

Filed 2/21/14

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**  
4

**PROJECT TITLE**  
ENV-2013-3555-MND

**CASE NO.**  
CPC-2013-3554-ZC-HD-ZV-CU-ZAA

**PROJECT LOCATION**  
5746 N SEPULVEDA BLVD

**PROJECT DESCRIPTION**  
The proposed project is the redevelopment of an existing 28,519.6 square-foot site in the RAS4-1VL and R3-1 Zones that now includes an existing 1-2 story, 32-guest room motel consisting of 8,396 square feet, with associated parking that will be demolished in order to construct a new 4-story hotel providing 73 guest rooms and one managers unit. The new hotel will have a maximum height of 56 feet, including architectural features, provide 60 vehicular parking spaces, 5 short term and 5 long term bicycle parking spaces in a 2-level garage structure. The proposed hotel redevelopment project involves four entitlement requests including: 1) a zone change request from the R3-1 Zone to RAS4-1VL for the westerly portion of the project site, 2) a conditional use to allow a hotel use within the proposed RAS4 Zone, 3) a zone variance to allow a 2-level parking structure as an accessory use in the easterly (R3-1 Zone) portion of the site, bicycle parking in the front yard setback area, 4) an adjustment for a 20% building height increase, an average front yard of 4.5 feet in the required 5 feet, a 5-foot projection in lieu of the maximum 4-foot project, an awning project of approximately 4 feet on each side of the entry way in lieu of the maximum 12 inches permitted, a bike rack in the within the required front yard, a paved surface area for bikes in the front yard in lieu of the required landscaping, a canopy structure over the driveway entrance to project approximately 2.5 feet on the required front yard.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Raju Patel El Cortez Motel, Inc  
5292 Duke Drive  
La Palma, CA 90623

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

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

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

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA 90012		3/19/2014

Exhibit C

**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-20. Aesthetics (Landscape Buffer)**

- Environmental impacts to adjacent residential properties may result due to the proposed use on the site. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

**I-60. Aesthetics (Parking Structure Rooftop)**

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- The parking stalls and driveways of the parking structure that are exposed to the sky shall be finished with either a light-colored surface material such as concrete, and/or a minimum of 80 percent of the total area of the stalls shall be shaded by vine-covered pergola, canopy, or trellis. Solar panels and their related support structures may be utilized to provide required shading.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**I-130. Aesthetics (Glare)**

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

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

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- 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.

**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-70. Liquefaction Area**

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:

- 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 project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

**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):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

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

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

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

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- 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.

**X-40. Land Use**

- The proposed project would permit a land use which is not compatible with that of the surrounding projects. However, the potential impacts would be mitigated to a less than significant level by the following measure:
- The applicant shall comply with mitigation measures required by this MND.

**XII-10. Increased Noise Levels (Landscape Buffer)**

- Environmental impacts to the adjacent residential properties may result due to the project. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

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

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- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

