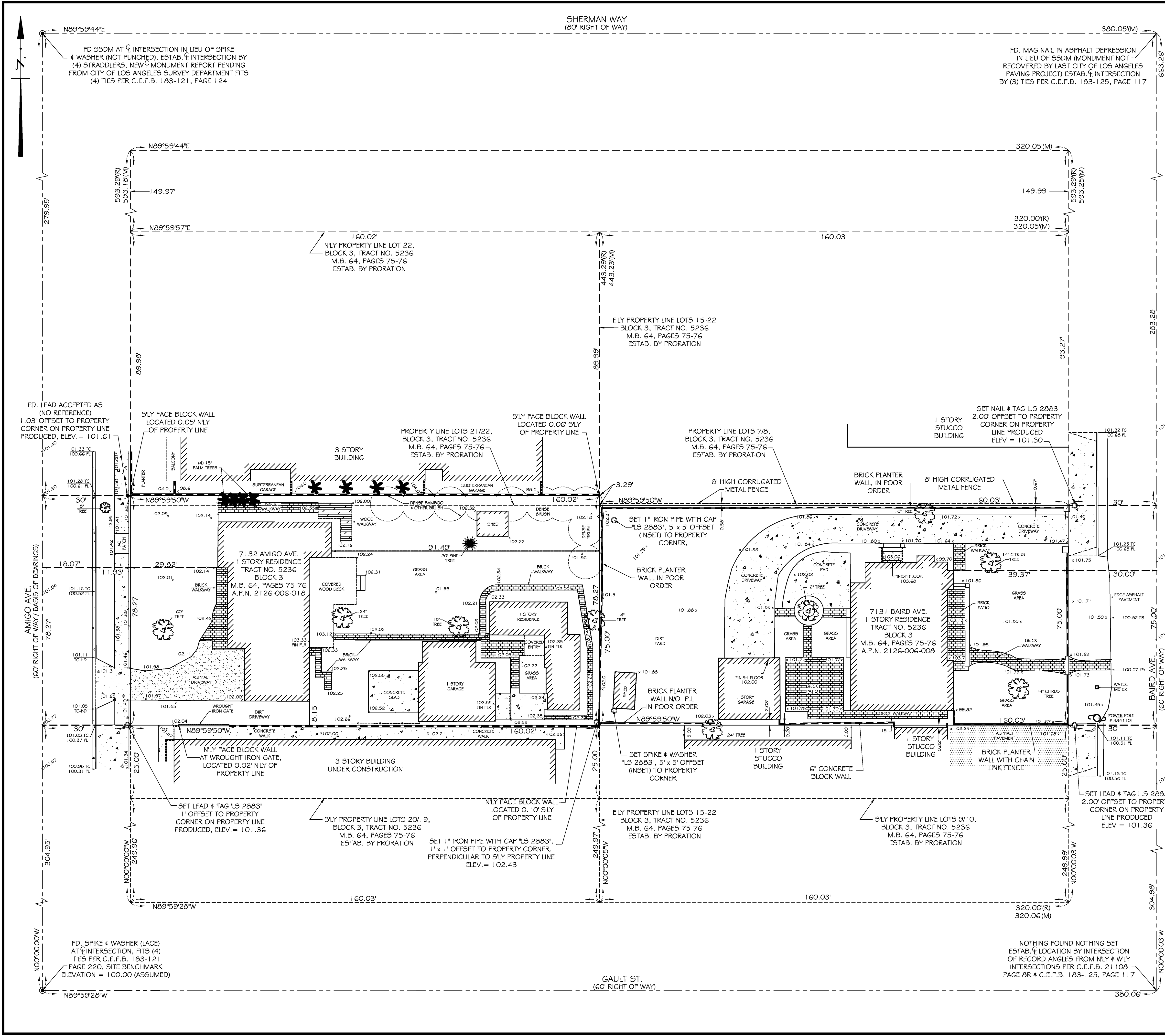


URIU & ASSOCIATES
ARCHITECTURE . PLANNING (818) 247-2330
830 S. GLENDALE AVENUE GLENDALE, CA 91205

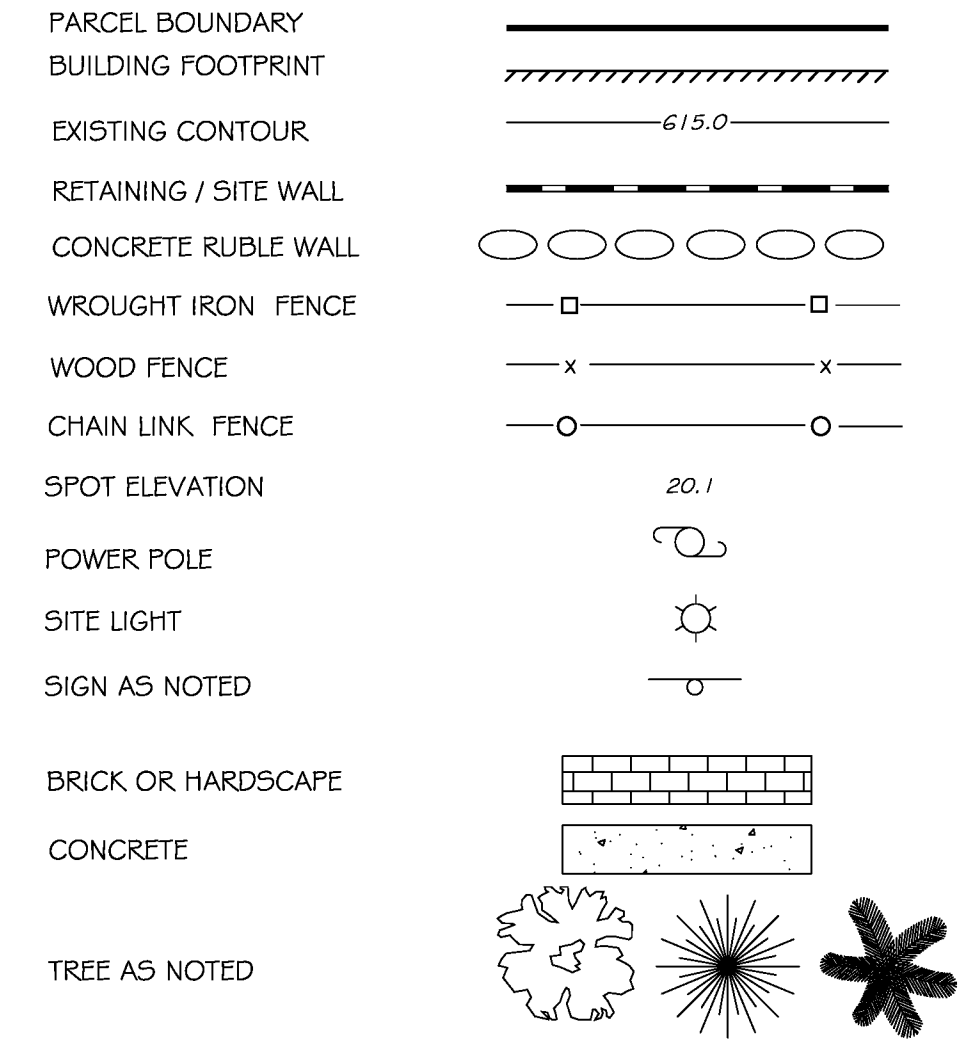
SHEET TITLE
SECTIONS
JOB TITLE
7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE



