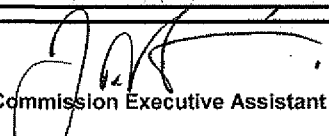


TRANSMITTAL TO CITY COUNCIL

Case No.(s) APCC-2013-581-ZC-HD	Planning Staff Name(s) and Contact No. THEODORE IRVING 213-978-1366	C.D. No. 10
Items Appealable to Council: N/A	Last Day to Appeal: N/A	Appealed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.) 901-903 NEW HAMPSHIRE AVENUE		
Name(s), Applicant / Representative, Address, and Phone Number.		
Y & Y NEW HAMPSHIRE, INC. 3171 W. OLYMPIC BLVD. 525 LOS ANGELES, CA 90006		REP.: TAIK KIM TKIM ASSOCIATES 2500 WILSHIRE BLVD. 1122 LOS ANGELES, CA 90057 213-487-3636
Name(s), Appellant / Representative, Address, and Phone Number.		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>The proposed project consist of the demolition of an existing single family residence for the merger and resubdivision of two lots into one for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2013-582-MND
		Commission Vote: 4 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: <u>October 1, 2013</u>



CENTRAL AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination mailing date: OCT 01 2013

Case No. APCC-2013-581-ZC-HD
CEQA: ENV-2013-582-MND

Location: 901-903 New Hampshire Avenue
Council District: 10 – Wesson
Plan Area: Wilshire
Zone: R4-1

Applicant: Y & Y New Hampshire, Inc.
Representative: Taik Kim, TKIM Associates
Appellant: George D. Rollins III

At its meeting on September 24, 2013, the following action was taken by the Central Area Planning Commission:

1. **Approved a Zone Change** request from R4-1 to **(T)(Q)R4-2** on the proposed 10,076 net square-foot site, for the proposed development of a 5-story, 16-unit condominium with 36 parking spaces.
2. **Adopted** the attached **Conditions of Approval**.
3. **Adopted** the attached **Findings**.
4. **Adopted** Mitigated Negative Declaration No. **ENV-2013-582-MND**.
5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

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

This action was taken by the following vote:

Motion: Brown
Seconded: Millman
Ayes: Kim, Martorell
Absent: Acevedo

Vote: 4 - 0


James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Effective Date/Appeals: The Central Area Planning Commission's decision regarding the *Zone Variance/Height District* is final and not further appealable.

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

Attachments: Conditions of Approval, Findings
Zoning Administrator: Theodore Irving

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

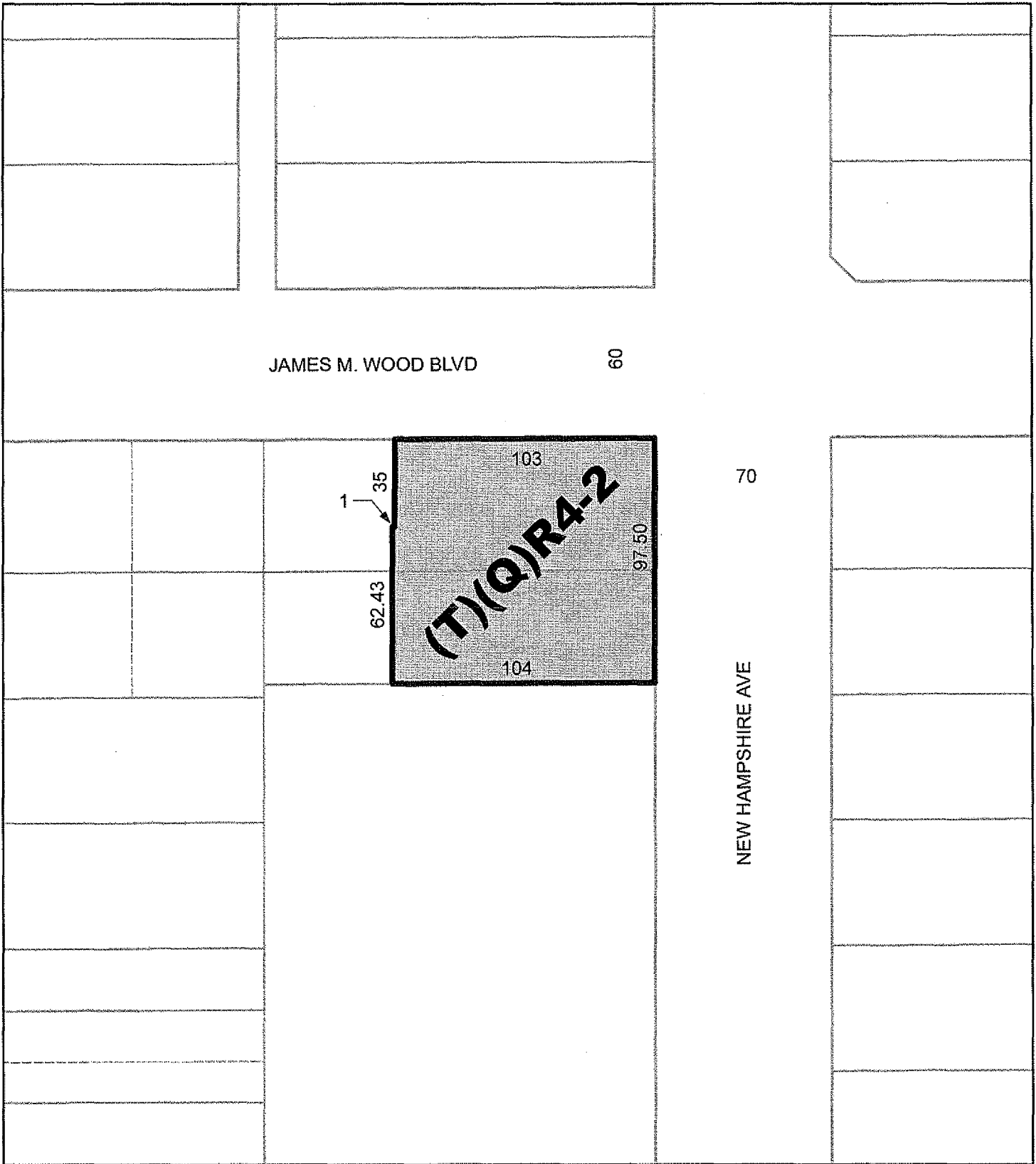
Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with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

1. **Bureau of Engineering.**
 - a. That a 2-foot wide public sidewalk easement be provided along James M. Wood Boulevard, adjoining the tract, including a 15-foot radius property easement line return at the intersection with New Hampshire Avenue.
 - b. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - c. That any fee deficit under Work Order No. EXT00489 expediting the project be paid.
 - d. Improve James M. Wood Boulevard being dedicated and adjoining the subdivision by the construction of an additional concrete sidewalk within the new dedicated area including any necessary transitions to join the existing improvements.
 - e. Comply with the Engineering and other improvement conditions of the Tentative Tract Map Determination, under Case No. TT-72168.
2. **Street Lighting.** Comply with all applicable requirements of the Bureau of Street Lighting.
3. **Recreation and Parks** – That the Quimby fee be based on the R4 Zone
4. **Stormwater.** Prior to the issuance of a Grading Permit, the project shall comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494. The appropriate design and application of Best Management Practice (BMP) device(s) and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. More information may be obtained at www.lastormwater.org.