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

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

**XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**XIV-10. Public Services (Fire)**

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

**XIV-30. Public Services (Police)**

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

**XVIII-20. Effects On Human Beings**

- The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 4 - TOM LABONGE	<b>DATE:</b> 01/30/2014
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2013-3555-MND	<b>RELATED CASES:</b> CPC-2013-3554-ZC-HD-ZV-CU-ZAA	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> DEMO (E) 8,396 SF 32 GUEST ROOM AND CONSTRUCT A 4 STORY HOTEL AND ACCESSORY 2 LEVEL PARKING GARAGE PROVIDING 73 GUEST ROOMS AND 1 MANAGERS UNIT AND 60 PARKING SPACES		
<b>ENV PROJECT DESCRIPTION:</b> The proposed project is the redevelopment of an existing 28,519.6 square-foot site in the RAS4-1VL and R3-1 Zones that now includes an existing 1-2 story, 32-guest room motel consisting of 8,396 square feet, with associated parking that will be demolished in order to construct a new 4-story hotel providing 73 guest rooms and one managers unit. The new hotel will have a maximum height of 56 feet, including architectural features, provide 60 vehicular parking spaces, 5 short term and 5 long term bicycle parking spaces in a 2-level garage structure. The proposed hotel redevelopment project involves four entitlement requests including: 1) a zone change request from the R3-1 Zone to RAS4-1VL for the westerly portion of the project site, 2) a conditional use to allow a hotel use within the proposed RAS4 Zone, 3) a zone variance to allow a 2-level parking structure as an accessory use in the easterly (R3-1 Zone) portion of the site, bicycle parking in the front yard setback area, 4) an adjustment for a 20% building height increase, an average front yard of 4.5 feet in the required 5 feet, a 5-foot projection in lieu of the maximum 4-foot project, an awning project of approximately 4 feet on each side of the entry way in lieu of the maximum 12 inches permitted, a bike rack in the within the required front yard, a paved surface area for bikes in the front yard in lieu of the required landscaping, a canopy structure over the driveway entrance to project approximately 2.5 feet on the required front yard.		
<b>ENVIRONMENTAL SETTINGS:</b>		
<b>PROJECT LOCATION:</b> 5746 N SEPULVEDA BLVD		
<b>COMMUNITY PLAN AREA:</b> VAN NUYS - NORTH SHERMAN OAKS <b>STATUS:</b>	<b>AREA PLANNING COMMISSION:</b> SOUTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> VAN NUYS
<input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		
<b>EXISTING ZONING:</b> R3-1	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> N/A	
<b>GENERAL PLAN LAND USE:</b> NEIGHBORHOOD OFFICE COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> N/A	<b>LA River Adjacent:</b> NO
	<b>PROPOSED PROJECT DENSITY:</b> N/A	

## 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.



Signature

City Planner

Title

(213) 978-1366

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

### *Background*

**PROPONENT NAME:**

Raju Patel  
 El Cortez Motel, Inc

**PHONE NUMBER:**

(714) 523-0400

**APPLICANT ADDRESS:**

5292 Duke Drive  
 La Palma, CA 90623

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/06/2013

**PROPOSAL NAME (if Applicable):**



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS			
a.	Have a substantial adverse effect on a scenic vista?		✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓	
II. AGRICULTURE AND FOREST RESOURCES			
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?		✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?		✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		✓
III. AIR QUALITY			
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓
e.	Create objectionable odors affecting a substantial number of people?		✓
IV. BIOLOGICAL RESOURCES			
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓
V. CULTURAL RESOURCES			

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓

#### VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?	✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?	✓		
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

#### VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓		

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓		
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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**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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1. 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?				✓
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2. 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?				✓
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**III. POPULATION AND HOUSING**

1. 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)?				✓
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2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
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3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
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**IV. PUBLIC SERVICES**

1. 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?		✓		
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2. 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?		✓		
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3. 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?				✓
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4. 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?				✓
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5. 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?		✓		
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**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?				✓
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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?				✓
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**XVI. TRANSPORTATION/TRAFFIC**

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

#### XVII. UTILITIES AND SERVICE SYSTEMS

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

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓		
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2013-3555-MND and the associated case(s), CPC-2013-3554-ZC-HD-ZV-CU CPC-2013-3554-ZC-HD-ZV-CU-ZAA. 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/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
THEODORE IRVING	City Planner	(213) 978-1366	01/31/2014

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
b.	NO IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
c.	POTENTIALLY SIGNIFICANT IMPACT	No landscaping exist which provides a buffer or enhances the site. The proposed project will need to be landscaped to mitigate the increased intensity of the hotel use. After the mitigation measure, the impact will be less than significant.
d.	POTENTIALLY SIGNIFICANT IMPACT	The 4-story hotel structure will have outdoor lighting for security, parking and landscaping. The outdoor lighting will be designed and installed with shielding to mitigate the impact to less than significant.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The site is partially designated for and occupied by a commercial use; and partially designated and zoned for residential use. The site does not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site is partially designated for and occupied by a commercial use; and partially designated and zoned for residential use. The site does not contain farmland of any type. No impact will result.
c.	NO IMPACT	The site is partially designated for and occupied by a commercial use; and partially designated and zoned for residential use. The site does not contain farmland of any type. No impact will result.
d.	NO IMPACT	The site is partially designated for and occupied by a commercial use; and partially designated and zoned for residential use. The site does not contain farmland of any type. No impact will result.