A8



LEGEND



GENERAL ABBREVIATIONS

NLY - NORTHERLY N - NORTH
NELY - NORTHEASTERLY NE - NORTHEAST
ELY - EASTERLY E - EAST
SELY - SOUTHEASTERLY SE - SOUTHEAST
Sly - SOUTHERLY S - SOUTH
SWLY - SOUTHWESTERLY SW - SOUTHWEST
WLY - WESTERLY W - WEST
NWLY - NORTHWESTERLY NW - NORTHWEST
BC - BEGIN OF CURVE FG - FINISH GRADE
POC - POINT ON CURVE GB - GRADE BREAK
POL - POINT ON LINE FS - FINISH SURFACE
EC - END OF CURVE FL - FLOWLINE
PCC - POINT OF COMPOUND CURVE
PRC - POINT OF REVERSE CURVE
CL - CENTER LINE
FL - PROPERTY LINE
SSDM - STANDARD SURVEY DISK MONUMENT
SMHM - SEWER MANHOLE MONUMENT
BM - BENCHMARK
C.E.F.B. - CITY ENG. FIELD BOOK
M.B. - MAP BOOK
A.P.N. - ASSESSORS PARCEL NUMBER
EX. OR EXIST. - EXISTING
CF - CURB FACE TC - TOP CURB
CONC. - CONCRETE FF - FINISH FLOOR
BLDG. - BUILDING OH - OVERHEAD
AC - ASPHALTIC CONCRETE

PROJECT INFORMATION

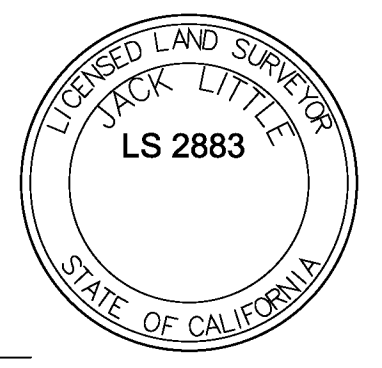
PROJECT BENCHMARK:
A FOUND SPIKE & WASHER (LACE), INTERSECTION OF AMIGO AVE. & GAULT ST., AS SHOWN HEREON. ASSUMED ELEVATION = 100.00

BOUNDARY / TOPOGRAPHIC DATA:
THE BOUNDARY / TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY BY JACK LITTLE COMPANY ON JULY 19, 2013 & SEPTEMBER 19, 2013.

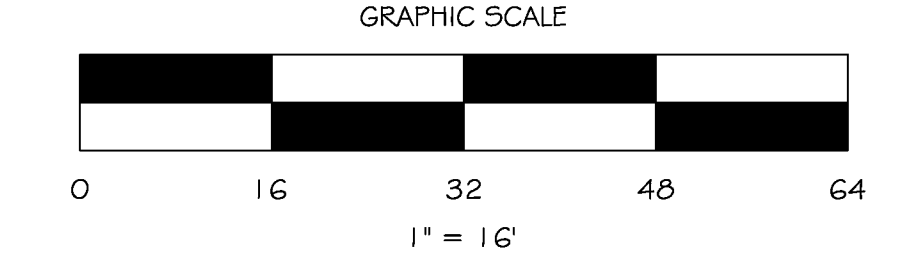
LEGAL DESCRIPTION:
7132 AMIGO AVE.
LOT 21 AND THE NORTH HALF OF LOT 20 AND THE SOUTH 3.29 FEET OF LOT 22, ALL IN BLOCK 3 OF TRACT NO. 5236, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 75 & 76 OF MAPS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ASSESSORS PARCEL NUMBER 2126-006-018.

7131 BAIRD AVE.
LOT 8 AND THE NORTHERLY 25 FEET OF LOT 9, BLOCK 3, OF TRACT NO. 5236, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF AS PER MAP RECORDED IN BOOK 64, PAGES 75, 76 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ASSESSORS PARCEL NUMBER 2126-006-008.

PREPARED UNDER THE DIRECTION OF:



JACK LITTLE, L.S. 2883 EXP. 6/30/14

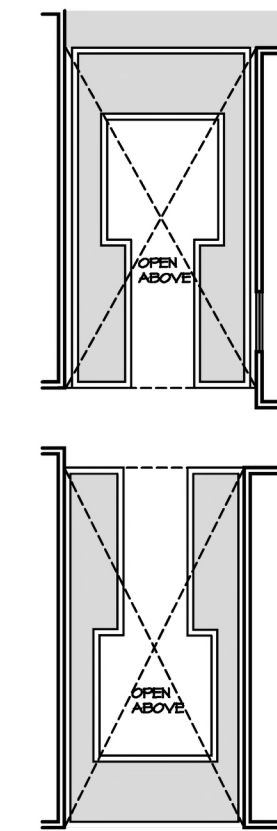


REVISION	BY

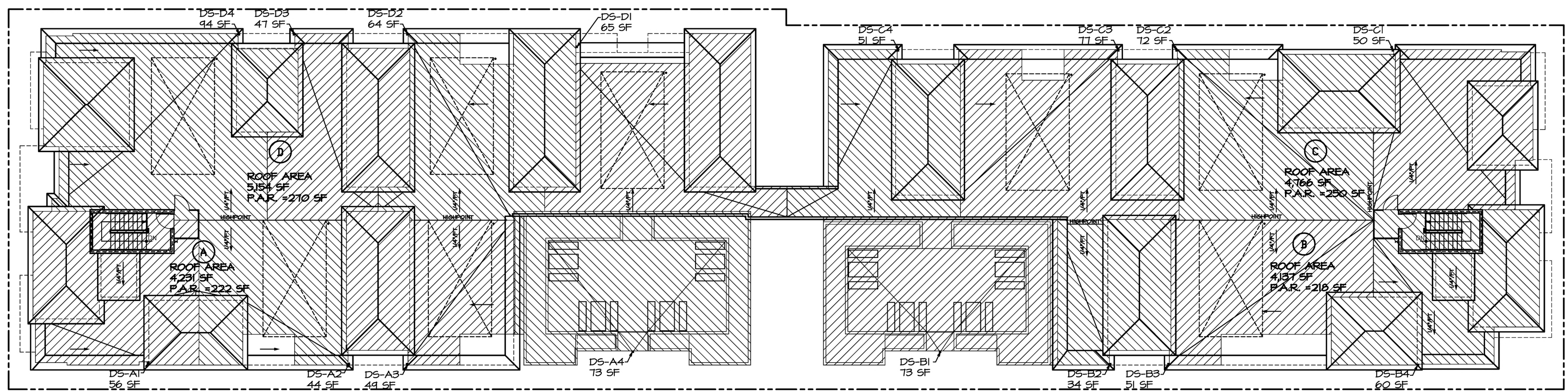
JACK LITTLE COMPANY INC.
LICENSED LAND SURVEYORS
17620 SHERMAN WAY SUITE 218 VAN NUYS, CA 91406
PHONE: (818) 342-3277 FAX: (818) 344-5787