ORDINANCE NO. _____

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

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



JAMES M. WOOD BLVD 60

70

NEW HAMPSHIRE AVE

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 072168.

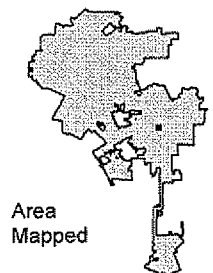


C.M. 132 B 197

APCC-2013-0581-ZC-HD

AAK/B

092713



Area Mapped

(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.

A. Entitlement Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations attached to the subject case file.
2. **Use.** The use of the subject property shall be limited to those uses permitted in the R4-2 Zone as defined in Los Angeles Municipal Code Section 12.11-A
3. **Height.** The height of the building or structures on the subject property shall be in compliance with the Los Angeles Municipal Code Section 12.21.1. This height limitation excludes the light standards, flagpoles, and rooftop equipment. All rooftop equipment and/or duct work that exceeds the roof ridge or parapet wall, whichever is higher, shall be screened from horizontal view with material compatible with the design of the structures.
4. **Parking.**
 - a. **Vehicles** – Parking spaces shall be provided at a ratio of 2.25 spaces per dwelling, consistent with the Advisory Agency Parking Policy for condominiums units.
 - b. **Bicycles** – Short and Long term bicycle racks shall be provided in an appropriate location for residents and guests.
5. 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

B. Environmental Conditions

6. 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.
7. 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.
8. 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.
9. 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.
10. The applicant shall install an air filtration system capable of achieving a Minimum Efficiency rating value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

11. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.
12. The applicant shall install shield lighting to reduce any potential illumination affecting adjacent properties
13. Trucks having no current hauling activity shall not idle but be turned off.
14. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
15. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
16. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
17. (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.
18. (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.
19. (Polychlorinated Biphenyl – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
20. (Apartment Demolition) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

21. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - d. Entrance to the main lobby shall be located off the address side of the building.
 - e. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - f. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - h. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - l. Site plans shall include all overhead utility lines adjacent to the site.
 - m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - n. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - o. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call

(213) 482-6509. You should advise any consultant representing you of this requirement as well.

22. 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.
23. 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.
24. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.
25. Prior to the issuance of the building permit or the recordation of the final map, the subdivider shall submit the evidence of the tenant relocation (in accordance with Ordinance No. 175,980) assistance being paid to the satisfaction of the Advisory Agency.

C. Construction Conditions

26. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
 - a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
27. 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.

28. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
29. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
30. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
31. 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.
32. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
33. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
34. 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.
35. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
36. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
37. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
38. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
39. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
40. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
41. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
42. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

43. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
44. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
45. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
46. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

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

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

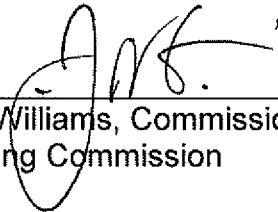
Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter, the Central Area Planning Commission on September 24, 2013, recommended this ordinance be adopted by the City Council.



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

File No. _____

FINDINGS

General Plan/Charter Findings

1. **Existing General Plan Land Use Designation.** The subject property is located within the area covered by the Wilshire Community (the "Plan"), which was adopted by the City Council on September 19, 2001 (Council File 01-1366). The Plan map designates the property for High Medium Residential Land Uses. The corresponding zone under the High Medium Residential Plan Designation is the R4 Zone. The property is currently zoned R4-1 which corresponds to the High Medium Residential Plan Designation. Height District No 1 permits up to a maximum height of 45 feet and a maximum floor area of three-times the buildable area of the R4 zoned lot; while Height District No 2 permits up to six times the buildable area of the same zoned lot with no height limitation. The Community Plan Footnote No 9 states that "High medium density housing between Third Street and Olympic Boulevard, east of Wilton Place may be built to Height District No. 2." The Community Plan's footnote encourages the construction of high density development and by extension the height district change from No.1 to No. 2 within the subject neighborhood.

2. **General Plan Text.** The project includes the re-zoning of the subject property located within the City from the R4-1 to R4-2 Zone. The requested action is consistent with the following relevant provisions of the City's General Plan text:

General Plan Framework

- **Goal 3 C** of the General Plan Framework states: "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents."

Objective 3.7 of this goal states: "Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved."

Policies of the Objective

Policy 3.7.1 states: "Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans."

Policy 3.7.4 states: "Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element."

The policies of the Framework establish zones that correspond to specific land use designations. The proposed R4-2 Zone/Height District change is consistent with the existing land use designation for the project site. The project proposes a design that is generally consistent with the design guidelines established by the Framework Element and the Residential Citywide Design Guidelines. The project incorporates pedestrian friendly access points, architectural treatments and other design elements that enhance the quality and appearance of the development.

The subject property is a corner lot with a frontage on the south side of James M. Wood Boulevard and a frontage on the west side of New Hampshire Avenue. The properties on the north side of James M. Wood Boulevard are zoned R4-2 and the properties on the east side of New Hampshire Avenue are located within the C2-1 Zone. Both zones permit development intensities greater than the existing zone of subject and therefore, the change in height district to permit a greater floor area ratio allows the subject to be consistent with the existing or potential developments in the area

Therefore, the proposed Zone and Height District Change is consistent with the policies and objectives of the General Plan.

2. **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. James M. Wood Boulevard is classified as a Local Street with a 60-foot width and New Hampshire Avenue is also classified as a Local Street, with a 70-foot width. The proposed project is required to comply with the Highway and Street Standards of the Los Angeles Municipal Code and is subject to Bureau of Engineering's Street Standards. The Bureau of Engineering requires that a 2-foot easement be provided along James M. Wood Boulevard adjoining the proposed tract, including a 15-foot property easement line return at the intersection with New Hampshire Avenue, and be improved with an additional concrete sidewalk within the new easement area including any necessary transitions to join the existing improvements. Upon completion, the roadway and sidewalk will be consistent the with City's Highway and Street Standards; therefore, the General Plan will be not be adversely affected by the recommended actions herein.
3. **Street Lights.** Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.
4. **Community Plan**

The Wilshire Community Plan text includes the following relevant land use objectives, policies and programs:

GOAL 1 - PROVIDE A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE WILSHIRE COMMUNITY.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.3 Provide for adequate Multiple Family residential development.