Impact?	Explanation	Mitigation Measures
a. NO IMPACT	The site is partially designated for and occupied by a commercial use; and partially designated and zoned for residential use. The site does not contain farmland of any type. No impact will result.	
<b>I. AIR QUALITY</b>		
a. NO IMPACT	The proposed redevelopment of the project site will not conflict with or obstruct the implementation of either plan.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The demolition and construction phases of the proposed redevelopment of the project site may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	III-10
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The demolition and construction phases of the proposed redevelopment of the project site may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	III-10
d. NO IMPACT	The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system.	
e. NO IMPACT	No objectionable odors are anticipated to result from this residential project.	
<b>V. BIOLOGICAL RESOURCES</b>		
a. NO IMPACT	Currently, the site contains a one-story and two-story structures and a surface parking area with no landscaping. No sensitive species are expected to be located on the site. No impact would result.	
b. NO IMPACT	Currently, the site contains a one-story and two-story structures and a surface parking area with no landscaping. No sensitive species are expected to be located on the site. No impact would result.	
c. NO IMPACT	The site does not contain wetlands. No impact would result.	
d. LESS THAN SIGNIFICANT IMPACT	The project site is fully developed with a commercial use with no landscaping and does not contain wildlife corridors or nursery sites. No impact will result.	



Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	The project site contains no trees that are greater than 12 inches in diameter. Trees 12 inches or greater in diameter will need to be replaced on a 1:1 ratio to reduce the biological impact to a less than significant level. No impact will result.	
f.	NO IMPACT	The proposed project will not conflict with any habitat conservation plans.	

#### V. CULTURAL RESOURCES

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

#### VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist Priolo zone.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is subject to strong seismic shaking; however, the resulting impact will be reduced to a less than significant level by following the International Building Code standards during construction.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is not located in a liquefaction zone or an area known for seismic-related ground failure.	VI-70
d.	NO IMPACT	The project site is not located in a landslide zone or an area known for slope ground failure.	
e.	NO IMPACT	The grading of the site will result in the loss of topsoil; however, the resulting impact will be reduced to a less than significant level by the incorporation of construction mitigation measures.	
f.	NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
g.	LESS THAN SIGNIFICANT IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
h.	NO IMPACT	No septic tanks are proposed as part of this project. No impact would result.	

#### VII. GREEN HOUSE GAS EMISSIONS

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

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing motel structure structures have the possibility of containing asbestos, which would be transported following demolition; however, the resulting impact would be reduced to a level of insignificant by the proposed mitigation measure.	VIII-10
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing motel structure structures have the possibility of containing asbestos, which would be transported following demolition; however, the resulting impact would be reduced to a level of insignificant by the proposed mitigation measure.	VIII-10
c. LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be used with this residential project. No impact would result.	
d. NO IMPACT	The site is not located on a hazardous materials list. No impact would result.	
e. NO IMPACT	The site is not located within an airport land use plan. The proposed hotel project would not result in a safety hazard to patrons or people working in the area.	
f. NO IMPACT	The site is not located within the vicinity of a private airstrip. The hotel project would not result in a safety hazard to patrons or people working in the area.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	The hotel project is permitted in the proposed RAS4 zone pursuant to a conditional use and the accessory garage structure permitted if granted a zone variance and would not interfere with any emergency response or evacuation plans.	
h.	NO IMPACT	The project site is not located in an area of wildland fires. No impact would result.	