BOUNDARY / TOPOGRAPHIC SURVEY FOR
REZA SARAFZADEH
7132 AMIGO AVE. / 7131 BAIRD AVE.
LOS ANGELES
CALIFORNIA

DATE:	9/24/2013
SCALE:	1" = 16'
PROJ.	43-053 & 067
DRN. BY	MJM/ML
SHEET NO.	1
OF 1 SHEETS	



3 PLANTER @ 2ND FLR
1/16"=1'-0"



2 ROOF DRAINAGE PLAN
1/16"=1'-0"

LEGEND:

- 1 4" C.I. PIPE UNDER SLAB
- 2 2" C.I. PIPE UNDER SLAB
- 3 2" C.I. PIPE RISER
- 4 4" C.I. PIPE BELOW DECK
- 5 4" PVC PIPE
- 6 4" PERFORATED PIPE
- 7 4" PIPE DOWN
- 8 6" AD - TYP
- 9 6" TRENCH DRAIN
- 10 2" HOODED OVERFLOW
- 11 PLANTER DRAIN - TYP
- 12 SPLASH BLOCK
- 13 G.I. GUTTER
- 14 EXIST. GRADE
- 15 FINISHED FLOOR
- 16 STRUCTURAL FOAM

ABBREVIATIONS:

- FS-----FINISH SURFACE
- TC-----TOP OF CURB
- FL-----FLOW LINE
- FF-----FINISH FLOOR
- AD-----AREA DRAIN
- FD-----FLOOR DRAIN
- TP-----TOP OF PIPE
- INV-----INVERT ELEVATION
- TG-----TOP OF GRATE
- TMH-----TOP OF MANHOLE
- DS-----DOWN SPOUT
- RD-----ROOF DRAIN
- GS-----GUTTER SLOPE
- PAR-----PLANTER AREA REQ'D

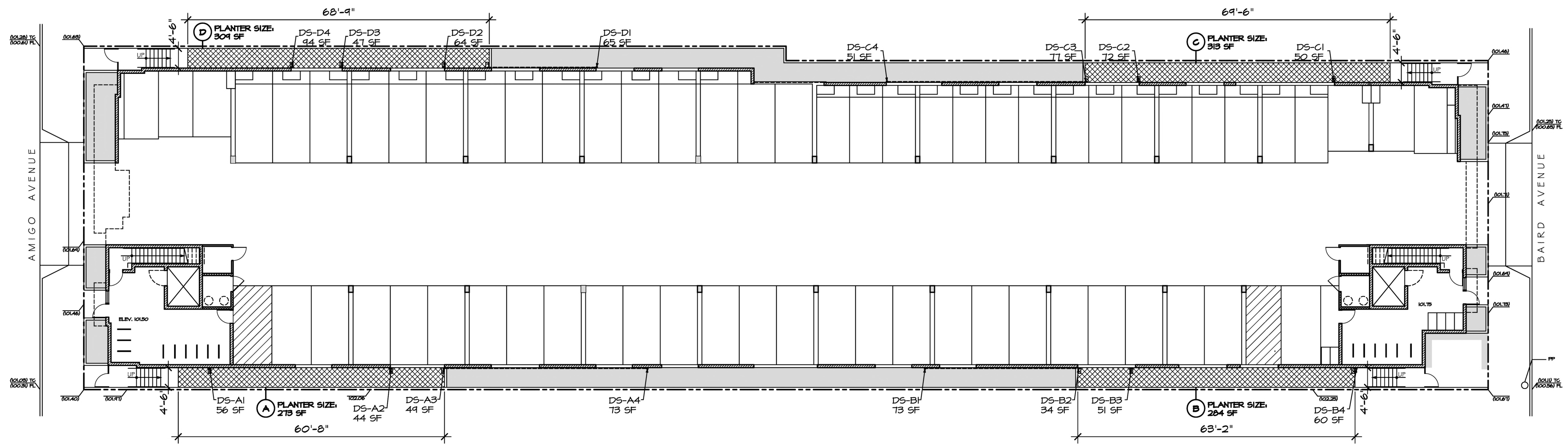


NOTE: ALL CATCH BASINS & TRENCH DRAINS SHALL BE STENCILED "NO DUMPING - DRAINS TO OCEAN" PER LOGO ICON

WATER MITIGATION TABLE

IMPERVIOUS AREA			PLANTER AREA REQ'D (P.A.R.)		PLANTER AREA PROV'D
A	ROOF	4,231 SF	222 SF	A	273 SF
B	ROOF	4,137 SF	218 SF	B	284 SF
C	ROOF	4,766 SF	250 SF	C	313 SF
D	ROOF	5,154 SF	270 SF	D	309 SF
TOTAL		18,288 SF	960 SF		1,179 SF

NOTE: ALL MITIGATION/FILTRATION PLANTER SIZES ARE INSIDE DIMENSIONS.



1 WATER MITIGATION PLAN
1/16"=1'-0"

DATE	REVISIONS	DATE	REVISIONS	DATE	ISSUED FOR	DATE	ISSUED FOR			SHEET TITLE		DRAWN		SHEET	
	△		△			5/11/15	ZONE CHANGE/DB			WATER MITIGATION PLAN		CHECKED		G2	
	△		△							JOB TITLE		JOB			
	-		-							7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE		1332			
	-		-												

