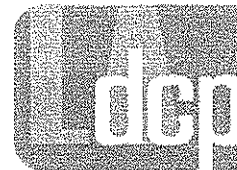




DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



**West Los Angeles Area Planning
Commission**

Date: September 18, 2013
Time: After 4:30 p.m.
Place: Henry Medina West Los Angeles Parking
 Enforcement Facility
 11214 W. Exposition Boulevard
 2nd Floor Roll Call Room
 Los Angeles, CA 90064

Public Hearing: June 27, 2013
Appeal Status: To City Council
Expiration Date: September 18, 2013
Multiple Approval: Zone Change is appealable by the applicant to the City Council if disapproved in whole or in part

Case No.: APCW-2012-1698-ZC-ZV
CEQA No.: ENV-2012-1699-MND
Incidental Case: None
Related Case: VTT-71929-SL
Council No.: 11-Bonin
Plan Area: West Los Angeles
Specific Plan: West Los Angeles
 Transportation Improvement
 and Mitigation
Certified NC: West Los Angeles
GPLU: Low Medium I Residential
Zone: R2-1

Applicant: The Richard Hirschfield
 Trust
Representative: John Reed

PROJECT LOCATION: 2011 Barry Avenue legally described as FR Lot 2 Arb. 1 Block 10, Lindsey Addition Tract

PROPOSED PROJECT: The proposed project as modified at the public hearing consists of the demolition of three (3) single family dwellings and the construction of four single-family dwellings on a proposed four lot small lot subdivision. The project is located on a 14,112 square foot site currently classified in the R2-1 zone, however in order to accommodate the project as proposed, the applicant requests approval of the actions listed below:

REQUESTED ACTION:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the R2-1 (Two- Family Zone) to the RD3-1 (Restricted Density Multiple Dwelling Zone).
2. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from Section 12.09.1 B to allow a fifth dwelling unit with a lot area of 2,212 square feet instead of the 3,000 square feet of lot area required for a fifth dwelling unit. (Note: The applicant withdrew the Zone Variance request during the Public Hearing).
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration, ENV-2012-1699-MND, for the above referenced project

RECOMMENDED ACTIONS:

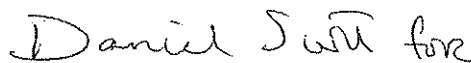
1. **Disapprove** the requested **Zone Change** from the R2-1 (Two- family one) to the RD3-1 (Restricted Density Multiple Dwelling Zone).
2. **Approve** a **Zone Change** from the R2-1 (Two- Family Zone) to the (T)(Q) RD3-1 (Restricted Density Multiple Dwelling Zone) with tentative T conditions and Q conditions).

3. **Approve** the withdrawal of the Zone Variance request.
4. **Adopt** the Mitigated Negative Declaration, ENV-2012-1699-MND, for the above referenced project.
5. **Adopt** the attached Findings.

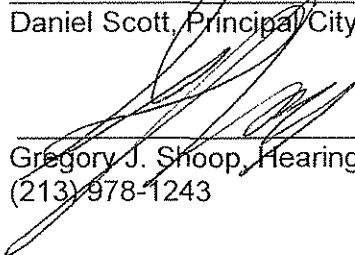
MICHAEL J. LOGRANDE
Director of Planning



Daniel Scott, Principal City Planner



Shana Bonstin, Senior City Planner



Gregory J. Shoop, Hearing Officer
(213) 978-1243

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
(Q) Qualified Conditions of Approval	Q-1
T Conditions	T-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications	P-1

Exhibits:

A – Maps

A1 – Vicinity Map (required)

A2 – Radius Map (required)

B - Plans

Site Plan

C – Environmental Clearance

PROJECT ANALYSIS

Project Summary

The project site is a rectangular shaped property consisting of a 14,122 square foot lot currently classified in the R2-1 zone. The revised project consists of the demolition of the three existing single family dwellings and the construction of four single-family dwellings on a proposed four lot small lot subdivision. A small lot subdivision allows the property owner to own the land in below their dwelling unit in addition to their unit. By withdrawing the Zone Variance request for an additional unit the revised permitted lots will now average 3,500 square feet in area. Each home will be approximately 2,470 square feet in area, stepped back from the street, two to three stories in height. The applicant at the Public Hearing agreed to maintain the R2-1 zone height of 33 feet instead of the 45 feet permitted in the RD3-1 zone. The revised site plan shows that the front yard setback will be 20 feet deep, which is five feet more in depth than the 15 foot front yard required in the RD3 zone. The rear yard setback will be 15 feet deep which is consistent with the rear yard required in the RD3 zone, instead of the 5 feet allowed by the Small Lot Subdivision Standards. A two car garage for each unit accessed by a common driveway from Barry Avenue will be provided.

Zone Change

The applicant is requesting a Zone Change from the R2-1 (Two- family zone) to the RD3-1 (Restricted Density Multiple Dwelling Zone). The RD3 zone is a corresponding zone within the Low Medium I Residential Plan Land Use designation. The RD3 zone allows one unit for every 3,000 square feet of lot area, whereas the R2 zone allows one unit for every 2,500 square feet of lot area and a maximum of two dwelling units.

Density Variance

The applicant after a discussion with the Hearing Officer during the Public Hearing elected to withdraw the requested Zone Variance for the additional unit. The project is now designed for four dwelling units, the maximum allowed under the requested RD3 zone.

Background

Existing Uses

The site consists of one relatively flat rectangular-shaped interior lot located on the east site of Barry Avenue. Barry Avenue is a 60 foot wide Local Street with curb, gutter and sidewalk. The lot has a width of 96 feet and a depth of 147 feet. The three existing single-family dwellings were built between the 1920's -1940's and appear to be well maintained. The site is located within the West Los Angeles Community Plan Area. The Plan (updated July 27, 1999) designates the subject site as Low Medium I Residential Density with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The zoning for the subject site is R2-1 (Two-Family Zone)

Surrounding Zones and Uses

North: Directly north of the site is a single-family dwelling and a duplex and is zoned R2-1 North of La Grange Avenue is a 19 unit condominium development built in 1988 on a 37,385 square foot lot zoned (Q) RD1.5. The area North West of La Grande Avenue and Barry Avenue is planned Low Medium II Housing and has several zones (R2, (Q) RD2 and (Q) RD1.5) and is

developed with single family homes, duplexes, and multiple family dwellings. The block north east La Grande Avenue and Barry Avenue is planned Low Medium I Housing and zoned R2-1. This area is developed with two unit and single family dwellings that are one to three stories in height.

East: The block east of the subject site is mostly zoned R2-1, with a (Q) RD3-1 zoned lot located at the northwest corner of Federal Avenue and Mississippi Avenue. The block is mostly developed with one and two story single family and two family dwellings. The Plan Land Use is Low Medium I Residential. The buildings have varying ages.

South: R2-1 south of the project site is developed with a mix of one and two story single family and two family dwellings.

West: A three story 16 unit condominium on a property zoned (Q) RD2-1 is located westerly of the site. The remainder of the block is zoned R2-1 and developed with a mix of single family dwellings and duplexes one to two story in height. On the west side of Barrington Avenue is an industrial zoned M2-1.

Streets and Circulation

La Grange Avenue - north of the subject site is a designated Local Street.

Barrington Avenue - west of the subject site is a designated Collector Street.

Barry Avenue - east of the subject site is a designated Local Street and improved with curb, gutter, and sidewalk.

Mississippi Avenue - south of the subject site is a designated Local Street.

Previous Cases

None

Issues

The main issues brought up by the West Los Angeles Neighborhood Council and two area residents regarding the requested zone change are: 1) the small lot subdivision is not appropriate for the neighborhood; 2) the RD3 zone is not necessary to develop a four unit small lot subdivision; and, 3) the zone change is not consistent with the Community Plan and not compatible with the existing development.