**IX. HYDROLOGY AND WATER QUALITY**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would be subject to water quality standards for stormwater run-off as required by the LAMC and as required by the policy instituted by the Regional Water Control Board. The project would require connection with the City's infrastructure. No impact would result.	IX-20
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LA DWP.	
c.	LESS THAN SIGNIFICANT IMPACT	The project would not substantially alter the existing drainage pattern of the site or area. The site, formerly used for commercial purposes, drains into the sewer as will the proposed project. No impact will result.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site does not contain a stream or a river. The site currently drains into the sewer as will the proposed project. No impact will result.	IX-20
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to control runoff using stormwater best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant.	IX-20
f.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development is not anticipated to substantially degrade water quality. No impact is anticipated.	
g.	NO IMPACT	The proposed hotel development is not anticipated to substantially degrade water quality. No impact will result.	
h.	NO IMPACT	The proposed hotel development is not anticipated to substantially degrade water quality.	
i.	NO IMPACT	The project site is not located in a potential dam inundation zone. No impact would result.	

Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	The project site is not located within an inundation zone for seiche, tsunami, or mudflow. No impact would result.	
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**X. LAND USE AND PLANNING**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development is permitted in the Neighborhood Office Commercial land use designated category and the proposed RAS4-1VL Zone, pursuant to a conditional use approval. The accessory parking structure is not permitted in the Low Medium Residential land use area and corresponding R3-1 Zone unless a zone variance is granted. With the granting of the entitlement actions and compliance with their conditions of approval, the project would be compatible with the existing commercial and retail uses along Sepulveda Boulevard and serve as a transition for the uses along Hatteras Street and Halbrent Avenue. No impact will result.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed hotel development is permitted in the Neighborhood Office Commercial land use designated category and the proposed RAS4-1VL Zone, pursuant to a conditional use approval. The accessory parking structure is not permitted in the Low Medium Residential land use area and corresponding R3-1 Zone unless a zone variance is granted. With the granting of the entitlement actions and compliance with their conditions of approval, the project would be compatible with the existing commercial and retail uses along Sepulveda Boulevard.	X-40
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c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed urban area.	
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**XI. MINERAL RESOURCES**

a.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	
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i.	NO IMPACT	The site is not located in a known area of a locally-important mineral resource recovery site. No impact is expected to result.	
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**NOISE**

Impact?	Explanation	Mitigation Measures	
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Double-pane windows will be required on all windows facing the Major Highways and the Collector streets to reduce the operational noise impact to a less than significant level.	XII-10, XII-20
b.	LESS THAN SIGNIFICANT IMPACT	The project construction will be typical of other multi-family buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Impacts may result from the project implementation due to noise from cars using a parking ramp. The parking ramps will need to be constructed from concrete to reduce the noise impact to a less than significant level.	XII-10, XII-40
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is anticipated to result in a slight increase in ambient noise levels considering that the site will continue to be a hotel use but with a higher intensity.	XII-170
e.	NO IMPACT	The propose project is not located within a flight path, as such it is not anticipated to have a noise impact.	
f.	NO IMPACT	The propose project is not located within the vicinity of a private airstrip, as such it is not anticipated to have a noise impact.	
<b>XIII. POPULATION AND HOUSING</b>			
a.	NO IMPACT	The proposed hotel development will not induce substantial population growth. No impact will result.	
b.	NO IMPACT	The proposed hotel development will not displace any housing units. No impact will result.	
c.	NO IMPACT	The proposed project would not involve or cause the construction of replacement housing elsewhere. No impact wil result.	
<b>XIV. PUBLIC SERVICES</b>			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area with adequate fire response times. The project will be reviewed by the LA Fire Department who may require mitigation emergency access and site layout to reduce the fire impact to a less than significant level.	XIV-10

Impact?	Explanation	Mitigation Measures
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1.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be reviewed by the LA Police Department who may require mitigation emergency access and site layout to reduce the police protection impacts to a less than significant level.	XIV-30
2.	NO IMPACT	The proposed hotel development will not increase the demand on area schools. No impact will result.	
f.	NO IMPACT	The proposed hotel development will not increase the demand on area parks. No impact will result.	
3.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A request to improve Sepulveda Boulevard, Hatteras Street and/or Halbreth Avenue may be required by the Bureau of Engineering. After such, the impact will be less than significant.	