ARCHITECT

GIOVANNI URIU

C-7487

EXP 1/31/19

STATE OF CALIFORNIA

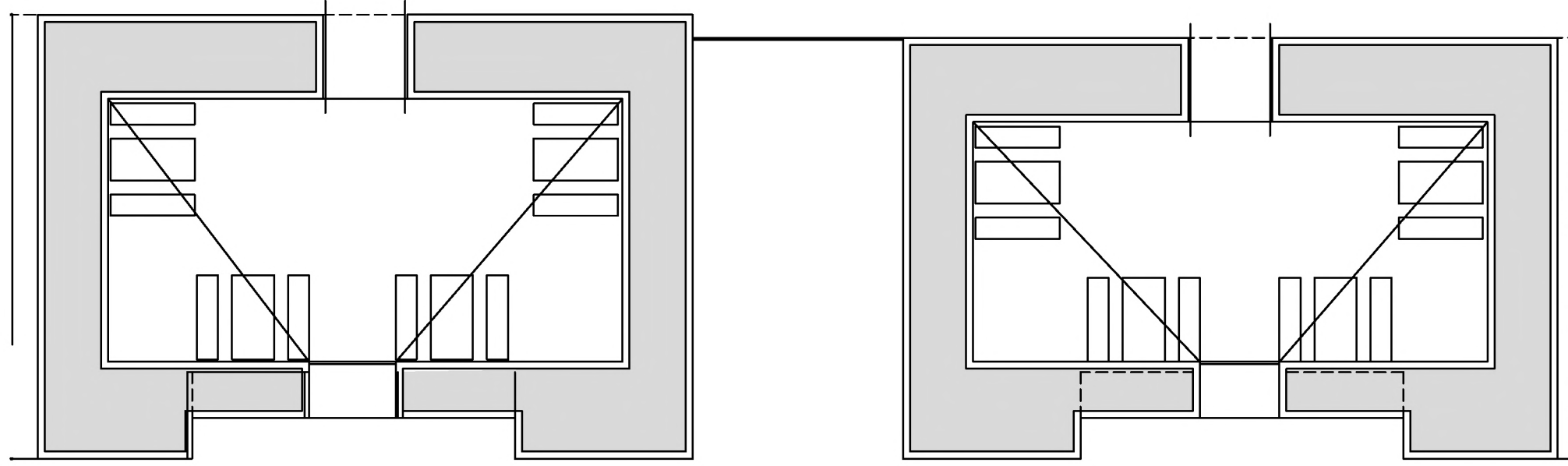
URIU & ASSOCIATES

ARCHITECTURE . PLANNING

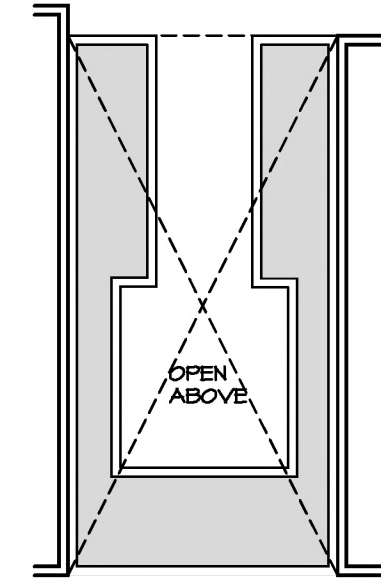
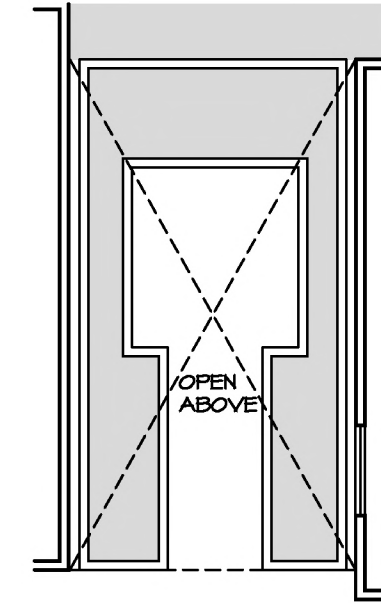
830 S. GLENDALE AVENUE

(818) 247-2330

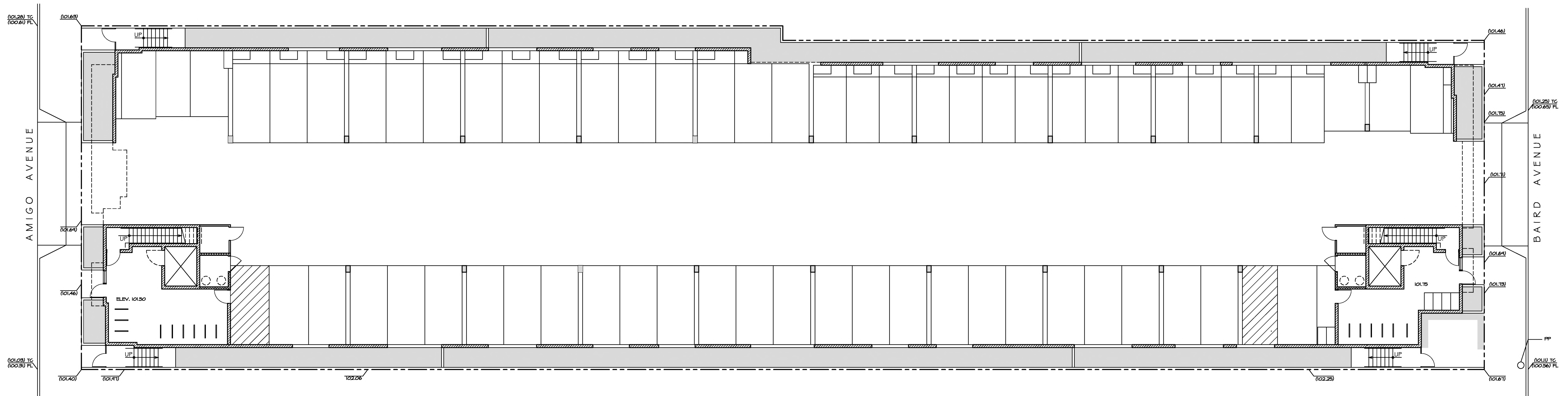
GLENDALE, CA 91205



3 LANDSCAPE PLAN @ 4TH FLOOR
3/32"=1'-0"



2 LANDSCAPE PLAN @ 2ND FLOOR
3/32"=1'-0"

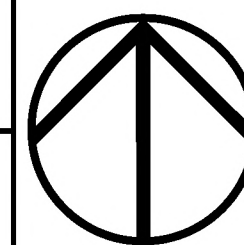


1 LANDSCAPE PLAN
3/32"=1'-0"

DATE	REVISIONS	DATE	REVISIONS	DATE	ISSUED FOR	DATE	ISSUED FOR					SHEET TITLE	DRAWN	SHEET
	△		△			5/11/15	ZONE CHANGE/DB					LANDSCAPE - SCHEMATIC LAYOUT		
	△		△									JOB TITLE		
	-		-									7131 N BAIRD AVENUE & 7132 N AMIGO AVENUE	CHECKED	L1
	-		-										JOB	
	-		-										1332	



URIU & ASSOCIATES
ARCHITECTURE . PLANNING (818) 247-2330
830 S. GLENDALE AVENUE GLENDALE, CA 91205





UPPER LEVEL

PRELIMINARY LANDSCAPE PLAN / STREET LEVEL

SCALE: 1" = 10'-0"

OPEN SPACE TABULATION

REQUIRED			
UNIT TYPE	QUANTITY	SQ. FEET	TOTAL SQ. FEET
< 3 HABITABLE ROOMS	13	100	1,300
3 HABITABLE ROOMS	0	125	0
> 3 HABITABLE ROOMS	21	175	4,475
TOTAL REQUIRED:			6,025
PROVIDED			
UNIT TYPE	QUANTITY	SQ. FEET	TOTAL SQ. FEET
ROOF PATIO	N/A	2,846	2,846
PRIVATE BALCONY	40	50	2,000
REC. ROOM	N/A	653	653
COURTYARD	N/A	402	402
TOTAL PROVIDED:			6,401

NOTE:

POTENTIAL LANDSCAPE AREA = (SITE)24,526 S.F. - (BUILD)20,162 S.F. = 4,364 S.F.
LANDSCAPE PROVIDED = 2,841 S.F.
COMMON OPEN SPACE (COURTYARD) = 402 S.F. X 25% = 225.5 S.F. REQ
LANDSCAPE PROVIDED IN COURTYARD = 405 S.F. = 55% LANDSCAPED
COMMON OPEN SPACE (ROOF PATIO) = 2,846 S.F. X 25% = 711.5 S.F. REQ
LANDSCAPE PROVIDED IN ROOF PATIO = 1,051 S.F. = 31% LANDSCAPED

LANDSCAPE POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	20	24,526
TOTAL REQUIRED:		20	
PROVIDED			
A	13 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS	10	N/A
B	2 STREET TREES 1 FT PER 24 INCH BOX	4	N/A
D	320 LF VINES ON WALL 2 PTS PER 50 LF	12.8	N/A
TOTAL PROVIDED:		26.8	

WATER MANAGEMENT POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	200	24,526
TOTAL REQUIRED:		200	
PROVIDED			
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER 335' X 2 PTS.	670	N/A
TOTAL PROVIDED:		675	