A small lot subdivision as provided by Los Angeles Municipal Code (LAMC) Section 12.09 A 3 is only permitted in the R2 zone if the following standards are met:

Apartment houses, boarding or rooming houses, dwelling units in a small lot subdivision, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

(a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and

(b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

The subject site does not meet the above criteria therefore; a small lot subdivision cannot be approved unless the R2 zone is changed to a zone that allows for a small lot subdivision. The RD3 zone allows a small lot subdivision.

The 14,122 square foot R2 zoned lot if developed today would only allow a maximum of two dwelling units regardless of the size of the lot. Even though the permitted density is one unit per 2,500 square feet of lot area (the most permissive multiple family density in the Low Medium I Residential Designation) the maximum density limitation of two units does restrict the redevelopment potential of this property. To develop the maximum density of four dwelling units a parcel map would have to be recorded that subdivided the property into two 7,061 square foot lots. In order to subdivide the subject parcel, because the lot is only 96 feet in width a Zoning Administrator Adjustment for one or both lots approving a lot width of less than 50 feet would have to be obtained. After the parcel was successfully subdivided the applicant could construct a maximum of two dwelling units on each new parcel. These units could either be rented or the parcel map could also function as a condominium map and the units could be sold as condominium units.

The requested RD3 zoned density of one dwelling unit for every 3,000 square feet of lot area will only allow a maximum of four dwelling units on the site. The proposed RD3 zone allows the applicant more flexibility in developing a four unit housing development than the current R2 zone. The dwelling units could be constructed as townhouses, detached or attached, or single family style and could be rented, sold as a condominium development or as a single family small lot subdivision.

The City created a Small Lot Subdivision Ordinance in 2005, to permit the sale of fee simple Single-family lots in commercial and multi-family residential zones on parcels as small as 600 square feet. In addition to allowing homes on smaller lots, the Ordinance waives certain zoning requirements and relaxes other development standards and requirements for improvements and infrastructure otherwise required by the subdivision process, providing developers the ability to provide more affordable housing. In addition, the construction defect insurance that a developer must maintain for at least ten years for a condominium development is less costly for single family developments, which may allow the developer to provide less costly housing.

The small lot subdivision provides another alternative housing opportunity to City residents wanting to own their own home which is consistent with the objectives of the West Los Angeles Community Plan which states "Encourage new and alternative housing concepts, building materials and construction methods which lower construction costs and are compatible with City codes".

Contrary to the assertions of the Community the requested RD3 zone is one of the corresponding zones in the Low Medium I Residential Plan Designation and is therefore, consistent with the Community Plan. The West Los Angeles Community Plan Section on Plan Consistency (page II-4) states that:

"Each land use category within a Community Plan indicates the corresponding zones permitted unless it is restricted by the Plan text, footnotes, adopted specific plans or other limitations established by discretionary approvals. The Plan permits all corresponding zones designated with each Plan category and also zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC)".

There are no footnotes or other limitations that would preclude approval of this zone change. For example, footnote 3 of the Wilmington-Harbor City Community Plan states that:

"Only the R2 zone is proposed within the area designated for Low Medium Density Housing and located generally easterly of Western Avenue and westerly of Belle Porte Avenue, from 251st Street to 256th Street, in order to retain existing neighborhood characteristics and scale".

Similar language would have to exist within the West Los Angeles Plan in order to find that the requested zone change is not consistent with the Community Plan and is therefore not compatible with the existing developments. Lastly, the requested zone change is consistent with two previous zone changes from R2 to RD3: 1) 2125 Colby Avenue (CPC-1989-595-ZC) effective October 22, 1990, approving the development of 19 dwelling units; and 2) 2049 Federal Avenue (CPC-1999-209-ZC) effective February 22, 1999, approving the development of six dwelling units.

Conclusion

The applicant's withdrawal of the Zone Variance request for a fifth unit has now allowed the project to be revised to be more compatible with the existing density within this block and the community. The applicant has agreed to provide a 20-foot front yard setback and a 15-foot rear yard instead of the five feet that would be allowed by the Small Lot Section of the Municipal Code. In addition, the applicant is limiting the height to the 33 feet permitted in the R2 zone instead of the 45 feet allowed in the RD3-1 zone. The reduced height and increased yard setbacks will insure that the single family homes do not overwhelm the surrounding developments. Each home will be approximately 2,470 square feet in area, and will be stepped back from the street with two to three stories in height. As detailed in the attached findings the requested zone change to RD3 is consistent and by allowing a zone that is more flexible in its application will result in more alternative housing opportunities for area residents.

(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. **Use.** Use of the subject property shall be limited to the use and area provisions of the RD3-1 zone as defined in Section 12.09.5 of the Municipal Code.
2. **Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development site and elevation plans including complete landscape and irrigation plan by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Height**– The maximum height of the building shall not exceed 33 feet as measured from finished grade per Section 12.03 and 12.21.1 A. Exceptions permitted per Section 12.21.1 B are allowed as long as they are screened from adjacent properties.
4. **Yards**- There shall be a rear yard setback not less than 15 feet in depth along the western property line.
5. **Maintenance** - The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

B. Environmental Conditions (MM)

6. **Aesthetics - Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
7. **Air Pollution - Demolition, Grading, and Construction Activities.**
 - a. 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.
 - b. 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.
 - c. 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.

- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.

8. **Cultural Resources (Archaeological)** If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

9. **Cultural Resources (Paleontological)** if any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- e. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

10. **Cultural Resources (Human Remains).** In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).
 - b. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).
 - c. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - d. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - e. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - f. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - g. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission to discuss and confer. *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.
11. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
12. **Geotechnical Report.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently modified.
13. **Expansive Soils** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate

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

14. Green House Gas Emissions

- a. Install a demand (tank less or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- b. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

15. Groundwater Quantity (Dewatering System) Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision- anticipated to be pumped and how the extracted water will be utilized and/or disposed of. Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to: 1) landscape irrigation; 2) decorative fountains or lakes; 3) toilet flushing; or 4) cooling towers. Return water to the groundwater basin by an injection well.

16. Storm-water Pollution- Demolition, Grading, and Construction Activities. The applicant shall comply with the following standards:

- a. 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.
- b. 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.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

17. Standard Urban Storm water Mitigation Applicants must meet the requirements of the Standard Urban Storm water 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/>):

18. 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.

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

19. Relocation Plan Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.

20. **Recreation (Increase Demand for Parks or Recreational Facilities – Zone Change) Pursuant** to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.
21. **Public Services (Schools)** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
22. **Utilities (Local Water Supplies - Landscaping)**
The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- a. Weather-based irrigation controller with rain shutoff
 - b. Matched precipitation (flow) rates for sprinkler heads
 - c. Drip/microspray/subsurface irrigation where appropriate
 - d. Minimum irrigation system distribution uniformity of 75 percent
 - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - f. Use of landscape contouring to minimize precipitation runoff
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
23. **Utilities (Local Water Supplies- All New Construction)** If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- a. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
 - b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - c. A separate water meter (or sub-meter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - d. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.
 - e. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - f. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
 - g. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a

tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

24. Utilities (Local Water Supplies - New Residential)

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

25. Utilities (Solid Waste Recycling)

- a. (*Operational*) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. (*Construction/Demolition*) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- 26. Utilities (Solid Waste Disposal)** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

D. Administrative Conditions

- 27. 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 Department of City Planning for placement in the subject file.
- 28. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 29. 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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

30. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
32. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
33. **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 relating to or 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.

CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

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

Dedication(s) and Improvement(s): Prior to the issuance of any building permits, except demolition, excavation, or foundation permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Department of Public Works, Bureau of Engineering Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).