#### IV. RECREATION

a.	NO IMPACT	The proposed hotel development will not increase the demand on area parks. No impact will result.	
b.	NO IMPACT	The proposed hotel development will not increase the demand on area parks. No impact will result.	

#### VI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development required a traffic review by the Department of Transportation, who determined that a full traffic study was not necessary. The proposed development has net increase of 42 guest rooms, which would not result in a significant impact.	
b.	NO IMPACT	The proposed hotel development required a traffic review by the Department of Transportation, who determined that a full traffic study was not necessary. The proposed development has net increase of 42 guest rooms, which would not result in a significant impact.	
c.	NO IMPACT	No change in air traffic patterns will result from the proposed residential project.	
d.	LESS THAN SIGNIFICANT IMPACT	The project does not include any hazardous design features. No impact would result.	
e.	NO IMPACT	Both LADOT and the LAFD will review the proposed project's emergency access to ensure that potential impacts are mitigated to a less than significant level.	
f.	NO IMPACT	The hotel development will provide 60 vehicular parking and 10 bicycles parking spaces, which complies with the minimum required to comply with the L.A.M.C. No impact will result.	

Impact?	Explanation	Mitigation Measures	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>			
a.	NO IMPACT	The proposed hotel development should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. No impact is anticipated.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development would not generate a demand in excess of what is anticipated in City plans and would not require the construction of new facilities. No impact will result.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development would not require the construction of new stormwater drainage facilities.	
d.	LESS THAN SIGNIFICANT IMPACT	The Department of Water and Power has adequate supplies to serve this residential project. The net increase of water usage would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The local landfills have sufficient capacity to serve the proposed hotel development. No impact will result.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed hotel development will not result in any impact that would cause the above.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed hotel development will result in environmental impacts; however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the impacts of the propose project will not result in any cumulative impacts.	XVIII-20
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	

# ROSENHEIM & ASSOCIATES, INC.

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May 9, 2014

Los Angeles City Planning Commission  
City of Los Angeles  
200 N. Spring Street, Room 272  
Los Angeles, CA 90012

**RE:** Case Nos. CPC 2013-3554-ZC-HD-CU-ZV-ZAA; 5746 – 5750 N. Sepulveda Boulevard and 5747-5751 N. Halbreth Avenue

Honorable Commissioner's,

On behalf of our client, EL CORTEZ MOTEL, INC., (“Applicant”), thank you for considering our request for a Zone/Height District Change, Conditional Use, Zone Variance, and Zoning Administrator’s Adjustment for the property located at 5746 – 5750 N. Sepulveda Boulevard and 5747 – 5751 N. Halbreth Avenue in the Van Nuys community of the City of Los Angeles (“Subject Property”). The Subject Property is an approximately 28,519.6 square foot (0.65 acres) rectangular shaped Through Lot comprised of two parcels, with approximately 100 feet of frontage along the east side of N. Sepulveda Boulevard, and approximately 100 feet of frontage along the west side of N. Halbreth Avenue. It is generally level and is currently improved with the El Cortez Motel, a deemed approved 1- and 2-story, 4 building motel complex with associated surface parking providing 32 guest rooms and 1 manager’s unit (approximately 8,396 square feet of floor area), and 33 surface parking spaces.

The Project Site is zoned R3-1 and is designated in the adopted Van Nuys-North Sherman Oaks Community Plan (the “Community Plan”) for Neighborhood Office Commercial land use for that portion fronting onto N. Sepulveda Boulevard (to a depth of approximately 165 feet), with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4, and Medium Residential land uses for that portion fronting onto N. Halbreth Avenue (to a depth of approximately 120 feet), corresponding to the R3 zone.