Objective 1-2: Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Policy 1-2.1 Encourage higher density residential uses near major public transportation centers.

Objective 1-4 Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.

Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.

The Community Plan Map identifies land where multiple family residential developments are permitted and designates a number of city blocks in close proximity to the City's major public transit corridors, major bus route stops, and subway stations for future increases in residential density to accommodate the anticipated population growth. The subject site is located within the boundary of such area and the proposed zone and height district change would permit a development consistent with the goals and policies of the community plan.

Also, the project incorporates landscaping and design elements consistent with the plan's policies and programs which would preserve and enhance the existing multi-family neighborhood. While the project was not reviewed by the Urban Design Studio or the Profession Volunteer Program (architectural review), the project will employ design concepts as provided by the Residential Citywide Design Guidelines. The project serves to re-enforce the pattern of higher density land uses adjacent to or near major transit alternatives of the area.

The project has been reviewed by the Department of Transportation's ("DOT") Citywide Planning and Coordination Section which determined that the project should provide a 20-foot reservoir space between the security gates and any property line. The project's traffic volume is below the threshold of review by the DOT's Development Review Section and therefore, no traffic analysis was evaluated by DOT for this project.

5. **Charter Findings – City Charter Sections 556 and 558**

a. The proposed General Plan Amendment/Designation complies with Los Angeles City Charter Section 556 in that they are in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.

The General Plan sets forth goals, objectives and programs that provide guidance for the day-to-day land use policies to meet the existing and future needs and desires of the communities within the City of Los Angeles. The proposed zone and height district change will be compatible with the General Plan's objectives and policies because the requested action implements by the intent of the Footnote No. 9 to increase density within a specified boundary of the community plan area. The proposed changes will permit higher density multi-family residential uses by right, which will further the objectives and policies of the General Plan.

As stated under the previous General Plan Text Section, the Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles, including the subject property located within the City. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices related to land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

By encouraging the development and construction of high density residential uses in close proximity to existing transportation alternatives, housing and services, the zone

change and associated height district change will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting higher-density growth in the area by re-enforcing the land use patterns observed and already occurring in this particular neighborhood. Several properties located both on the northerly and southerly portions of James M. Wood Boulevard have been designated and zoned for higher density multi-family housing. All of these properties are currently improved with higher density multi-family housing.

Further, the requested actions will meet the Housing chapter's goal of re-enforcing higher intensity developments located along James M. Wood Boulevard and near major transportation alternatives east of the site, along Vermont Avenue. The project incorporates a zoning request from the R4-1 Zone to the R4-2 Zone, with the higher Height District No.2 intensity, to provide a buffer between the multi-family and commercial developments located throughout the area. Additionally, the project is designed in accordance with the principles of the Residential Citywide Design Guidelines.

The project is located in an area with adequate infrastructure and utilities and is required to be connected to the city's sanitary sewer system. Therefore, the requested actions are compatible with the goals, objectives and policies of the General Plan as set forth in the General Plan Framework and the Community Plan.

- b. The proposed General Plan Amendment/Designation and Zone Change will comply with Los Angeles City Charter Section 558 in that they are in substantial conformance with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity: The granting of the proposed zone and height district change would result in a project that addresses public necessity by providing residential land use options for individuals and families consistent with the General and Community Plan's objectives to maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Convenience: Granting the proposed zone and height district change would result in a project that is consistent with the public convenience. The project site is located in a high density residential neighborhood within the Wilshire Community Plan area. The site's proximity to Major Highways and rail lines provides convenient access to public transit opportunities to and from employment, residential and commercial opportunities located throughout the area.

General Welfare: Granting the requested zone and height district change would be consistent with the General Welfare, in that the instant request involves a zone and use that is consistent with the plan's intent on maintaining and implementing residential uses in appropriate areas based on the type and intensity of land use. The property is currently underutilized and the improvements resulting from the zone and height district change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare.

Good Zoning Practice: The existing R4-1 Zone is compatible with the surrounding multi-family developments; however, the proposed R4-2 Zone/Height District Change would also be compatible with the immediate adjacent properties north across the street. The proposed Zone/Height District would be consistent with the existing land

use patterns observed in the surrounding area. Implementing a zoning and height district scheme which transitions from a medium density to a higher density residential uses protects and provides a buffer between the established medium density residential neighborhood located south of the site, and the emerging higher density multi-family and commercial uses located north and east of the site. Therefore, the proposed zoning is consistent with the objectives and policies of the General and Community Plan.

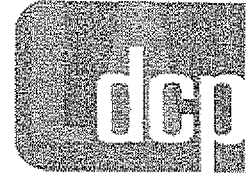
6. **CEQA Findings**

A Mitigated Negative Declaration (ENV-2013-0582-MND) was prepared for the proposed project. 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 judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



Central Area Planning Commission

Date: September 24, 2013
Time: After 4:30 P.M.
Place: City Hall, Room 1070
200 North Spring Street

Public Hearing: June 26, 2013
Appeal Status: Appealable to the City Council
Expiration Date: September 24, 2013
Multiple Approval: No

Case No.: APCC 2013-0581(ZC)(HD)
CEQA No.: ENV 2013-0582-MND
Incidental Cases: TT-72168
Related Cases: None
Council No.: 10
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Wilshire Center-Koreatown
GPLU: High Medium Residential
Zone: R4-1

Applicant: Y & Y New Hampshire
Representative: Taik Kim, TKim Associates

PROJECT LOCATION: 901-903 South New Hampshire Avenue

PROPOSED PROJECT: The proposed project consist of the demolition of an existing single family residence for the merger and resubdivision of two lots into one for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.

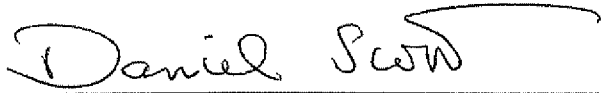
REQUESTED ACTION: Pursuant to Los Angeles Municipal Code Section 12.32-F, a zone change request from the current R4-1 Zone to a proposed R4-2 Zone on the proposed 10,076 net square-foot site, for the proposed 5-story, 16-unit condominium development with 36 parking spaces.

Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration and required findings for the above-referenced project.