1. Transportation Dedications and Improvements. No additional dedication is required. Improvements to Barry Avenue if necessary shall be to the satisfaction of the Bureau of Engineering.
2. Street Lighting. To the satisfaction of the Bureau of Street Lighting. If street widening is required on any of the streets adjoining the project site, the existing street lighting facilities shall be relocated and upgraded.
3. Sewers. If determined necessary, construct sewers to the satisfaction of the City Engineer.
4. Parking Area and Driveway Plans Parking area and driveway plans shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation, Construction Services Counter (201 North Figueroa Street, Suite 400, Station 3) and the Bureau of Engineering, prior to the issuance of a building permit. A parking area and driveway plan may be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' and proper documentation verifying the existing or previous use, square footage and shall include following minimum design features:
5. Fire Department. The requirements 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:
 - a. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. (MM)
 - b. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. (MM)
 - c. 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. (MM)

- d. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - e. The Proposed Project shall comply with all applicable State and local codes and ordinances, and guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan for the City of Los Angeles C.P.C. 19708.
6. Cable Television. The applicant shall make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television's facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency (ITA).
7. Recreation Per Section 12.33-A of the LA Municipal Code, the applicant shall pay the applicable Recreation and Park fees.

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

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

FINDINGS

General Plan Findings

- 1. General Plan Land Use Designation.** The subject property is located within the West Los Angeles Community Plan area, which was updated by the City Council on July 27, 1999. The Plan designates the subject site as Low Medium I Residential Density with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The current zoning for the subject site is R2-1 (Two-Family Zone)

The zone change from R2-1 to (T)(Q)RD3-1 IS CONSISTENT with the Low Medium I Residential Density and IS in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan. The West Los Angeles Community Plan Section on Plan Consistency (page II-4) states that:

"Each land use category within a Community Plan indicates the corresponding zones permitted unless it is restricted by the Plan text, footnotes, adopted specific plans or other limitations established by discretionary approvals. The Plan permits all corresponding zones designated with each Plan category and also zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC)".

- 2. General Plan Text.** The project as proposed is consistent with the following West Los Angeles Community Plan land use objectives.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Program: With the implementation of the Community Plan, all discretionary actions, specific plans, community and neighborhood residential projects are to be consistent with Plan recommendations.

Policies: To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens. Promote greater individual choice in type, quality, price and location of housing.

The small lot subdivision provides another alternative housing opportunity to City residents wanting to own their own home which is consistent with the objectives of the West Los Angeles Community Plan which states "Encourage new and alternative housing concepts, building materials and construction methods which lower construction costs and are compatible with City codes".

- 3. The Transportation Element** of the General Plan will not be affected by the recommended action herein. Barry Avenue is developed to its full right-of-way width of 60 feet and currently improved with curb, gutter and sidewalk. However, any additional conditions required by the T Conditions of Approval will assure compliance with this Element of the General Plan and with the City's street improvement standards pursuant to Municipal Code Section 17.05.
- 4. The Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject

project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.

5. **Street Lights.** Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the street which adjoins the subject property.

6. **Zone Change.**

Pursuant to Section 12.32.C.7 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed Zone Change from the R2-1 (Two- Family Zone) to the (T)(Q) RD3-1 (Restricted Density Multiple Dwelling Zone) IS CONSISTENT with public necessity, convenience, general welfare and good zoning practices. The requested zone change to RD3 is consistent and by allowing a zone that is more flexible in its application will result in more alternative housing opportunities for area residents. The applicant's withdrawal of the Zone Variance request for a fifth unit has now allowed the project to be revised to be more compatible with the existing density within this block and the community. The requested RD3 zoned density of one dwelling unit for every 3,000 square feet of lot area will only allow a maximum of four dwelling units on the site. The proposed RD3 zone allows the applicant more flexibility in developing a four unit housing development. The dwelling units could be constructed as townhouses, detached or attached, or single family style and could be rented, sold as a condominium development or as a single family small lot subdivision.

In addition, the requested zone change is consistent with two previous zone changes from R2 to RD3: 1) 2125 Colby Avenue (CPC-1989-595-ZC) effective October 22, 1990, approving the development of 19 dwelling units; and 2) 2049 Federal Avenue (CPC-1999-209-ZC) effective February 22, 1999, approving the development of six dwelling units.

The action, as recommended, has been made contingent upon compliance with the "T" and "Q" conditions imposed herein. The applicant has agreed to provide a 20- foot front yard setback and a 15- foot rear yard instead of the five feet that would be allowed by the Small Lot Section of the Municipal Code. In addition, the applicant is limiting the height to the 33 feet permitted in the R2 zone instead of the 45 feet allowed in the RD3-1 zone. These conditions have been added as Qualified Conditions of approval. The reduced height and increased yard set-backs will insure that the single family homes do not overwhelm the surrounding developments. Each home will be approximately 2,470 square feet in area, and will be stepped back from the street with two to three stories in height. Such limitations are necessary to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject development.

CEQA Findings

A Mitigated Negative Declaration (ENV-2012-1689-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

Summary of Public Hearing Testimony and Communications Received

The Public Hearing on this matter was held at Los Angeles City Hall, 200 North Spring Street, Room 1050, Los Angeles, CA 90012 on Thursday June 27, 2013 at 9:30 AM.

1. Present: Three (3) people attended the public hearing.
2. Speaker(s): One speaker provided testimony.

Public Hearing Testimony Notes

Speakers-Support -The applicant's representative presented the case. The proposed project is the demolition of three existing single family dwellings and the construction of a five lot small lot subdivision on a 14,112 square foot lot, with 10 garaged parking spaces. Within a 500 foot radius of the subject property there are five different zones (R2,RD3, RD2, RD1.5 and M2). There are large existing multiple family developments within 200 feet of this project. In addition, the subject property is located one block north of Olympic Boulevard a Class II Major Highway and one block from the largest industrial area west of the 405 Freeway.

A small lot subdivision allows the property owner to own the land below their dwelling unit in addition to their unit. The lots will range from 2,728 square feet to 2,880 square feet in area. Each home will be approximately 2,470 square feet in area, stepped back from the street with two to three stories in height. The front yard setback will be 12.5 feet deep, which is consistent with the average front yard setback. This front yard setback is consistent with the Planning Departments Small Lot Subdivision Guidelines. The rear yard setback will be 15 feet deep consistent with the rear yard required in the RD3 zone instead of the 5 feet allowed by the Small Lot Subdivision Standards.

The project was presented to the West Los Angeles Neighborhood Council Land Use Committee which wanted to wait until the restudy of the Community Plan. The Land Use Committee did not support the zone change or the additional unit.

The representative further stated that the property was located within one half mile of the Exposition Metro Line and the additional unit was compatible with the existing density and therefore the variance should be approved. The Hearing Officer stated that a review of the density presented on the land use radius map for blocks that are planned for Low Medium I Density Housing indicates that the prevailing density is one and two unit dwellings. The four dwelling units allowed by the requested zone change was consistent with the area density, not five units. The proposed Transit Oriented Districts are in the study phase and should not be considered in determining the density. The Hearing Officer stated that after reading the applicant's justifications for the additional unit, he did not see how the five mandated findings could be made in the affirmative. After some additional discussion the applicant agreed to withdraw the zone variance request from consideration.

Speakers-Opposed -None

Communications Received

Letters - Support: None.

Letters - Opposition: Two e-mails were received opposing the zone change for being incompatible with the existing density and the Community Plan. In addition, the authors of the e-mails were opposed to the request for a zone variance for the additional unit. A copy of the resolution from the West Los Angeles Neighborhood Council opposing both the zone change and zone variance was received. The Council resolution stated that this area is not conducive for increases in density. Lastly, if the zone change is approved the height of the units should be limited to two(2) stories and 30 feet .