The Applicant purchased the Subject Property in 1996, and has continuously operated and managed the existing El Cortez Motel since that time. The existing Motel buildings are older, functionally obsolete, and are near the end of their lifecycle. This circumstance, together with the Subject Property’s unique characteristics of dual land use designations, Through Lot configuration, frontage along a Major Highway Class II, consistent and longstanding property ownership and motel operations, and the strong support of the adjacent single family residential neighborhood, presents a ready opportunity for successful site redevelopment. As such, the Applicant proposes to demolish the existing El Cortez Motel and to construct a new and fully modernized La Quinta Inns & Suites brand hotel providing a total of 73 guest rooms and 1 manager’s unit (approximately 33,811 square feet of floor area) within one 4 story building, and an accessory (partially subterranean) 2-level parking garage, providing a minimum of 60 parking spaces within the (requested) RAS4-IVL and (existing) R3-1 Zones. The proposed La Quinta Inns & Suites Hotel will have a maximum height of approximately 47 feet to the top of the building parapet (exclusive of roof structures and equipment) and approximately 56 feet to the



top of the building's single architectural feature along N. Sepulveda Boulevard. The partially subterranean parking garage will have a height of approximately 11 feet. A minimum of 5 short-term bicycle parking spaces and 5 long-term bicycle parking spaces will be provided, and the proposed project will provide approximately 3,700 square feet of landscaping within the setback areas.

We have worked closely with the adjacent single-family residential community to the east (Noble Estates Homeowners Association) to understand and address their concerns, and the resulting proposed project has been warmly received by both the Noble Estates Homeowners Association, as well as the Van Nuys Neighborhood Council (please see attached letter of support). In particular, the community appreciates the elements of the proposed project which buffer and provide transition between the single family neighborhood and the proposed hotel. These features include, but are not limited to, the hotel building itself fronting along N. Sepulveda Boulevard, and being set back approximately 120 feet from the homes along N. Halbrent, the low scale, partially subterranean (approximately 11-foot high) parking garage which is comparable in height to the adjacent single-family homes along N. Halbrent Avenue; the extensive landscaped buffer areas which include a 15-foot landscaped setback along N. Halbrent Avenue, a landscaped parkway proposed for the N. Halbrent frontage, extensively landscaped side yard setbacks; bicycle parking and adequate automobile parking, and the building's design which (as shown in the elevation plans) is well articulated, features variation in materials, and activates the street, providing for pedestrian orientation along N. Sepulveda Boulevard.

With regard to the required N. Sepulveda street dedication, the proposed project has been designed to accommodate the City Council adopted Standard Street Dimensions (Standard Plan S-470-0) for Major Highway - Class II, which specifies a 52-foot half right-of-way width. Specifically, and as shown on the site plan, the Applicant has provided a 2-foot dedication along the Subject Property's Sepulveda Boulevard frontage, which when added to the existing 50-foot half right-of-way, results in the required 52-foot half right-of-way width, in full compliance with the City's adopted half-street standard for Major Class II Highways.

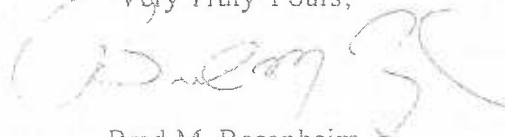
The Bureau of Engineering (BOE) however, has requested that an additional 4-feet of dedication along the N. Sepulveda frontage (for a total of 6 feet of dedication) be provided in excess of the City's adopted Standard Street Dimensions. The additional right-of-way width would, in theory, compensate for the excessive existing street roadway width (44.5 feet versus 40 feet) and the reduced existing sidewalk width of approximately 5.5 feet. It is our contention that BOE does not have authority, per the City Council adopted Standard Street Dimensions (Standard Plans S-470-0), to require dedication that exceeds the standards established by said Ordinance. Therefore, the dedication of 2 feet, to accommodate a 7.5-foot sidewalk, is the best that can be achieved given the unique circumstances associated with the Subject Property's Sepulveda frontage (please see attached "Sepulveda Boulevard Dedication" diagram).