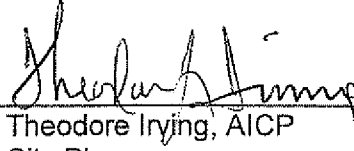
RECOMMENDED ACTIONS:

1. **Approve** a zone change request from R4-1 to R4-2 on the proposed 10,076 net square-foot site, for the proposed 5-story, 16-unit condominium development with 36 parking spaces.
2. **Adopt** the attached Findings
3. **Adopt** Mitigated Negative Declaration No. ENV-2013-0582-MND
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

MICHAEL J. LOGRANDE
Director of Planning



Daniel Scott
Principal City Planner



Theodore Irying, AICP
City Planner
Telephone: (213) 978-1366

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, Room 272, City Hall, 200 North Spring Street, 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 to 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 these 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) 978-1295.

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Exhibits:

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- A1 – Vicinity Map (required)
- A2 – Radius Map (required)
- A3 – Plan Map (optional)

B - Plans

- Site Plan
- Elevation Plan
- Landscape Plan

C – Environmental Clearance

D – Others

- (i.e., photos, agency reports, correspondences)

PROJECT ANALYSIS

Project Summary

The proposed project consists of the demolition of an existing single family residence, a Tentative Tract Map (TT-72168) request for the merger and resubdivision of two lots into one totaling 10,076 net square-feet and, a zone change request from R4-1 to R4-2, for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.

Background

The proposed project is located in the Wilshire Community Plan, in the Koreatown area generally bounded by Wilton Place on the west, 3rd Street on the north, Vermont Avenue on the east and Olympic Boulevard on the south. The immediate neighborhood is just south of Wilshire Boulevard and west of Vermont Avenue; both are Major Highways in the plan area. The community is comprised of medium to high density residential buildings within the interior of the neighborhood and regional shopping, employment, and entertainment opportunities along the Major Highways. The community is served by major transportation routes along Vermont Avenue, Olympic Boulevard and Wilshire Boulevard, including the Metro Rail Red Line, which is located one quarter mile northeast of the project site.

The project site is a corner parcel consisting of 10,076 net square feet with frontages along New Hampshire Avenue and James M. Wood Boulevard. The site has a frontage of 97.25 feet along New Hampshire Avenue and uniform depth of 103 feet and is improved with a single-story, three-unit dwelling, a concrete paved area, a detached garage and landscaping. Three tenants will be displaced by the proposed project and are required to be assisted with relocation assistance pursuant to the City's relocation assistance ordinance. The site improvements will be removed to clear the way for proposed development.

The proposed development consist of the construction, use and maintenance of a proposed 5-story, 16-unit condominium development with 36 parking spaces. The project will consist of four levels of residential units above a mezzanine, one ground level of parking and one subterranean level of parking. Two common open spaces totaling 1,515 square feet will be provided (L.A.M.C. requires 175 square of open space per dwelling unit be provided or 2,800 square feet). The proposed building height is 64 feet 6 inches, which exceeds the current Height District 1 maximum and therefore, the applicant is filing this zone change and height district change request to change the property's zone/height restriction from R4-1 to R4-2 to allow the proposed 64 feet 6 inches building height.

In addition to the request to change the zone and height district, the applicant filed a tentative tract map application request. On July 9, 2013, the Deputy Advisory Agency approved the Tentative Tract Map 72168 request for the merger and resubdivision of the two lots into one totaling 10,076 net square feet in a proposed R4-2 Zone, for the proposed 16-unit condominium development with 36 parking spaces. The tentative tract approval was issued with a 15-day appeal period, which expired with no appeals filed.

Surrounding Properties

Surrounding residential properties consists predominantly of medium to high density residential uses in the R4-1, R4-2 and C2-1 Zones. A 4-story, 59-unit recently constructed condominium development borders the subject's southerly property line in the R4-1 Zone. A 4-story, 95-unit

apartment building is located northeast across the street from the project site, situated in the R4-2 Zone. Additionally, properties north of James M. Woods Boulevard are located with the R4-2 Zone, while generally the properties south of James M. Wood Boulevard area situated in the R4-1 Zone.

Streets and Circulation

New Hampshire Avenue is a Local Street dedicated to a 70-foot width, and improved with curb, gutter and sidewalks.

James M. Wood Boulevard is a Local Street dedicated to a 60-foot width, and improved with curb, gutter and sidewalks.

Public Hearing:

A Public Hearing was held by the Advisory Agency and Hearing Officer on June 26, 2013 at 200 North Spring Street, City Hall, Room 1020. The public hearing was attended by two residents and the applicant. No opposition to the project was raised.

Community Plan

The subject site is located within the Wilshire Community Plan area, with a High Medium Residential land use designation and zoned R4 with Height District No. 1 restriction. The Community Plan encourages height district changes from No.1 to No. 2 in some areas. The Wilshire Community Plan Footnote No. 9 states "High medium density housing between Third Street and Olympic Boulevard, east of Wilton Place may be built to Height District No. 2." Height District No 1 permits up to a maximum height of 45 feet and a maximum floor area of three-times the buildable area of the R4 zoned lot; while Height District No 2 permits up to six times the buildable area of the same zoned lot with no height limitation.

Citywide Design Guidelines

"The Citywide Design Guidelines have been created to carry out the common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions." The Guidelines are intended as a tool in evaluating project applications along with relevant policies from the General Plan Framework and Community Plans. Incorporating the guidelines into a project's design encourages compatible architecture, attractive multi-family residential districts, pedestrian activity, context sensitive design, and place-making. The proposed project has been designed in observance of many of the Residential Citywide Design guideline goals. The project complies with the followings Citywide Design Guidelines objectives and incorporates several design principles as discussed below.

Objective 1 - Consider Neighborhood Context and Linkages in Building and Site Design.

The proposed project has been designed with a strong street wall by generally locating the building (easterly) frontage at the 15-foot front yard setback required in the R4 Zone. The northerly side yard fronts a street and the building frontage is located at the required 6-foot side yard setback. The site is designed with common open space that consist of a 731 square-foot ground floor lounge, a 623 square-foot roof top deck, and 844 square feet of open area at the rear property line. The remaining required open space is provided as private open space associated with each dwelling unit.

Objective 2 - Employ Distinguishable and Attractive building design.

The proposed 5-story building has been articulated with difference textures, colors and materials to provide depth and visual interest. The proposed building has a main pedestrian frontage and entrance along New Hampshire Avenue and a secondary pedestrian entrance along James M. Wood Boulevard. The primary vehicular entrance is provided along New Hampshire Avenue and a secondary vehicular entrance is provided along James M. Wood Boulevard. The project uses concrete masonry walls, stucco, glass, and fiber glass casement windows materials. Entrances, doors and balconies are recessed and the building heights are modulated. Architectural elements have been provided over the building corners. The incorporation of these architectural elements, as well as the different textures, colors, materials, and distinctive architectural treatments add visual interest thereby creating a distinguishable and attractive building design.

Objective 3 - Provide Pedestrian Connections within and around the project.