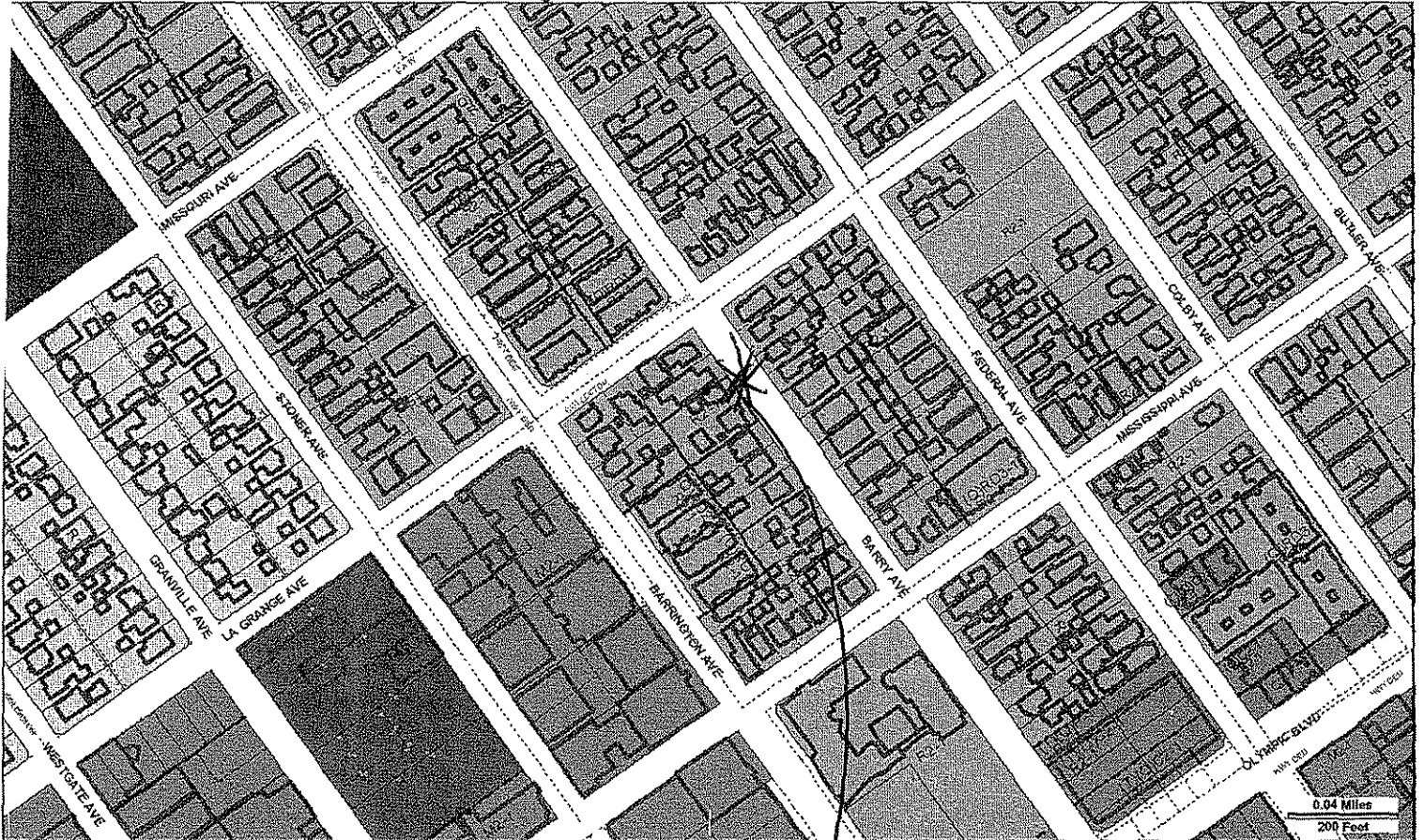
EXHIBIT A - 1

ZIMAS INTRANET

Generalized Zoning

06/07/2013

City of Los Angeles
Department of City Planning



Address: 2011 S BARRY AVE
APN: 4262030006
PIN #: 123B149 49

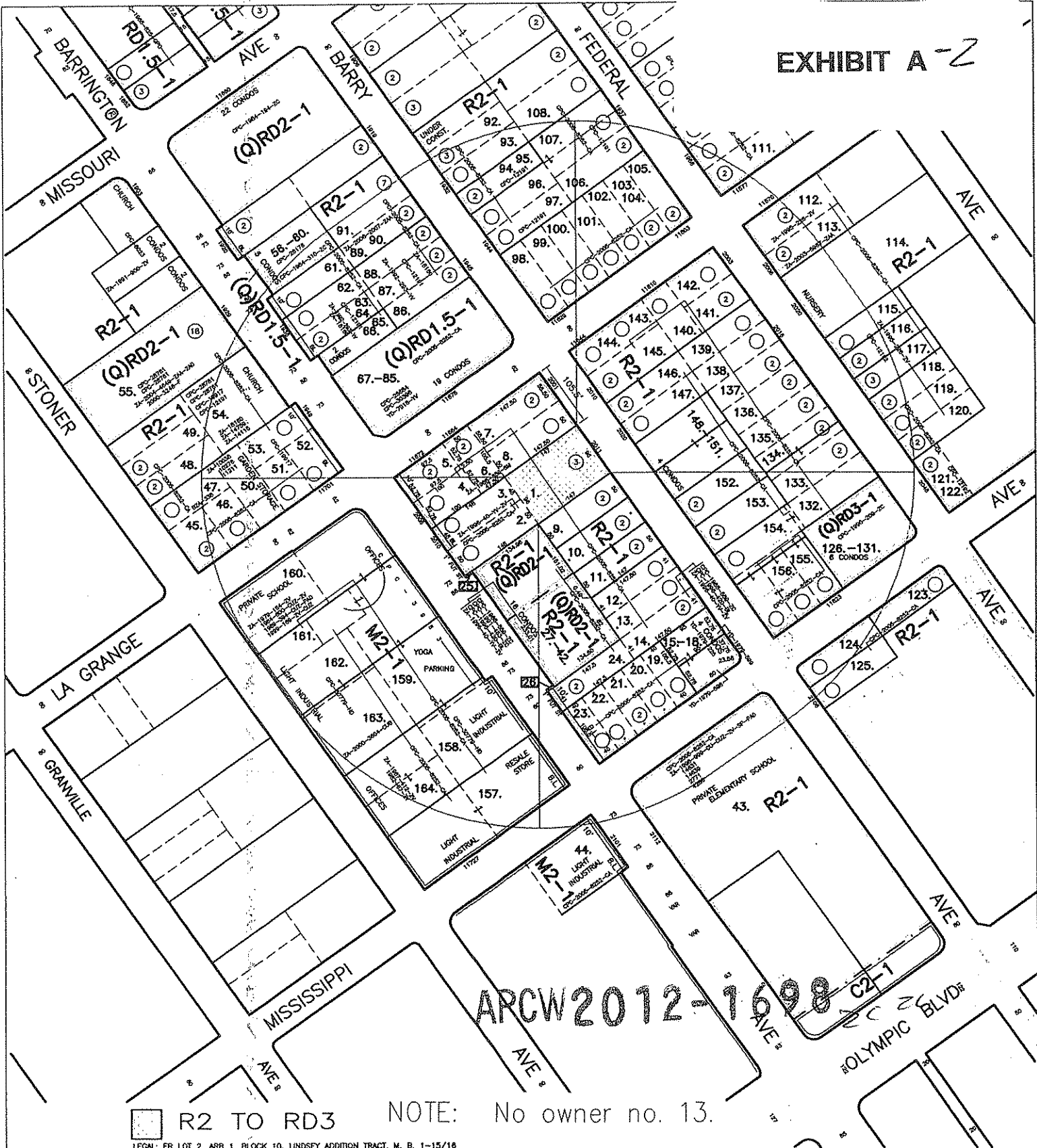
Tract: LINDSEY ADDITION
Block: BLK 10
Lot: FR 2
Arb: 1

Zoning: R2-1
General Plan: Low Medium I Residential



VICINITY MAP 2011 BARRY AVENUE

EXHIBIT A - 2



NOTE: No owner no. 13.