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
	3" MULCH & SHRUB AREA

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / **LACRMP COMMON NAME SIZE / QUANTITY / WUCOLS
	ACHILLEA MILLEFOLIUM / *LACRMP YARROW 5 GAL / 50 / LOW
	ADIANTUM JORDANII / *LACRMP CALIFORNIA MAIDEN-HAIR 150 / 1 GAL / MOD
	CLEMATIS LIGUSTICIFOLIA / *LACRMP VIRGIN'S BOWER 25 / 1.5 GAL / LOWMOD
	DRYOPTERIS ARGUTA / *LACRMP COASTAL WOOD FERN 50 / 1 GAL / LOWMOD
	ENCELIA CALIFORNICA / *LACRMP CALIFORNIA ENCELIA 5 GAL / 50 / LOW

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / **LACRMP COMMON NAME SIZE / QUANTITY / WUCOLS
	ELYSIUM SPP. 'BLAUUS' / *LACRMP BLUE WILD GRASS 142 / 5 GAL / LOWMOD
	PELLA MICRONATA / *LACRMP BIRDS FOOT FERN 1 GAL / 50 / LOW
	PENSTEMON H. VAR. 'FOOTHILL' FOOTHILL PENSTEMON 100 / 5 GAL / VERY LOW
	PRUNUS ILICIFOLIA / *LACRMP HOLLY LEAF CHERRY 15 GAL / 75 / LOW
	SALVIA APIANA / *LACRMP WHITE SAGE 1 GAL / 75 / LOW
	TRICOSTEMA L. 'BLUE WOOLY CURLS' / *LACRMP BLUE WOOLY CURLS 4 / 5 GAL / VERY LOW

*LACRMP / LOS ANGELES COUNTY RIVER MASTER
PLAN LANDSCAPING GUIDELINES and PLANT PALETTES

TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
	ARBUS MENZIESII / *LACRMP PACIFIC MADRONA 24 INCH BOX / 18 / MOD
	CERCIS OCCIDENTALIS / *LACRMP WESTERN REDBUD 24 INCH BOX / 13 / MOD
	STREET TREE / PLATANUS RACEMOSA PER URBAN FORESTRY - SEE NOTES 24 INCH BOX / 7



**E3 – Environmental Clearance
Mitigated Negative Declaration No. ENV-2014-1119-MND**

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 3 - BOB BLUMENFIELD	
PROJECT TITLE ENV-2014-1119-MND	CASE NO. CPC-2014-1117-ZC-SPR-DB-CDO	
PROJECT LOCATION 7128 N AMIGO AVE		
PROJECT DESCRIPTION <p>A Zone Change, Site Plan Review, Density Bonus, and Community Design Overlay District Plan Approval entitlement requests for the development of a new 71-unit residential apartment building on an approximately 24,526 sq-ft lot. The building will be comprised of four levels of residential uses over one level of ground-floor parking and one level of subterranean parking, with a maximum building height of 50-feet. The building will contain 111 vehicle parking spaces and 176 bicycle parking spaces. The project will require the demolition of 3 single family houses and 2 detached garage structures and the removal of 11 trees.</p> <p>The Zone Change request is from (T)(Q)C2-2D-CDO and [Q]R1-2D-CDO to (T)(Q)RAS4-2D-CDO.</p> <p>The Density Bonus entitlement is requested to permit 61 units by right in the RAS4 Zone and 10 density bonus units. Of the 71 total units, 4 units will be set aside (5%) for very low income. The project application requests one on-menu incentive: a 20% increase in FAR from 3:1 to 3.6:1.</p> <p>The project application also requests a 24 space reduction in required automobile parking by adding 98 extra bicycle parking spaces as permitted per 12.21 A.4 of the LAMC.</p>		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Shore Behdin 17815 Ventura Blvd. #205 Encino, CA 91316		
FINDING: <p>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</p> <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>		
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 Tom Henry	TITLE City Planning Associate	TELEPHONE NUMBER (818) 374-5061
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) Daniel S. [Signature]	DATE OCTOBER 15, 2014

I-10. 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 open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- 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.

I-110. Aesthetics (Signage on Construction Barriers)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- 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.

I-120. 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 or the public right-of-way.

I-130. 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.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

-
- 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.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All 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 1:1 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.

IV-80. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - a. 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)
 - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. 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.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(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.

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

-
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- 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.

XII-40. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

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

-
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

- 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).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

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)

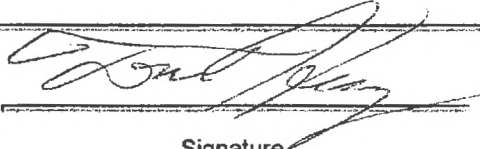
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 3 - BOB BLUMENFIELD	DATE: 08/27/2014
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2014-1119-MND	RELATED CASES: CPC-2014-1117-ZC-SPR-DB-CDO	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: CONSTRUCTION OF A 71 UNIT, 5-STORY, APARTMENT BUILDING		
ENV PROJECT DESCRIPTION: A Zone Change, Site Plan Review, Density Bonus, and Community Design Overlay District Plan Approval entitlement requests for the development of a new 71-unit residential apartment building on an approximately 24,526 sq-ft lot. The building will be comprised of four levels of residential uses over one level of ground-floor parking and one level of subterranean parking, with a maximum building height of 50-feet. The building will contain 111 vehicle parking spaces and 176 bicycle parking spaces. The project will require the demolition of 3 single family houses and 2 detached garage structures and the removal of 11 trees. The Zone Change request is from (T)(Q)C2-2D-CDO and [Q]R1-2D-CDO to (T)(Q)RAS4-2D-CDO. The Density Bonus entitlement is requested to permit 61 units by right in the RAS4 Zone and 10 density bonus units. Of the 71 total units, 4 units will be set aside (5%) for very low income. The project application requests one on-menu incentive: a 20% increase in FAR from 3:1 to 3.6:1. The project application also requests a 24 space reduction in required automobile parking by adding 98 extra bicycle parking spaces as permitted per 12.21 A.4 of the LAMC.		
ENVIRONMENTAL SETTINGS: The rectangular-shaped site consists of two lots, front to back, totaling 24,526sq-ft of lot area, and having a frontage of 75 feet on both Amigo and Baird Avenues (both local streets). The site is currently developed with 3 single family houses and 2 detached garages. The western half of the property fronting on Amigo Avenue is [Q]R1-2D-CDO with a land use designation of Community Commercial, and the eastern half, fronting on Baird Avenue, is (T)(Q)C2-2D-CDO with a land use designation of Community Commercial, within the Reseda-West Van Nuys Community Plan area. Adjacent uses include a church and school across Amigo Avenue to the west, single-family residential to the south-west, multiple residential to the south, and a mix of commercial, institutional, and multiple residential to the north and east.		
PROJECT LOCATION: 7128 N AMIGO AVE		
COMMUNITY PLAN AREA: RESEDA - WEST VAN NUYS STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: RESEDA

EXISTING ZONING: [Q]R1-2D-CDO, (T)(Q)C2-2D-CDO	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: part 1 dwelling per 5000 sq.ft, part 1 unit per 400 sq.ft.	LA River Adjacent: NO
GENERAL PLAN LAND USE: COMMUNITY COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 1 unit per 400 sq.ft.	
	PROPOSED PROJECT DENSITY: 1 unit per 345 sq.ft.	