The proposed project is required to improve the easement area along James M. Wood Boulevard by the construction of additional sidewalk area, and required to provide three (3) replacement trees for the adjoining parkway area. The construction of the easement area will result in a straight continuous sidewalk and open space. In addition to the three trees, the parkway should be planted with ground cover, low growing vegetation or permeable materials that accommodate both pedestrian movement and car door openings.

Objective 4 - Minimize the Appearance of Driveways and Parking Areas.

The project site is located on a corner lot and the two-level garage structure is designed to prioritize pedestrian access first and automobile access second. While the structure is providing two driveways rather than one, both are located as far as possible away from the corner of the site at the edge. The New Hampshire Avenue facing driveway has a width of 24 feet and the driveway along James M. Wood Boulevard has a 10-foot drive aisle width. The ground level parking area is covered by a concrete block wall, landscaping, and common open space and the second level of parking is below grade. The parking areas and adjoining pedestrian walkways will be illuminated to provide safety for pedestrians.

Objective 5 - Utilize Open Areas and Landscaping Opportunities to their Full Potential.

The project is conditioned to prepare landscape plan and irrigation plan that complies with the Water Management Ordinance No. 170,978 and the Landscape Ordinance, which incorporates weather-based irrigation controllers 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 the precipitation runoff, and a separate water meter (or submeter) flow sensor, and master shutoff .

Objective 6 – Improve the Streetscape Experience by Reducing Visual Clutter

The proposed project can be enhanced to reduce the visual appearance of utilities. While the location of a DWP utility pad is proposed along the southerly edge of the site, the utility room, the recycling area and the trash collection area will be located in the interior of the building on the ground floor level. These areas will be located behind concrete a masonry wall away from view of pedestrians and visitors, which reduces the

possibility of visual clutter as well as noise and odor generated by these activities. It is recommended that the location of the DWP pad be reconsidered by the applicant after consultation with the Department of Water and Power.

Issues:

Correspondence: No written public comments were received.

Conclusion

Planning staff recommends approval of the proposed Zone Change and Height District Change from R4-1 to R4-2, which would allow for a residential development that would be consistent with other recent developments observed in the area. Also, the change would allow for a project that would advance the goals and objectives of the Community Plan such as establishing high density housing near major transit alternatives, provide for the preservation of existing quality housing, and meet the needs of the existing residents and expected new residents in the area; reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

(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.

A. Entitlement Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations attached to the subject case file.
2. **Use.** The use of the subject property shall be limited to those uses permitted in the R4-2 Zone as defined in Los Angeles Municipal Code Section 12.11-A
3. **Height.** The height of the building or structures on the subject property shall be in compliance with the Los Angeles Municipal Code Section 12.21.1. This height limitation excludes the light standards, flagpoles, and rooftop equipment. All rooftop equipment and/or duct work that exceeds the roof ridge or parapet wall, whichever is higher, shall be screened from horizontal view with material compatible with the design of the structures.
4. **Parking.**
 - a. **Vehicles** – Parking spaces shall be provided at a ratio of 2.25 spaces per dwelling, consistent with the Advisory Agency Parking Policy for condominiums units.
 - b. **Bicycles** – Short and Long term bicycle racks shall be provided in an appropriate location for residents and guests.
5. 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

B. Environmental Conditions

6. 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.
7. 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.
8. 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.
9. 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.
10. The applicant shall install an air filtration system capable of achieving a Minimum Efficiency rating value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

11. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.
12. The applicant shall install shield lighting to reduce any potential illumination affecting adjacent properties
13. Trucks having no current hauling activity shall not idle but be turned off.
14. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
15. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
16. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
17. (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.
18. (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.
19. (Polychlorinated Biphenyl – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
20. (Apartment Demolition) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

21. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - d. Entrance to the main lobby shall be located off the address side of the building.
 - e. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - f. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - h. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - l. Site plans shall include all overhead utility lines adjacent to the site.
 - m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - n. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - o. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order

to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

22. 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.
23. 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.
24. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.
25. Prior to the issuance of the building permit or the recordation of the final map, the subdivider shall submit the evidence of the tenant relocation (in accordance with Ordinance No. 175,980) assistance being paid to the satisfaction of the Advisory Agency.

C. Construction Conditions

26. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
 - a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
27. 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.

28. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
29. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
30. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
31. 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.
32. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
33. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
34. 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.
35. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
36. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
37. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
38. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
39. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
40. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
41. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
42. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

43. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
44. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
45. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
46. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

**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. **Bureau of Engineering.**
 - a. That a 2-foot wide public sidewalk easement be provided along James M. Wood Boulevard, adjoining the tract, including a 15-foot radius property easement line return at the intersection with New Hampshire Avenue.
 - b. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - c. That any fee deficit under Work Order No. EXT00489 expediting the project be paid.
 - d. Improve James M. Wood Boulevard being dedicated and adjoining the subdivision by the construction of an additional concrete sidewalk within the new dedicated area including any necessary transitions to join the existing improvements.
 - e. Comply with the Engineering and other improvement conditions of the Tentative Tract Map Determination, under Case No. TT-72168.
2. **Street Lighting.** Comply with all applicable requirements of the Bureau of Street Lighting.
3. **Recreation and Parks** – That the Quimby fee be based on the R4 Zone
4. **Stormwater.** Prior to the issuance of a Grading Permit, the project shall comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494. The appropriate design and application of Best Management Practice (BMP) device(s) and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. More Information may be obtained at www.lastormwater.org.

CONDITIONS OF APPROVAL

Administrative Conditions of Approval

1. **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.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.
3. **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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **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.
5. **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.
6. **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.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **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.

FINDINGS

General Plan/Charter Findings

1. **Existing General Plan Land Use Designation.** The subject property is located within the area covered by the Wilshire Community (the "Plan"), which was adopted by the City Council on September 19, 2001 (Council File 01-1366). The Plan map designates the property for High Medium Residential Land Uses. The corresponding zone under the High Medium Residential Plan Designation is the R4 Zone. The property is currently zoned R4-1 which corresponds to the High Medium Residential Plan Designation. Height District No 1 permits up to a maximum height of 45 feet and a maximum floor area of three-times the buildable area of the R4 zoned lot; while Height District No 2 permits up to six times the buildable area of the same zoned lot with no height limitation. The Community Plan Footnote No 9 states that "High medium density housing between Third Street and Olympic Boulevard, east of Wilton Place may be built to Height District No. 2." The Community Plan's footnote encourages the construction of high density development and by extension the height district change from No.1 to No. 2 within the subject neighborhood.

2. **General Plan Text.** The project includes the re-zoning of the subject property located within the City from the R4-1 to R4-2 Zone. The requested action is consistent with the following relevant provisions of the City's General Plan text:

General Plan Framework

- **Goal 3 C** of the General Plan Framework states: "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents."