LEGAL: FR LOT 2, ARB 1, BLOCK 10, LINDSEY ADDITION TRACT, M. B. 1-15/16

NEW T.B.
PAGE 632
GRID A-6

C.D. 11-ROSENDAHL
C.T. 2676.00
P.A. WEST LOS ANGELES

ZONE CHANGE, ZONE VARIANCE, AND VESTING TENTATIVE TRACT NO. 71929

CAD GRAPHICS BY
JPL Zoning Services
6257 Van Nuys Blvd, #101
Van Nuys, CA 91401
(818)781-0016



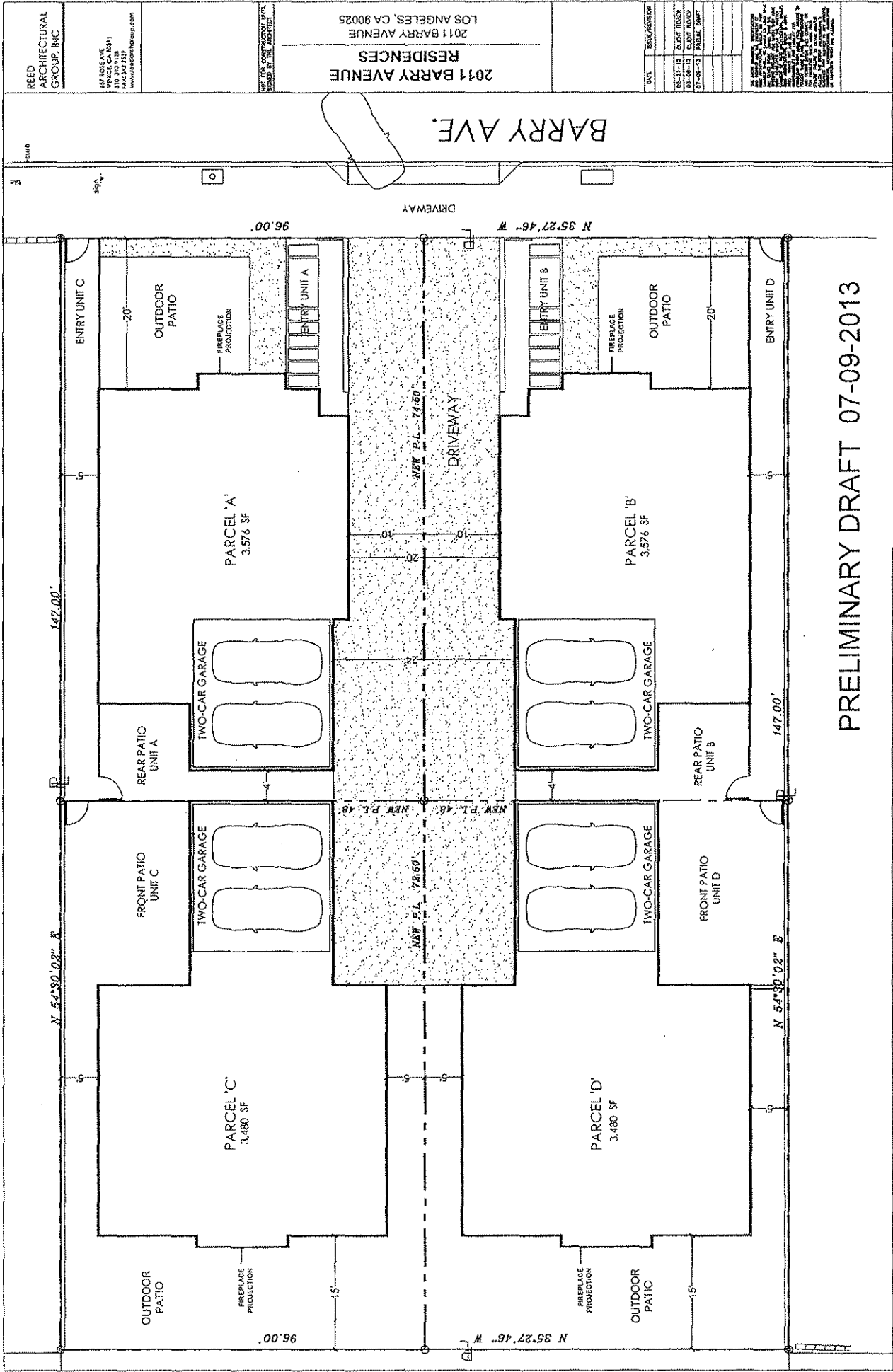
CASE NO:
DATE: 04-26-12
DRAWN BY: JPL ZONING SERVICES
D.M. OR CAD: 126B149, 123B149
SCALE: 1"=100'
USES: FIELD

CONTACT PERSON: JOHN REED
PHONE NO: 310-393-9128

NET ACRES = 0.32 Acres

NORTH

JPL- 6841RM



REED ARCHITECTURAL GROUP, INC.
 147 BOLDWIN
 310 213 9178
 1420 333 2478
 www.reedarchitect.com

2011 BARRY AVENUE
 RESIDENCES
 LOS ANGELES, CA 90025


DATE	REVISION
08-21-11	CHECK REVISION
03-08-13	CHECK REVISION
07-09-13	PRELIM. DRAFT

PRELIMINARY DRAFT 07-09-2013

EXHIBIT B

EXHIBIT C

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 11	
PROJECT TITLE ENV-2012-1699-MND	CASE NO. APCW-2012-1698-ZC-ZV, VTT-71929-SL	
PROJECT LOCATION 2011 BARRY AVENUE		
PROJECT DESCRIPTION The project is the subdivision of a 14,112 square foot lot into five (5) new "small lot subdivision", parcels for five (5) new single-family dwelling units. The applicant is also requesting approval for a zone change for the subject site from the existing R2-1 zone to a RD3 zone. In addition, the applicant is requesting a variance which allows five (5) single family residential units to be built instead of four (4) units permitted "by right". There are three (3) existing single family dwellings and a garage that will be demolished.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY The Richard S. Hirschfield Trust (Ricky Hirshfield) (O) Reed Architectural Group, Inc (John G. Reed) (R) P.O. Box 5718 Santa Monica CA 90409 (O) 657 Rose Avenue Venice, CA 90291 (R)		
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 <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
HARDEN A. CARTER	City Planning Assistant	(213) 978-1175
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		NOVEMBER 19, 2012

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

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

-
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

V-20. Cultural Resources (Archaeological)

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

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

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.

IX-10. Groundwater Quantity (Dewatering System)

- Environmental impacts to groundwater quantity may result from implementation of the proposed project through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety require the following measures to mitigate the impacts to a less than significant level:
- Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision-maker for review and approval. Such plan shall indicate estimates for how much water is anticipated to be pumped and how the extracted water will be utilized and/or disposed of.
- Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to: 1) landscape irrigation; 2) decorative fountains or lakes; 3) toilet flushing; or 4) cooling towers.
- Return water to the groundwater basin by an injection well.

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.

- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

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

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

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

-
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

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 11 - BILL ROSENDAHL	DATE: 09/19/2012
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-1699-MND		RELATED CASES: APCW-2012-1698-ZC-ZV, VTT-71929-SL	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: TRACT MAP/ZONE CHANGE/ZONE VARIANCE			
ENV PROJECT DESCRIPTION: The project is the subdivision of a 14,112 square foot lot into five (5) new "small lot subdivision", parcels for five (5) new single-family dwelling units. The applicant is also requesting approval for a zone change for the subject site from the existing R2-1 zone to a RD3 zone. In addition, the applicant is requesting a variance which allows five (5) single family residential units to be built instead of four (4) units permitted "by right". There are three (3) existing single family dwellings and a garage that will be demolished.			
ENVIRONMENTAL SETTINGS: The neighborhood is a fully built-out urban environment with a mix of one and two-story single-family, duplex and multiple-family residential units. The neighborhood is built-out at low-medium density residential densities.			
PROJECT LOCATION: 2011 BARRY AVENUE			
COMMUNITY PLAN AREA: WEST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: WEST LOS ANGELES
EXISTING ZONING: R2-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: One (1) residential unit for each 1,500 square feet.	
GENERAL PLAN LAND USE: LOW MEDIUM I RESIDENTIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Avg 13 units/acre (9+ 18 units units per acre)	
		PROPOSED PROJECT DENSITY: 15.65 units per acre	
		LA River Adjacent: NO	

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.