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 Planning Associate	(818) 374-5061
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 checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" 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 checked="" 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:

Shore Behdin

PHONE NUMBER:

(818) 884-0231

APPLICANT ADDRESS:

17815 Ventura Blvd. #205
Encino, CA 91316

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/03/2014

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless 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 Game 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 Game or US 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	Potentially significant unless 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	Potentially significant unless 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	Potentially significant unless 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	Potentially significant unless 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. 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?		✓	
XVIII. 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?		✓	
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-2014-1119-MND** and the associated case(s),

CPC-2014-1117-ZC-SPR-DB-CDO. 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:
Tom Henry	City Planning Associate	(818) 374-5061	09/16/2014

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

I. AESTHETICS		
a.	NO IMPACT	The project is not located near a Scenic Vista.
b.	NO IMPACT	The project is not located near any scenic resources.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project can impact the visual character in the neighborhood by introducing a new five-story residential development, which would be taller than other existing structures in the area, thereby being a dominant and visible feature in the immediate neighborhood.</p> <p>I-10, I-90, I-110 Measures such as landscaping and site cleaning will improve aesthetics during and after construction. Further, the project is subject to the Citywide Urban Design Guidelines and Urban Design Chapter of the Community Plan, which ensure compatible and attractive building design.</p>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project will increase lighting on the site compared to existing levels. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the proposed project results in a significant nighttime illumination impact shall be made considering the following factors: (a) the change in ambient illumination levels as a result of proposed project sources; and (b) the extent to which proposed project lighting would spill off the project site and affect adjacent light-sensitive areas. Night lighting for the proposed project would be provided in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility for residents and visitors and to provide a measure of security.</p> <p>I-120, I-130 With implementation of Mitigation Measure I-120, the proposed project's lighting impacts will be mitigated to a less than significant level. Potential reflective surfaces in the project vicinity include automobiles traveling and parked on streets in the vicinity of the proposed project, exterior building windows, and surfaces of brightly painted buildings in the proposed project vicinity. Excessive glare not only restricts visibility, but increases the ambient heat reflectivity in a given area. The proposed project's building exteriors would consist mainly of concrete or masonry block, exterior plaster, tile veneer, low emissivity tinted glass, and wood siding. Landscaping in the form of parkway and street trees would be provided along all street edges of the proposed project to buffer and partially screen the building. The proposed project would not introduce any new sources of glare that are incompatible with the surrounding areas. With implementation of Mitigation Measure I-130, the proposed project's impacts from glare will be mitigated to a less than significant level.</p>
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is not used or designated as farmland of importance.

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The site is not zoned for agricultural uses and does not hold a Williamson Act contract.	
c.	NO IMPACT	The project site is not zoned for forest land or timberland.	
d.	NO IMPACT	The project site does not contain or impact any forest land.	
e.	NO IMPACT	The project would not result in a conversion of farmland to a non-agricultural use, or forest to a non-forest use.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant air quality impact may occur if the Proposed Project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Los Angeles or elsewhere in the South Coast Air Basin (Basin), the applicable plan is the Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a series of AQMPs. The most recent AQMP was adopted by the Governing Board of the SCAQMD on June 1, 2007. The 2007 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy.</p>	
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Impact?	Explanation	Mitigation Measures
	<p>Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan (RCP) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. The project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the RCP and Compass Vision Strategies to increase housing density within close proximity to transit stations. The proposed project's proximity to a regional transit station result in fewer trips and a reduction to the proposed project's vehicle miles traveled (VMTs) as compared to the base trip rates assigned to multi-family residential uses that are not located in proximity to transit. Thus, the proposed project would not impair implementation of the AQMP, and this impact would be less than significant.</p>	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project will produce fugitive dust and mobile sources emissions as a result of construction activities of the development. Fugitive dust will be generated by construction activities. Because of the construction time frame, and the normal day-to-day activities, it is difficult if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities.</p>	<p>III-10 The timeframe for construction with the incorporated mitigation measures is anticipated to reduce air quality impacts during construction to a less than significant level.</p>
c. LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile sources emissions as a result of construction activities, as well as mobile source emissions from additional vehicle trips. These emissions will be partially controlled on-site by existing regulations and these emissions fall below the SCAQMD's daily significant thresholds, and therefore would not be cumulatively considerable. In addition, the project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Nearby sensitive receptors include residences within and in the vicinity of the project site. Vehicle emissions and fugitive dust during construction of the project can result in a significant impact nearby sensitive residents.	III-10 The timeframe for construction with the incorporated mitigation measures is anticipated to reduce air quality impacts during construction to a less than significant level.
e.	LESS THAN SIGNIFICANT IMPACT	SCAQMD Rule 1113 limits the amount of VOCs from architectural coatings and solvents, so construction activities or materials are not expected to create significant objectionable odors. The residential land uses proposed for the project would not otherwise be expected to create or emit objectionable odors. Therefore, this impact would be less than significant.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The site is located in a built-up residential area and does not support any known protected or special-status species.	
b.	NO IMPACT	The site is located in a built-up residential area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	NO IMPACT	The site is located in a built-up residential area and does not support any known wildlife corridor or designated migration path.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will require the removal of one protected tree, Western Sycamore (<i>Platanus racemosa</i>) and 9 non-protected trees from the site, in conflict with the City's policy of tree preservation.	IV-70, IV-80 Tree replacement will be required with 48 inch box trees on a 2:1 basis to mitigate the loss of protected trees on-site, and with 24 inch box trees on a 1:1 basis to mitigate the loss of non-protected trees.
f.	NO IMPACT	The project will not conflict with any conservation plans.	

V. CULTURAL RESOURCES

a.	NO IMPACT	No historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones). No impact would occur and no mitigation measures are required.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if grading or excavation activities associated with the proposed project would disturb archeological resources which presently exist within	V-20 While the presence or absence of such materials cannot be determined until the site is excavated, no further evaluation of this issue is warranted at this time. However, as a precautionary measure, the Department of City

Impact?	Explanation	Mitigation Measures
		the project site. The project site and immediately surrounding areas do not contain any known paleontological resources (Prehistoric & Historic Archeological Sites & Survey Area). The proposed project includes subterranean parking requiring excavation. Thus, the potential exists for the accidental discovery of archeological significant remains.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if grading or excavation activities associated with the proposed project would disturb paleontological resources which presently exist within the project site. The project site and immediately surrounding areas do not contain any known paleontological resources (Environmental and Public Facilities Maps page 38, 2006). The proposed project includes subterranean parking requiring excavation. Thus, the potential exists for the accidental discovery of fossils.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a Project-related significant adverse effect could occur if grading or excavation activities associated with the proposed project would disturb previously interred human remains. No known human burials have been identified on the proposed project site or its vicinity. However, it is possible that unknown human remains could occur on the proposed project site, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur.
VI. GEOLOGY AND SOILS		
a.	LESS THAN SIGNIFICANT IMPACT	The site is not located within the Alquist-Priolo Fault Zone Boundaries, and the project is not expected to cause or accelerate any geological hazards. The site is located in a seismically active area approximately 10.5 kilometers from the nearest fault (Northridge). The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.
		Planning recommends the following mitigation measure be implemented to ensure that if any archaeological resources are encountered during construction, impacts to such resources would be mitigated to a less than significant level.
		V-30 While the presence or absence of such materials cannot be determined until the site is excavated, no further evaluation of this issue is warranted at this time. However, as a precautionary measure, the Department of City Planning recommends the following mitigation measure be implemented to ensure that if any paleontological resources are encountered during construction, impacts to such resources would be mitigated to a less than significant level.
		V-40 While considered remote, because of this possibility of uncovering human remains, the following mitigation measure is recommended to reduce potential impacts related to the disturbance of unknown human remains to a less than significant level.