Objective 3.7 of this goal states: "Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved."

Policies of the Objective

Policy 3.7.1 states: "Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans."

Policy 3.7.4 states: "Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element."

The policies of the Framework establish zones that correspond to specific land use designations. The proposed R4-2 Zone/Height District change is consistent with the existing land use designation for the project site. The project proposes a design that is generally consistent with the design guidelines established by the Framework Element and the Residential Citywide Design Guidelines. The project incorporates pedestrian friendly access points, architectural treatments and other design elements that enhance the quality and appearance of the development.

The subject property is a corner lot with a frontage on the south side of James M. Wood Boulevard and a frontage on the west side of New Hampshire Avenue. The properties on the north side of James M. Wood Boulevard are zoned R4-2 and the properties on the east side of New Hampshire Avenue are located within the C2-1 Zone. Both zones permit development intensities greater than the existing zone of subject and therefore, the change in height district to permit a greater floor area ratio allows the subject to be consistent with the existing or potential developments in the area

Therefore, the proposed Zone and Height District Change is consistent with the policies and objectives of the General Plan.

2. **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. James M. Wood Boulevard is classified as a Local Street with a 60-foot width and New Hampshire Avenue is also classified as a Local Street, with a 70-foot width. The proposed project is required to comply with the Highway and Street Standards of the Los Angeles Municipal Code and is subject to Bureau of Engineering's Street Standards. The Bureau of Engineering requires that a 2-foot easement be provided along James M. Wood Boulevard adjoining the proposed tract, including a 15-foot property easement line return at the intersection with New Hampshire Avenue, and be improved with an additional concrete sidewalk within the new easement area including any necessary transitions to join the existing improvements. Upon completion, the roadway and sidewalk will be consistent the with City's Highway and Street Standards; therefore, the General Plan will be not be adversely affected by the recommended actions herein.
3. **Street Lights.** Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.
4. **Community Plan**

The Wilshire Community Plan text includes the following relevant land use objectives, policies and programs:

GOAL 1 - PROVIDE A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE WILSHIRE COMMUNITY.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.3 Provide for adequate Multiple Family residential development.

Objective 1-2: Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Policy 1-2.1 Encourage higher density residential uses near major public transportation centers.

Objective 1-4 Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.

Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.

The Community Plan Map identifies land where multiple family residential developments are permitted and designates a number of city blocks in close proximity to the City's major public transit corridors, major bus route stops, and subway stations for future increases in residential density to accommodate the anticipated population growth. The subject site is located within the boundary of such area and the proposed zone and height district change would permit a development consistent with the goals and policies of the community plan.

Also, the project incorporates landscaping and design elements consistent with the plan's policies and programs which would preserve and enhance the existing multi-family neighborhood. While the project was not reviewed by the Urban Design Studio or the Profession Volunteer Program (architectural review), the project will employ design concepts as provided by the Residential Citywide Design Guidelines. The project serves to re-enforce the pattern of higher density land uses adjacent to or near major transit alternatives of the area.

The project has been reviewed by the Department of Transportation's ("DOT") Citywide Planning and Coordination Section which determined that the project should provide a 20-foot reservoir space between the security gates and any property line. The project's traffic volume is below the threshold of review by the DOT's Development Review Section and therefore, no traffic analysis was evaluated by DOT for this project.

5. **Charter Findings – City Charter Sections 556 and 558**

a. The proposed General Plan Amendment/Designation complies with Los Angeles City Charter Section 556 in that they are in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.

The General Plan sets forth goals, objectives and programs that provide guidance for the day-to-day land use policies to meet the existing and future needs and desires of the communities within the City of Los Angeles. The proposed zone and height district change will be compatible with the General Plan's objectives and policies because the requested action implements by the intent of the Footnote No. 9 to increase density within a specified boundary of the community plan area. The proposed changes will permit higher density multi-family residential uses by right, which will further the objectives and policies of the General Plan.

As stated under the previous General Plan Text Section, the Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles, including the subject property located within the City. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies related to land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

By encouraging the development and construction of high density residential uses in close proximity to existing transportation alternatives, housing and services, the zone

change and associated height district change will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting higher-density growth in the area by re-enforcing the land use patterns observed and already occurring in this particular neighborhood. Several properties located both on the northerly and southerly portions of James M. Wood Boulevard have been designated and zoned for higher density multi-family housing. All of these properties are currently improved with higher density multi-family housing.

Further, the requested actions will meet the Housing chapter's goal of re-enforcing higher intensity developments located along James M. Wood Boulevard and near major transportation alternatives east of the site, along Vermont Avenue. The project incorporates a zoning request from the R4-1 Zone to the R4-2 Zone, with the higher Height District No.2 intensity, to provide a buffer between the multi-family and commercial developments located throughout the area. Additionally, the project is designed in accordance with the principles of the Residential Citywide Design Guidelines.

The project is located in an area with adequate infrastructure and utilities and is required to be connected to the city's sanitary sewer system. Therefore, the requested actions are compatible with the goals, objectives and policies of the General Plan as set forth in the General Plan Framework and the Community Plan.

- b. The proposed General Plan Amendment/Designation and Zone Change will comply with Los Angeles City Charter Section 558 in that they are in substantial conformance with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity: The granting of the proposed zone and height district change would result in a project that addresses public necessity by providing residential land use options for individuals and families consistent with the General and Community Plan's objectives to maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Convenience: Granting the proposed zone and height district change would result in a project that is consistent with the public convenience. The project site is located in a high density residential neighborhood within the Wilshire Community Plan area. The site's proximity to Major Highways and rail lines provides convenient access to public transit opportunities to and from employment, residential and commercial opportunities located throughout the area.

General Welfare: Granting the requested zone and height district change would be consistent with the General Welfare, in that the instant request involves a zone and use that is consistent with the plan's intent on maintaining and implementing residential uses in appropriate areas based on the type and intensity of land use. The property is currently underutilized and the improvements resulting from the zone and height district change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare.

Good Zoning Practice: The existing R4-1 Zone is compatible with the surrounding multi-family developments; however, the proposed R4-2 Zone/Height District Change would also be compatible with the immediate adjacent properties north across the street. The proposed Zone/Height District would be consistent with the existing land

use patterns observed in the surrounding area. Implementing a zoning and height district scheme which transitions from a medium density to a higher density residential uses protects and provides a buffer between the established medium density residential neighborhood located south of the site, and the emerging higher density multi-family and commercial uses located north and east of the site. Therefore, the proposed zoning is consistent with the objectives and policies of the General and Community Plan.