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

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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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
--------------------------------	--	------------------------------	-----------

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.

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

I. AESTHETICS			
a.	NO IMPACT	The project is well designed and will be a positive addition to the scenic vistas of the immediate medium density neighborhood.	
b.	NO IMPACT	The project is in a built-up residential neighborhood and is not located near a scenic highway.	
c.	NO IMPACT	The proposed project is not well-designed, but will fit the character of the immediate neighborhood.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in a net increase of two (2) dwelling units. This increase in the number of units will increase the number of installed exterior lights which could create impacts associated with glare.	I-130
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	This is an urban in-fill residential project. Neither agricultural or forest resource will be impacted.	
b.	NO IMPACT	This is an urban-fill residential project. No agriculture or forest resources will be impacted.	
c.	NO IMPACT	This is a urban infill residential project No agriculture or forest resources will be impacted.	
d.	NO IMPACT	This is an urban infill residential project. No agricultural or forest resources will be impacted.	
e.	NO IMPACT	This is an urban infill residential project. No agriculture and/or forest resources will be impacted.	
III. AIR QUALITY			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not conflict with or obstruct local plans. The project has the potential to contribute to a reduction in air quality; however, it does not reach a daily threshold of potential significance for air quality per SQAMD.	III-10, III-50
b.	NO IMPACT	The proposed project will not violate any air quality standard, nor will it contribute to an existing air quality violation.	
c.	NO IMPACT	The project will not result in a cumulatively considerable net increase of any criteria pollutant.	

Impact?	Explanation	Mitigation Measures
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		apply.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not known to be located in an area with Paleontological resources; however, in excavating the subject site; the developer or building official discovers evidence of paleontological resources, the selected mitigation measures shall apply.	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not known to be located in an area of human remains, however, should the developer or building official discover evidence of human remains, the selected mitigation measures shall apply.	V-40

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The project site is not located within a Alquist-Priolo Fault Zone.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located in a seismically active region.	VI-10
c.	NO IMPACT	The project is not located in a liquefaction zone.	
d.	NO IMPACT	The project site is not located in a landslide area.	
e.	NO IMPACT	The project may result in soil erosion during construction.	
f.	NO IMPACT	The project site is not located in a liquefaction zone.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site may be located on expansive soil.	VI-50, VI-90
h.	NO IMPACT	The proposed project does not require the use of septic tanks or alternative waste water disposal systems.	

VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed dwelling units have the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed buildings have the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today. As such, mitigation measures have been included to reduce the rate at which human activities create such emissions and to coincide with recently adopted regulations regarding greenhouse gas emissions.	VII-10

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Impact?	Explanation	Mitigation Measures
i.	NO IMPACT	The project site is not located in a potential inundation area.	
j.	NO IMPACT	The project site is not located in an area that could potentially be impacted by tsunamis.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	Five (5) new residential dwellings are proposed however, the project will not divide the visual fabric of the community, but rather blend into the visual community fabric.	
b.	NO IMPACT	The project does not conflict with the general plan or the zoning ordinance, or the Los Angeles Traffic Mitigation Program Area.	
c.	NO IMPACT	The project site does not contain natural open space.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	This site is not located in an area of known mineral resources.	
b.	NO IMPACT	There are no known locally important mineral resources on the project site.	
XII. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive noise may be generated during the construction phase of the project.	XII-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive groundborne vibration may occur during construction.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	Following construction, the project should not result in a substantial permanent increase in noise beyond what presently existings in the area.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in a temporary increase in ambient noise levels during construction.	XII-20
e.	NO IMPACT	The project is not located within an airport land use plan.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	Five (5) new residential dwellings are proposed: however, the project does not reach a threshold to require mitigation measures.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site has three (3) existing residential units, however, this is not a substantial number of dwelling units to have a significant environmental impact.	XIII-20

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The proposed project does not include any hazardous design features.	
e.	NO IMPACT	The project will not result in inadequate emergency access.	
f.	NO IMPACT	The proposed project does not conflict with alternative transportation policies, plans, or programs.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater per day in conjunction with the City of Los Angeles' current processing capacity.	
b.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater or new water per day in conjunction with the City of Los Angeles' current processing capacity.	
c.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater per day in conjunction with the City of Los Angeles' current capacity.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to cummulatively impact existing water supplies.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	The estimated output of the proposed project will not be substantial enough to impact the City of Los Angeles' waste water processing capacity.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will have a cumulative impact on the City's waste disposal capacity.	XVII-90, XVII-100
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project as mitigated will be in compliance with state, federal, and local statues and regulations related to solid waste.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project will not have the potential to negatively affect these categories with the application of the above referenced mitigation measures.	
b.	NO IMPACT	The proposed project has impacts that are individually limited but cumulatively considerable; however, mitigation measures have been incorporated to ensure that any such impacts are reduced to a less than significant.	
c.	NO IMPACT	With the applied mitigation measures, the proposed project will not significantly impact human beings.	

Office: Downtown
 Return to Planning Copy
 Application Invoice No: 14264

City of Los Angeles
 Department of City Planning



DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety
 LA 0031 103026438 12/6/2013 10:13:11 AM

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord to your application, regardless of whether or not you obtain the services

Receipt #: 0103233431 \$15,257.17

Total: \$15,257.17

This filing fee is required by Chapter 1, Article 9, L

Master Card \$15,257.17
 Card No: *****0270
 Authorization: 13767B

Applicant: THE RICHARD S. HIRSCHFIELD TRUST - HIRSCHFIELD, RICKY (B:310-6287272)
Representative: REED ARCHITECTURAL GROUP, INC. - REED, JOHN G. (B:310-3939128)
Project Address: 2011 S BARRY AVE, 90025

NOTES: THIS FEE IS FOR AN APPEAL BY THE ORIGINAL APPLICANT.

Item	Fee	%	Charged Fee
APPEAL BY APPLICANT-85%OF THE APPLICATION FEE (Enter application fee amount) *	\$14,958.00	85%	\$12,714.30
Case Total			\$12,714.30

Item	Charged Fee
Fees Subject to Surcharges*	\$12,714.30
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$12,714.30
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$254.29
Development Surcharge (6%)	\$762.86
Operating Surcharge (7%)	\$890.00
General Plan Maintenance Surcharge (5%)	\$635.72
Grand Total	\$15,257.17
Total Credit	\$0.00
Total Invoice	\$15,257.17
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$15,257.17

Council District: 11
 Plan Area: West Los Angeles
 Processed by GUTIERREZ, EMMANUELA on 12/06/2013
 Signature:



LOS ANGELES
 201 W. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER: APCW-12-1698

BTCID: VO13-812

REFERENCE:

DATE: 12/5/2013

SITE ADDRESS: 2011 S BARRY AVE

AUTHORIZED BY: RIVA

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	313	x \$1.42	\$444.46
Appeals - Number		x \$1.52	
Posting of Site - Number of signs		x \$75.00 (1 st)	
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$456.66

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x <i>MJ</i>
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x <i>MJ</i>
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.	x <i>MJ</i>

Signature: *M Jalao*
 Telephone: (818) 781-0016
 Print Name: JPL - 6841

PAID
 1903

Refunds and Credits only valid one year from the original filing date.