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area approximately 10.5 kilometers from the nearest fault (Northridge), but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
LESS THAN SIGNIFICANT IMPACT	The site is not located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California.	
NO IMPACT	The project site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
NO IMPACT	The site is not located in an area of known or suspected erosion hazard.	
LESS THAN SIGNIFICANT IMPACT	The site is not located in a designated liquefaction hazard zone, with potentially unstable soils, as shown on the "Seismic Hazard Zones" map issued by the State of California.	
NO IMPACT	The site is not located on a known expansive soil area.	
NO IMPACT	The proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in an urbanized area served by existing sewer infrastructure.	
GREEN HOUSE GAS EMISSIONS		
LESS THAN SIGNIFICANT IMPACT	The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation. Additionally, the proposed project does include features which will reduce the consumption of fossil fuels, such as compliance with the Los Angeles Green Building Program and the California Building Code, and as an in-fill development, thereby reducing	

Impact?	Explanation	Mitigation Measures
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		consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less than significant impact on the effect of GHGs on the environment.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, the project is consistent with existing greenhouse gas reduction plans or policies, including the Los Angeles Green Building Program, the California Building Code, and as an in-fill housing project. Since the project is consistent with existing GHG reduction policies, it is expected to have a less than significant impact.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project includes the demolition of five existing structures (built in 1940) which may contain lead paint or asbestos-containing materials that can be hazardous to the health of workers and neighbors during demolition activities.	VIII-10 Abatement of any lead and asbestos-containing materials during demolition will ensure lower exposure to workers and the public.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located across the street from a school and playground, and may emit lead or asbestos materials into the air during demolition activities.	VIII-10 Abatement of any lead and asbestos-containing materials during demolition will ensure lower exposure to workers and the public.
d.	NO IMPACT	The site is not listed as a hazardous site, per the EPA's Cortese List.	
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project will not interfere with any emergency response plans.	
h.	NO IMPACT	The site is not located within a fire hazard zone.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including demolition and grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However,	
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Impact?	Explanation	Mitigation Measures
	<p>the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the site and comply with City regulations for groundwater infiltration and recharge. Therefore, construction activities and operation of the residences would not substantially deplete groundwater supplies or interfere with groundwater recharge.</p>	
c. NO IMPACT	<p>The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant erosion impact is expected.</p>	
d. NO IMPACT	<p>The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant additional runoff or impact due to flooding is expected.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>The project will not result in a measurable increase in stormwater run-off, and the project would include appropriate on-site drainage improvements and water quality control measures to accommodate anticipated runoff or storm water flows. Therefore, the project would not create or contribute substantial runoff or contamination of runoff.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>Construction of the project would require earthwork activities, including demolition and grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP</p>	

Impact?	Explanation	Mitigation Measures
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		requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
g.	NO IMPACT	The project site is located outside of any designated flood zone.	
h.	NO IMPACT	The project site is located outside of any designated flood zone.	
i.	LESS THAN SIGNIFICANT IMPACT	The project site is located within an area identified as at-risk for inundation, per the City of LA Environmental and Public Facilities Map, 1996. However, the project is not expected to impact existing aquifers or groundwater levels. In addition, the project will be required to comply with existing City regulations, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements for on-site filtration and groundwater recharge. Therefore, any impact should be less than significant.	
j.	NO IMPACT	The site is not within a tsunami, seiche, or mudflow area, per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The project will not physically divide a community; it will provide a compatible land use neighboring single-family and multi-family residential uses.	
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 Reseda- West Van Nuys Community Plan Area and the Reseda Community Design Overlay District. The site is within the Community Plan Land Use Designation of Community Commercial. The proposed project would be comprised of multi-family residential uses which is consistent with the that land use designation. With the approved Zone Change to RAS4 by the Los Angeles City Planning Commission and City Council the proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. The project is requesting a Site Plan Review for the net increase of more than 50 residential units. With a Site Plan Review approval	

Impact?	Explanation	Mitigation Measures
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		from City Planning, impacts will be less than significant.	
c.	NO IMPACT	The project site is located in a heavily urbanized area of Los Angeles, and no conservation plans apply to the project site or area.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
b.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is unlikely to result in new sources of noise which would exceed levels established in the General Plan or Municipal Code. On-site operational noise would be generated by heating ventilation, and air conditioning equipment installed in the new structure. However, any on-site stationary sources of noise are required to comply with the LAMC Section 112.02 which prohibits noise from this type of equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to those sensitive uses closest to the project site.	XII-20 The construction activities are expected to be short-term and the applicant will be required to comply with the City's Noise Ordinance and the required mitigation measures, which will reduce the impact of construction and operational related noise to a less than significant level. .
b.	LESS THAN SIGNIFICANT IMPACT	The project would be constructed using typical construction techniques. Construction equipment would generate a limited amount of groundborne vibration during construction activities at short distances away from the source, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant permanent increase in noise levels.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>A significant impact may occur if the proposed project were to result in a substantial temporary or periodic increase in ambient noise levels above existing ambient noise levels without the proposed project. As defined in the L.A. CEQA Thresholds Guide threshold for construction noise impacts, a significant impact would occur if construction activities lasting more than one day would increase the ambient noise levels by 10 dBA or more at any off-site noise-sensitive location. In addition, the L.A. CEQA Thresholds Guide also states that construction activities lasting more than ten days in a three-month period, which would increase ambient exterior noise levels by 5 dBA or more at a noise sensitive use, would also normally result in a significant impact. As discussed above, impacts are expected to be less than significant for construction noise and vibration, and operational noise and vibration.</p>	<p>XII-20, XII-40 The implementation of Mitigation Measures XII-20 and XII-40 would ensure the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity, and these impacts would be less than significant.</p>
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project will accommodate residential population growth in-keeping with what was originally envisioned from the Community Plan land use and density designations, and proposes a net increase of 68 residential units. The physical secondary or indirect impacts of population and housing growth such as increased traffic or noise have been adequately mitigated or addressed in other portions of this document, and therefore the increase of population will have a less than significant effect.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is displacing 3 single family homes, but will be providing greater housing capacity after the construction of the 71-unit apartment building is complete.	
c.	LESS THAN SIGNIFICANT IMPACT	The project may be displacing some existing residents, but will be providing greater housing capacity after the construction of the 71-unit apartment building is complete.	