6. **CEQA Findings**

A Mitigated Negative Declaration (ENV-2013-0582-MND) was prepared for the proposed project. 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 judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

PUBLIC HEARING AND COMMUNICATIONS

A Public Hearing was held by the Advisory Agency/Hearing Officer on June 26, 2013 at 200 North Spring Street, City Hall, Room 1020. The public hearing was attended by two residents and the applicant.

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

DOCUMENT FILED City Clerk's Office	No. NGR - 13-162 - PL	Certified by: 	Date: 5-20-13

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 10
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PROJECT TITLE ENV-2013-582-MND	CASE NO. APCC-2013-581-ZC-HD, TT-72168
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PROJECT LOCATION
901 S NEW HAMPSHIRE AVE

PROJECT DESCRIPTION
 The proposed project consists of the demolition of an existing 4-unit dwelling, a Tentative Tract Map (TT-72168) request for the merger and resubdivision of two lots into one totaling 10,076 net square-feet and, a zone change request from R4-1 to R4-2, for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Y & Y New Hampshire Incorporated
 3171 W. Olympic Boulevard, Suite 525
 Los Angeles, CA 90006

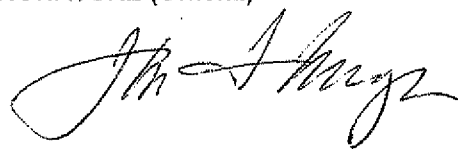
FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
THEODORE IRVING	City Planner	(213) 978-1366

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		JUNE 26, 2013

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-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.

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.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

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.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

-
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

IX-30. Standard Urban Stormwater Mitigation Plan

-
- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>):

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.

XIII-30. Tenant Displacement

- Impacts to the existing tenant population will result from project implementation due to the displacement of families. However, these potential impacts will be mitigated to a less than significant level through the following:
- (*Apartment Demolition*) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

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-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.

XIV-70. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units:

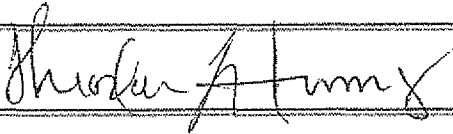
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 10 - HERB J. WESSON, JR.	DATE: 05/30/2013
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2013-582-MND		RELATED CASES: APCC-2013-581-ZC-HD, TT-72168	
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 NEW 5-STORY, 16-UNIT RESIDENTIAL CONDOMINIUM WITH 36 PARKING SPACES AND A ZONE CHANGE (HEIGHT DISTRICT) FROM R4-1 TO R4-2.			
ENV PROJECT DESCRIPTION: The proposed project consists of the demolition of an existing 4-unit dwelling, a Tentative Tract Map (TT-72168) request for the merger and resubdivision of two lots into one totaling 10,076 net square-feet and, a zone change request from R4-1 to R4-2, for the construction, use and maintenance of a 5-story, 16-unit condominium development with 36 parking spaces.			
ENVIRONMENTAL SETTINGS: The proposed project is located in the Wilshire Community Plan area, just south of Wilshire Boulevard and west of Vermont Avenue; both Major Highways in the plan area. The community is composed of medium to high density residential buildings within the interior of the neighborhood and regional shopping, employment, and entertainment opportunities along the Major Highways. The community is served by major transportation routes along Vermont Avenue and Wilshire Boulevard, including the Metro Rail Red Line, which is located northeast of the project site.			
PROJECT LOCATION: 901 S NEW HAMPSHIRE AVE			
COMMUNITY PLAN AREA: WILSHIRE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: WILSHIRE CENTER - KOREATOWN
EXISTING ZONING: R4-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: R4	LA River Adjacent: NO
GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: R4	
		PROPOSED PROJECT DENSITY: R4	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



City Planner

(213) 978-1366

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 checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input checked="" type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input checked="" type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Y & Y New Hampshire Incorporated

PHONE NUMBER:

(213) 487-1900

APPLICANT ADDRESS:

3171 W. Olympic Boulevard, Suite 525
Los Angeles, CA 90006

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

03/04/2013

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-2013-582-MND** and the associated case(s), **APCC-2013-581-ZC-HD, TT-72168**. 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:
THEODORE IRVING	City Planner	(213) 978-1366	05/28/2013

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
b.	NO IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing landscaping, which provides a buffer and enhances the site, will be removed. The proposed project will need to be landscaped to mitigate the increased density. After the mitigation measure, the impact will be less than significant.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed five-story structure will have outdoor lighting for security, parking and landscaping. The outdoor lighting will be designed and installed with shielding to mitigate the impact to less than significant.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
c.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
d.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
e.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
III. AIR QUALITY		
a.	NO IMPACT	The proposed five-story, 16-unit condominium development will not conflict with or obstruct the implementation of either plan.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction phases may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction activity may increase the pollutant levels in the immediate area; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	III-10
d.	NO IMPACT	The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system.	
e.	NO IMPACT	No objectionable odors are anticipated to result from this residential project.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The site currently contains a single family dwelling with some landscaping. No sensitive species are expected to be located on the site. No impact would result.	
b.	NO IMPACT	Currently, the site contains a one-story single family structure and a surface parking area with limited landscaping. The site does not contain riparian habitat or sensitive natural communities. No impact would result.	
c.	NO IMPACT	The site does not contain wetlands. No impact would result.	
d.	NO IMPACT	The project site is fully developed as a residential use with landscaping and does not contain wildlife corridors or nursery sites.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site contains 7 trees on and around the project site, of which five are greater than 12 inches in diameter. Trees 12 inches or greater in diameter will need to be replaced on a 1:1 ratio to reduce the biological impact to a less than significant level. No impact will result.	IV-70
f.	NO IMPACT	The proposed project will not conflict with any habitat conservation plans.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The site does not contain any historic resources. No impact would result.	
b.	NO IMPACT	The project is not located in an area of known archaeological resources. No impact would result.	
c.	NO IMPACT	The project is not located in an area of known paleontological resources. No impact would result.	
d.	NO IMPACT	The project is not located in an area of known paleontological resources. No impact would result.	

VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist Priolo zone	
b.	NO IMPACT	The project site is subject to strong seismic shaking; however, the resulting impact will be reduced to a less than significant level by following the International Building Code standards during construction.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is not located in a liquefaction zone or an area known for seismic-related ground failure	
d.	NO IMPACT	The project site is not located in a landslide zone or an area known for slope ground failure.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The grading of the site will result in the loss of topsoil; however, the resulting impact will be reduced to a less than significant level by the incorporation of construction mitigation measures.	VI-20
f.	NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
g.	NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project or the sale of beer or wine. No impact will result.	
h.	NO IMPACT	No septic tanks are proposed as part of this project. No impact would result.	

VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction of the proposed development is anticipated to increase the emission of greenhouse gases (GHG). However, mitigation measures have been incorporated to reduce the pollution impacts to less than significant levels. In addition, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, water conservation, among others. The State of California has required that GHG emission be reduced to 1990 levels by 2020.	VII-10
b.	LESS THAN SIGNIFICANT IMPACT	Presently, the state and regional agencies and local governments, including the City of Los Angeles, are developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course action to meet the state goals as set forth under AB 32. However, at this time, no thresholds have been adopted.	

Impact?	Explanation	Mitigation Measures
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing single family structure has the possibility of containing asbestos, which would be transported following demolition; however, the resulting impact would be reduced to a level of insignificant by the proposed mitigation measure.	VIII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing single family structure has the possibility of containing asbestos since their construction occurred in the 1950's. An asbestos survey and removal of any ACM must be completed prior to the issuance of the demolition permit to mitigate the impact to a less than significant level	VIII-10
c.	NO IMPACT	No hazardous materials are proposed to be used with this residential project. No impact would result	
d.	NO IMPACT	The site is not located on a hazardous materials list. No impact would result.	
e.	NO IMPACT	The site is not located within an airport land use plan. The proposed residential project would not result in a safety hazard for people residing or working in the area	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip. The residential project would not result in a safety hazard for people residing or working in the area.	
g.	NO IMPACT	The proposed residential project is permitted in the proopsoed R4-2 Zone and would not interfere with any emergency response or evacuation plans. No impact is anticipated.	
h.	NO IMPACT	The project site is not located in an area of wildland fires. No impact would result.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project would be subject to water quality standards for stormwater run-off as required by the LAMC and as required by the policy instituted by the Regional Water Control Board. The project would require connection with the City's infrastructure. No impact would result.	
b.	NO IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LA DWP.	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The project would not substantially alter the existing drainage pattern of the site or area. The site, formerly used for commercial purposes, drains into the sewer as will the proposed project. No impact will result.	
d.	NO IMPACT	The project site does not contain a stream or a river. The site currently drains into the sewer as will the proposed project. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to control runoff using stormwater best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant.	IX-20, IX-30
f.	NO IMPACT	The proposed residential project is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	The proposed 16-unit condominium project is not anticipated to substantially degrade water quality. No impact will result.	
h.	NO IMPACT	The project is not located in a flood zone. No impact will result.	
i.	NO IMPACT	The project site is not located in a potential dam inundation zone. No impact would result.	
j.	NO IMPACT	The project site is not located within an inundation zone for seiche, tsunami, or mudflow. No impact would result.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The 16-unit residential project is compatible with the surrounding residential uses and would not physically divide the community.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 16-unit residential development is consistent with the proposed zone and heigho district change, and the maximum permitted density of the High Medium residential land use category. No impact is anticipated.	
c.	NO IMPACT	The proposed project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed urban area.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The site is not located in a known area of a locally-important mineral resource recovery site. No impact is expected to result.	
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XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Double-pane windows will be required on all windows facing the local street to reduce the operational noise impact to a less than significant level.	XII-20
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b.	LESS THAN SIGNIFICANT IMPACT	The project construction will be typical of other multi-family buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels.	
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Impacts may result from the project implementation due to noise from cars using a parking ramp. The parking ramps will need to be constructed from concrete to reduce the noise impact to a less than significant level.	XII-20
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level.	XII-20
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e.	NO IMPACT	The propose project is not located within a flight path, as such it is not anticipated to have a noise impact.	
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f.	NO IMPACT	The propose project is not located within the vicinity of a private airstrip, as such it is not anticipated to have a noise impact.	
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XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed net increase of 16 residential units will not induce substantial population growth. It will serve the demand within the existing population.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Three occupants/tenants of the 4-unit building will be displaced as a result of this project.	XIII-30
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c.	LESS THAN SIGNIFICANT IMPACT	The proposed project would not involve or cause the construction of replacement housing elsewhere. Pursuant to Public Resources Code Section 21082.2 (c) (CEQA Guidelines Section 15064 (e)), no substantial evidence exists establishing a	
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Impact?	Explanation	Mitigation Measures	
	nexus between the project and the direct or indirect need to construct new housing elsewhere in the City of Los Angeles. The project would provide a net increase in the City's housing stock. Furthermore, tenant relocation is being provided as mandated by law, for those tenants being displaced by the proposed project.		
XIV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area with adequate fire response times. The project will be reviewed by the LA Fire Department who may require mitigation emergency access and site layout to reduce the fire impact to a less than significant level.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be reviewed by the LA Police Department who may require mitigation emergency access and site layout to reduce the police protection impacts to a less than significant level.	XIV-30
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD	XIV-60
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will result in an increased use of the parks; however, the impact will be reduced to a less than significant level by the payment of Quimby fees.	See Mitigation Measure No. XV.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A request to improve New Hampshire Avenue and/or James Wood Boulevard may be required by the Bureau of Engineering. After such, the impact will be less than significant.	XIV-70
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The anticipated demand for open space by this residential project will be mitigated by the payment of Quimby Fees.	XV-10
b.	LESS THAN SIGNIFICANT IMPACT	The construction of 16 residential units will not result in the construction or expansion of recreational facilities.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed 16-unit project does not require a traffic review by the Department of Transportation. The proposed project has a net increase of 15 dwelling units which would not result in a significant impact.	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project would increase the level service at the intersection of James Wood Boulevard and New Hampshire Avenue; however, the increase is not considered to be substantial.	
c.	NO IMPACT	No change in air traffic patterns will result from the proposed residential project.	
d.	NO IMPACT	The project does not include any hazardous design features. No impact would result.	
e.	NO IMPACT	Both LADOT and the LAFD will review the proposed project's emergency access to ensure that potential impacts are mitigated to a less than significant level.	
f.	NO IMPACT	The project will provide 36 parking spaces, which complies with the minimum required to comply with the L.A.M.C. and the Advisory Agency Parking Policy.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The project's net increase of 15 residential units should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
b.	NO IMPACT	The construction of the 16-unit residential project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	
c.	NO IMPACT	The proposed 16-unit residential project would not require the construction of new stormwater drainage facilities.	
d.	LESS THAN SIGNIFICANT IMPACT	The Department of Water and Power has adequate supplies to serve this residential project. The net increase of water usage would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	NO IMPACT	The local landfills have sufficient capacity to serve the proposed residential project. No impact will result	
g.	NO IMPACT	The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not result in any impact that would cause the above.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 16-unit residential project will result in environmental impacts; however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the impacts of the propose project will not result in any cumulative impacts.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	

Determination Letter
APCC-2013-581-ZC-HD
Mailing Date: 10/1/13

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Mail Stop 217

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