Office: Downtown
 Applicant Copy
 Application Invoice No: 7543

City of Los Angeles
 Department of City Planning

TR NO. 71929



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: THE RICHARD S. HIRSCHFIELD TRUST - HIRSCHFIELD, RICKY (B:310-6287272)
Representative: REED ARCHITECTURAL GROUP INC. - REED, JOHN (B:310-3939128)
Project Address: 2011 S BARRY AVE , 90025

NOTES:

APCW-2012-1698-ZC-ZV			
Item	Fee	%	Charged Fee
ZONE CHANGE - SFD/MF (Residential, 1st 49 Units, Additional fee for each 50 units over 49) *	\$11,734.00	100%	\$11,734.00
VARIANCES (all) *	\$6,448.00	50%	\$3,224.00
Case Total			\$14,958.00

ENV-2012-1699-EAF			
Item	Fee	%	Charged Fee
EAF - INITIAL STUDY TO ND/MND *	\$2,280.00	100%	\$2,280.00
PUBLICATION FEE FOR ND/MND	\$946.00	100%	\$946.00
Case Total			\$3,226.00

VTT-71929-SL			
Item	Fee	%	Charged Fee
MULTI - FAMILY (5 to 49 units) *	\$10,416.00	100%	\$10,416.00
Case Total			\$10,416.00

LA Department of Building and Safety LA 03 17 336590 06/27/12 12:06PM		*Plan & Land Use Total Subject to Surcharges		\$27,654.00
		Plan & Land Use Total Not Subject to Surcharges		\$946.00
PLAN & LAND USE \$27,654.00		Expediting Fee		\$0.00
PLAN & LAND USE \$946.00		OSS Surcharge (2%)		\$553.08
ONE STOP CITY PL \$553.08		Development Surcharge (6%)		\$1,659.24
OPERATING SURCHG \$1,935.78		Operating Surcharge (7%)		\$1,935.78
GEN PLAN MAINT SURCHARGE \$829.62		General Plan Maintenance Surcharge (3%)		\$829.62
DEVELOPMT SURCHG \$1,659.24		Grand Total		\$33,577.72
Total Due: \$33,577.72		Total Credit		\$0.00
Check: \$25,530.12		Total Invoice		\$33,577.72
Check: \$8,047.60		Total Overpayment Amount		\$0.00
		Total Paid		\$33,577.72

(this amount must equal the sum of all checks)
 LA 03 17 336590 06/27/12 12:06PM

Council District: 11
 Plan Area: West Los Angeles
 Processed by VAN BUREN, HERMAN on 06/22/2012
 Signature: _____

PLAN & LAND USE	\$27,654.00
PLAN & LAND USE	\$946.00
ONE STOP CITY PL	\$553.08
OPERATING SURCHG	\$1,935.78
GEN PLAN MAINT SURCHARGE	\$829.62
DEVELOPMT SURCHG	\$1,659.24

Total Due: \$33,577.72
Check: \$25,530.12
Check: \$8,047.60

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 11
--	-------------------------------

PROJECT TITLE ENV-2012-1699-MND	CASE NO. APCW-2012-1698-ZC-ZV, VTT-71929-SL
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PROJECT LOCATION
2011 BARRY AVENUE

PROJECT DESCRIPTION
 The project is the subdivision of a 14,112 square foot lot into five (5) new "small lot subdivision", parcels for five (5) new single-family dwelling units. The applicant is also requesting approval for a zone change for the subject site from the existing R2-1 zone to a RD3 zone. In addition, the applicant is requesting a variance which allows five (5) single family residential units to be built instead of four (4) units permitted "by right". There are three (3) existing single family dwellings and a garage that will be demolished.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 The Richard S. Hirschfeld Trust (Ricky Hirshfield) (O) Reed Architectural Group, Inc (John G. Reed) (R)
 P.O. Box 5718 Santa Monica CA 90409 (O)
 657 Rose Avenue Venice, CA 90291 (R)


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
HARDEN A. CARTER	City Planning Assistant	(213) 978-1175

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		NOVEMBER 19, 2012

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

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

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

V-20. Cultural Resources (Archaeological)

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

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-50. Geotechnical Report

- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VI-90. Expansive Soils Area

- Environmental impacts may result from project implementation due to the location of the project in an area with expansive soils. However, these impacts can be mitigated to a less than significant level by the following measure:

- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

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.

IX-10. Groundwater Quantity (Dewatering System)

- Environmental impacts to groundwater quantity may result from implementation of the proposed project through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety require the following measures to mitigate the impacts to a less than significant level:
- Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision-maker for review and approval. Such plan shall indicate estimates for how much water is anticipated to be pumped and how the extracted water will be utilized and/or disposed of.
- Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to: 1) landscape irrigation; 2) decorative fountains or lakes; 3) toilet flushing; or 4) cooling towers.
- Return water to the groundwater basin by an injection well.

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-20. Relocation

- Environmental impacts may result from project implementation due to relocation of families. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Relocation Plan. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.

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.

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.

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

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

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

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

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- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.


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 11 - BILL ROSENDAHL	DATE: 09/19/2012
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-1699-MND		RELATED CASES: APCW-2012-1698-ZC-ZV, VTT-71929-SL	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: TRACT MAP/ZONE CHANGE/ZONE VARIANCE			
ENV PROJECT DESCRIPTION: The project is the subdivision of a 14,112 square foot lot into five (5) new "small lot subdivision", parcels for five (5) new single-family dwelling units. The applicant is also requesting approval for a zone change for the subject site from the existing R2-1 zone to a RD3 zone. In addition, the applicant is requesting a variance which allows five (5) single family residential units to be built instead of four (4) units permitted "by right". There are three (3) existing single family dwellings and a garage that will be demolished.			
ENVIRONMENTAL SETTINGS: The neighborhood is a fully built-out urban environment with a mix of one and two-story single-family, duplex and multiple-family residential units. The neighborhood is built-out at low-medium density residential densities.			
PROJECT LOCATION: 2011 BARRY AVENUE			
COMMUNITY PLAN AREA: WEST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: WEST LOS ANGELES
EXISTING ZONING: R2-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: One (1) residential unit for each 1,500 square feet.	
GENERAL PLAN LAND USE: LOW MEDIUM I RESIDENTIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Avg 13 units/acre (9+18 units units per acre)	
		PROPOSED PROJECT DENSITY: 15.65 units per acre	
		LA River Adjacent: NO	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

	City Planning Assistant	(213) 978-1175
Signature	Title	Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

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

Background

PROPONENT NAME:

The Richard S. Hirschfield Trust (Ricky Hirshfield) (O)
 Reed Architectural Group, Inc (John G. Reed) (R)

PHONE NUMBER:

(310) 393-9128

APPLICANT ADDRESS:

P.O. Box 5718 Santa Monica CA 90409 (O)
 657 Rose Avenue Venice, CA 90291 (R)

AGENCY REQUIRING CHECKLIST:

Department of City Planning, City of Los Angeles

DATE SUBMITTED:

06/22/2012

PROPOSAL NAME (if Applicable):

NA

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?			✓	

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-2012-1699-MND** and the associated case(s), **APCW-2012-1698-ZC-ZV, VTT-71929-SL**. 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: City Planning Assistant	TELEPHONE NO.: (213) 978-1175	DATE: 10/01/2012
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	The project is well designed and will be a positive addition to the scenic vistas of the immediate medium density neighborhood.	
b.	NO IMPACT	The project is in a built-up residential neighborhood and is not located near a scenic highway.	
c.	NO IMPACT	The proposed project is not well-designed, but will fit the character of the immediate neighborhood.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in a net increase of two (2) dwelling units. This increase in the number of units will increase the number of installed exterior lights which could create impacts associated with glare.	I-130
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	This is an urban in-fill residential project. Neither agricultural or forest resource will be impacted.	
b.	NO IMPACT	This is an urban-fill residential project. No agriculture or forest resources will be impacted.	
c.	NO IMPACT	This is a urban infill residential project No agriculture or forest resources will be impacted.	
d.	NO IMPACT	This is an urban infill residential project. No agricultural or forest resources will be impacted.	
e.	NO IMPACT	This is an urban infill residential project. No agriculture and/or forest resources will be impacted.	
III. AIR QUALITY			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not conflict with or obstruct local plans. The project has the potential to contribute to a reduction in air quality; however, it does not reach a daily threshold of potential significance for air quality per SQAMD.	III-10, III-50
b.	NO IMPACT	The proposed project will not violate any air quality standard, nor will it contribute to an existing air quality violation.	
c.	NO IMPACT	The project will not result in a cumulatively considerable net increase of any criteria pollutant.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The proposed project will not violate any air quality standard, nor will it significantly contribute to any existing air quality violation.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not emit any objectionable odors that would affect a significant number of people.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The proposed project will not have a substantial adverse impact on any sensitive and ecologically endangered species.	
b.	NO IMPACT	The proposed project will not have any substantial adverse impact upon any riparian habitat or other sensitive natural community identified in local or regional plans.	
c.	NO IMPACT	The proposed project will not have any substantial adverse impact upon any Federally protected wetlands.	
d.	NO IMPACT	The proposed project will not significantly interfere with the movement of any native resident or any migratory species or with any established native resident or any migratory wildlife corridors or impede the use of native wildlife nursery site. It is being built in an established urbanized area as a single lot infill project.	
e.	NO IMPACT	The proposed project will not conflict with any local policies or ordinances that protect biological resource. The project is being built on a lot in an existing and established urbanized area.	
f.	NO IMPACT	The proposed project will not conflict or impede the implementation of any local conservation programs. The project is being built on a single lot in an established urbanized area.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The proposed project is located in a built-out urban area. The subject site is located among existing structures some of which could have significant historical or cultural value. There are dwellings on the subject site that are proposed for demolition. The selected mitigation measures shall apply.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not known to be located in an area with archeological resources, however, in excavating the subject site, should the developer or building official discover evidence of archeological resources, the selected mitigation measures shall	V-20