XIV. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project is not located in any fire hazard zones. Based on the City of Los Angeles 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 City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.09.07A, the maximum response distance between residential land uses and a LAFD fire station that houses an engine or truck company is 1.5 miles; while for a commercial land use, the distance is one mile for an engine company and 1.5 miles for a truck company. If either of these distances is exceeded, all structures located in the applicable residential or commercial area would be required to install automatic fire sprinkler systems. The proposed project would include 71 dwelling units. Therefore, the proposed project could potentially increase the demand for LAFD services. The project site is served by LAFD Station No. 73 located approximately 0.5 mile north of the project site. Based on the response distance criteria specified in LAMC 57.09.07A and the relatively short distance from Fire Station No. 73 to the project site, fire protection response would be considered adequate. The required water flow necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. Pursuant to LAMC Section 57.09.06, City-established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. The adequacy of existing water pressure and availability in the project area with respect to required fire flow would be</p>	<p>XIV-10 The LAFD could adequately serve the proposed project without the addition of a new or expanded station. With implementation of mitigation measures, the proposed project's potential impact upon LAFD services would be mitigated to a less than significant.</p>

Impact?	Explanation	Mitigation Measures
	determined by LAFD during the plan check review process. The LAFD could adequately serve the proposed project without the addition of a new or expanded station.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>For the purpose of this Initial Study, a significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve a project, necessitating a new or physically altered station, the construction of which may cause significant environmental impacts. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on police protection shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for police services anticipated at the time of project buildout compared to the expected level of service available, considering, as applicable, scheduled improvements to LAPD services (facilities, equipment, and officers) and the project's proportional contribution to the demand; and (c) whether the project includes security and/or design features that would reduce the demand for police services. The project is served by the West Valley Community Police Station, located approximately 1 mile from the subject site. The proposed development would result in a net increase of 68 residential units, which is less than the significance threshold of 75 residential units, as identified by the City of LA CEQA Thresholds Guide.</p> <p>Implementation of the proposed project would result in an increase of residents within the project site, thereby generating a potential increase in the number of service calls from the project site. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would be anticipated to escalate as a result of the increased onsite activity and increased traffic on adjacent streets and arterials.</p>	<p>XIV-20, XIV-30</p> <p>The proposed project would implement principles of the City of Los Angeles Crime Prevention through Environmental Design (CPTED) Guidelines. It is anticipated that any increase in demands upon police services would be relatively low, and not necessitate the construction of a new police station.</p>

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed development would result in a net increase of 68 residential units, resulting in the addition of new students into the school system. However, the development will be required to pay school fees to the Los Angeles Unified School District to offset some of the increased demand for school services. Therefore the project will have a less than significant impact on the City's school services. 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). It is likely that some of the students generated by the proposed project would already reside in areas served by the LAUSD and would already be enrolled in LAUSD schools. However, for a conservative analysis, it is assumed that all students generated by the proposed project would be new to the LAUSD. Based on school profile information published by the LAUSD, all of the schools serving the project area referenced above have experienced a decline in attendance since 2008, and have adequate capacity to accommodate additional students (LAUSD, Office of Data and Accountability, December 2013). Nevertheless, the project applicant will be required to pay mandatory developer fees to off-set the proposed project's demands upon local schools.</p>	<p>XIV-60 Senate Bill 50 (SB 50), which passed in 1998, established a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities. Under this reform, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the state. Pursuant to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With implementation of the recommended mitigation measure, the proposed project's potential impact upon public school services will be mitigated to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed development would result in a net increase of 68 residential units, creating an additional need and usage of park facilities. However, the project site is located in close proximity to Reseda Park and will also be providing private open space and common recreational areas on-site. These amenities will help to offset any potential impacts the project might have on the City's park system.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>Potential project impacts on other City services have been addressed in other portions of this document, including transportation improvements, and have been mitigated to a less than significant level.</p>	

XV. RECREATION

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net increase of 68 residential units, creating an additional need and usage of park facilities. However, the project site is located in close proximity to the 2,000-acre Sepulveda Basin Recreational Area and will also be providing private open space and common recreational areas on-site. These amenities will help to offset any potential impacts the project might have on the City's park system.	
LESS THAN SIGNIFICANT IMPACT	The proposed development will provide approximately 9,550 square-feet of recreational and open space areas on-site. Construction-related impacts on the project site have been mitigated to a less-than significant levels through the implementation of measures identified in the remainder of the document.	
TRANSPORTATION/TRAFFIC		
LESS THAN SIGNIFICANT IMPACT	On March 18, 2014, the LA Department of Transportation submitted a transportation analysis, and found that the project would result in an estimated 472 daily trips, below a threshold of 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system. Therefore the project will not cause a significant or substantial increase in traffic. However, LADOT may recommend mitigation measures to ensure safe and adequate site access.	
LESS THAN SIGNIFICANT IMPACT	On June 3, 2014, the LA Department of Transportation submitted a transportation analysis, and found that the project would result in an estimated 472 daily trips, below a threshold of 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system. Therefore the project will not cause a significant or substantial increase in traffic. In addition, the project would not conflict with any existing congestion management plan.	
NO IMPACT	The project will not alter air traffic patterns.	
NO IMPACT	The project does not include any changes to transportation design features.	
NO IMPACT	The project will provide adequate emergency access.	
NO IMPACT	The project will not interfere with public transit plans or policies.	
UTILITIES AND SERVICE SYSTEMS		

Impact?	Explanation	Mitigation Measures
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 11,080 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.</p> <p>XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to less than significant levels through water-conservation measures.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project would result in increased water demand and wastewater generation. However, the project will not require the construction of additional water or wastewater facilities, as discussed in XVIIa. Therefore, impacts would be less than significant.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>Drainage patterns and post-development runoff quantities under the proposed project would be similar to the existing site conditions. If the project is required any additional construction of connections to the existing drainage system, the construction would mitigated by other construction mitigation already required for the project. Therefore any potential construction for sewage connections would be reduced to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on water shall be made considering the following factors: (a) the total estimated water demand for the project; (b) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project build-out; (c) 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 (d)</p>

Impact?	Explanation	Mitigation Measures
	<p>the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts. Based on a net increase of 68 units, the net increase for water demand would be 12,981 gallons per day. As concluded above, the proposed project would have a less-than-significant impact on water demand.</p>	
e.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant wastewater impact if: (a) 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 (b) 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. The sewage flow will ultimately be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the Proposed Project. Therefore, impacts would be less than significant. The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 11,080 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.</p>
f.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to less than significant levels through water-conservation measures.</p> <p>The project will generate waste due to the demolition, construction and operation of structures. The 2009 County of Los Angeles CoWMP report on landfill capacity also states that without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2014.</p>

Impact?	Explanation	Mitigation Measures
	<p>However, the report also anticipates that future disposal needs can be adequately met through 2024 through landfill expansion, new technologies, and waste reduction programs. Estimated daily use of the multi-family residential building will contribute approximately 2.9 tons of waste a week, less than the City's operational threshold of 5 tons per week identified in the City's CEQA Thresholds Guide. In addition, the project would be required to comply with all applicable regulations and recycling programs, including the LA Green Building Code and AB939 to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site would have a less than significant impact on local landfills.</p>	
g.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project will generate waste due to the demolition, construction and operation of structures. The project would be required to comply with all applicable regulations, including the LA Green Building Code and AB939 to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site should be in compliance with all applicable regulations and would result in a less than significant impact.</p>	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project site does not contain any threatened or endangered species, sensitive habitats, or known historic resources. The project will not significantly degrade the environment or affect any plant or wildlife areas.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project will not result in any cumulative effects.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Any potential substantial adverse effects on human beings have been addressed in other portions of this report (air quality, grading, traffic, hazardous materials, infrastructure impacts) and have been adequately mitigated to a less than significant level.</p>	