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	apply. The proposed project is not known to be located in an area with Paleontological resources; however, in excavating the subject site; the developer or building official discovers evidence of paleontological resources, the selected mitigation measures shall apply.	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not known to be located in an area of human remains, however, should the developer or building official discover evidence of human remains, the selected mitigation measures shall apply.	V-40
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The project site is not located within a Alquist-Priolo Fault Zone.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located in a seismically active region.	VI-10
c.	NO IMPACT	The project is not located in a liquefaction zone.	
d.	NO IMPACT	The project site is not located in a landslide area.	
e.	NO IMPACT	The project may result in soil erosion during construction.	
f.	NO IMPACT	The project site is not located in a liquefaction zone.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site may be located on expansive soil.	VI-50, VI-90
h.	NO IMPACT	The proposed project does not require the use of septic tanks or alternative waste water disposal systems.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed dwelling units have the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed buildings have the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today. As such, mitigation measures have been included to reduce the rate at which human activities create such emissions and to coincide with recently adopted regulations regarding greenhouse gas emissions.	VII-10
VIII. HAZARDS AND HAZARDOUS MATERIALS			

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	The proposed project will not transport or manage hazardous or potentially hazardous explosive substances.	
b.	NO IMPACT	The subject site is vacant and will not involve the release of hazardous materials into the environment.	
c.	NO IMPACT	The proposed project will not use hazardous materials.	
d.	NO IMPACT	The proposed project site is not located on a list of hazardous materials sites.	
e.	NO IMPACT	The proposed project is not located within an airport hazard zone.	
f.	NO IMPACT	The project is not within the vicinity of a private airstrip.	
g.	NO IMPACT	The proposed project will not impact the implementation of, or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by the Building & Safety and the Fire Departments.	
h.	NO IMPACT	The subject property is in a fully urbanized area.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The subject project is not anticipated to significantly violate any water quality standards or waste discharge requirements due to its small size.	
b.	NO IMPACT	The project is not expected to cause the depletion of groundwater recharge. The project will continue to be supplied with water by the Los Angeles Department of Water and Power.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	When the project is complete, the subject site will have five (5) single family dwellings. Drainage on and off-site may be significant.	IX-20, IX-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed development has the potential to result in a significant change in the drainage pattern for the subject and adjacent sites.	IX-20, IX-30
e.	NO IMPACT	The proposed project is not anticipated to be large enough to result in a significant change in the drainage pattern for the subject site and adjacent areas.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to contribute to the degradation of the water quality in the area.	IX-10, IX-20, IX-30
g.	NO IMPACT	The project site is not located in a 100-year flood hazard area.	
h.	NO IMPACT	The project site is not located in a 100-year flood hazard area.	

	Impact?	Explanation	Mitigation Measures
i.	NO IMPACT	The project site is not located in a potential inundation area.	
j.	NO IMPACT	The project site is not located in an area that could potentially be impacted by tsunamis.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	Five (5) new residential dwellings are proposed however, the project will not divide the visual fabric of the community, but rather blend into the visual community fabric.	
b.	NO IMPACT	The project does not conflict with the general plan or the zoning ordinance, or the Los Angeles Traffic Mitigation Program Area.	
c.	NO IMPACT	The project site does not contain natural open space.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	This site is not located in an area of known mineral resources.	
b.	NO IMPACT	There are no known locally important mineral resources on the project site.	
XII. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive noise may be generated during the construction phase of the project.	XII-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive groundborne vibration may occur during construction.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	Following construction, the project should not result in a substantial permanent increase in noise beyond what presently existings in the area.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in a temporary increase in ambient noise levels during construction.	XII-20
e.	NO IMPACT	The project is not located within an airport land use plan.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	Five (5) new residential dwellings are proposed; however, the project does not reach a threshold to require mitigation measures.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site has three (3) existing residential units, however, this is not a substantial number of dwelling units to have a significant environmental impact.	XIII-20

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site has three (3) existing residential units, which does not represent a substantial number of persons being displaced.	XIII-20
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The project site is located within a fire service area.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project with five (5) units, does not meet a threshold of 75 or more residential units to require review by the Los Angeles Police Department.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	School fees shall be paid to off-set any future impacts to the local schools.	XIV-60
d.	LESS THAN SIGNIFICANT IMPACT	There are only five (5) new residential units planned for the project site. The project will not result in a significant impact upon local parks.	
e.	NO IMPACT	There are only five (5) residential dwelling units for the project site. No significant impacts are expected on local government services from this project.	
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project may incrementally increase the use of local parks. The impact can be mitigated to less than significant through the payment of required Quimby Fees.	XV-10 Due to the request for the zone change request from R2-1 to RD3, the Los Angeles Municipal Code requires the applicant pay the Finn Fee to partially finance recreation in the City.
b.	NO IMPACT	The project does not include the construction of recreational facilities nor will it require the construction of the expansions of such facilities and will not have a significant impact on the environment.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project did not reach a threshold that requires preliminary review by LADOT, nor does it appear to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project did not reach a threshold that requires preliminary review by the Los Angeles Department of Transportation, nor does it appear to conflict with any applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system.	
c.	NO IMPACT	The proposed project will have no impact on air traffic patterns.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The proposed project does not include any hazardous design features.	
e.	NO IMPACT	The project will not result in inadequate emergency access.	
f.	NO IMPACT	The proposed project does not conflict with alternative transportation policies, plans, or programs.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater per day in conjunction with the City of Los Angeles' current processing capacity.	
b.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater or new water per day in conjunction with the City of Los Angeles' current processing capacity.	
c.	LESS THAN SIGNIFICANT IMPACT	Less than significant impacts based upon the estimated output of gallons of wastewater per day in conjunction with the City of Los Angeles' current capacity.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to cumulatively impact existing water supplies.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	The estimated output of the proposed project will not be substantial enough to impact the City of Los Angeles' waste water processing capacity.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will have a cumulative impact on the City's waste disposal capacity.	XVII-90, XVII-100
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project as mitigated will be in compliance with state, federal, and local statutes and regulations related to solid waste.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project will not have the potential to negatively affect these categories with the application of the above referenced mitigation measures.	
b.	NO IMPACT	The proposed project has impacts that are individually limited but cumulatively considerable; however, mitigation measures have been incorporated to ensure that any such impacts are reduced to a less than significant.	
c.	NO IMPACT	With the applied mitigation measures, the proposed project will not significantly impact human beings.	

DETERMINATION LETTER
APCW-2012-1698-ZC-ZV
MAILING DATE: 11/18/13

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