It is important to note that if the City were to require additional dedication, beyond the 2 feet required by the City Council adopted Standard, the ramifications to the project would be significant. Specifically, a portion of the hotel building's Sepulveda Boulevard frontage, and the

awning over the doorway, would project into the public right-of-way, and the front yard would be either greatly reduced or eliminated, resulting in minimal (i.e., an approximately 1-foot area) available for landscaping adjacent to the driveway. In addition, the short-term bike parking area would be reduced by half, calling into question the ability to meet the code requirements for short term bike parking. Reducing the building's size to provide the additional dedication width would have similarly significant results, and either approach would result in substandard room sizes (that is, reducing either the building's overall depth by 4-feet from the side fronting onto Sepulveda Boulevard, or distributing the needed reduction across all rooms), which would not meet required standards established by La Quinta Inns & Suites. Finally, moving the project in its entirety to the east 4-feet would result in a loss of the code required loading zone, an encroachment into the required 5-foot rear yard of the (requested) RAS4 Zoned portion of the site, an 11-foot setback along the Halbrent frontage inconsistent with the required R3 Zone front yard setback of 15-feet, and a loss of landscaped buffering to the adjacent Halbrent neighbors.

We hope this letter helps you gain a better understanding of the thoughtful nature of the proposed project, and the efforts that went into working with the unique circumstances of the Subject Property, the adjacent residential neighborhood, and the applicable Planning and Zoning Code requirements, to achieve a well designed hotel project. The proposed project has received positive review by the Urban Design Studio and is reflective of the Community Plan's objectives to buffer and protect residential neighborhoods and foster economic revitalization. We would also hope that the explanation provided regarding the existing public right-of-way adjacent to the Subject Property has helped you to understand the reasons why we are unable to accommodate the deviation requested by BOE, which goes beyond the adopted Standards for dedication. We remain available to respond to any questions you may have regarding the proposed project. On behalf of EL CORTEZ MOTEL, INC., thank you very much for your time and consideration of this matter. We look forward to presenting to you at the May 22, 2014 City Planning Commission meeting.

Very Truly Yours,



Brad M. Rosenheim  
ROSENHEIM & ASSOCIATES, INC.

Attachments: (2)

Van Nuys Neighborhood Council, Letter of Support dated March 19, 2014  
Sepulveda Boulevard Dedication Diagram

**Conditions of Approval**  
**La Quinta Inns & Suites Hotel Project**  
**5746 – 5750 Sepulveda Blvd. and 5747 - 5751 Halbreant Ave.**  
**CPC 2013-3554-ZC-HD-CU-ZV-ZAA**

**In addition to the requirements of the LAMC Sections 41.49 and 42.11, we recommend the following Conditions of Approval:**

1. The hotel owner and/or manager shall comply with all applicable laws and conditions and the hotel manager shall be made completely familiar with these conditions and shall implement them as required.
2. The manager shall make duplicate electronic room keys available if needed by emergency services personnel to gain entry.
3. Lighting within the parking lot and along pedestrian pathways shall be provided for the purposes of providing for the security and safety of hotel patrons, and shall be directed on-site to avoid spill-over onto adjacent properties.
4. Property upkeep and maintenance shall be provided on a regular and routine basis, including graffiti removal in a color that matches the surface to which it was applied, and trash, debris and weed removal; landscaping shall be established in substantial conformance with the Preliminary Landscape Plan, and maintained on a regular and ongoing basis. The Council Office will be provided a copy of the Preliminary Landscape Plan for review/comment.
5. The hotel operator/property owner shall establish and maintain an ongoing proactive relationship with the LAPD Senior Lead Officer for Van Nuys to facilitate continued dialog relevant to hotel operators, and to receive appropriate training and notifications. The LAPD shall provide 10-day advance notice to the hotel operator/property owner of the date, time, and location of meetings, in writing by means of either email or U.S. Postal Service.
6. On-Site Security: Closed Circuit Cameras will be provided within the parking lots and all common areas of the hotel property, and will have a storage capacity consistent with industry standard. Controlled access capability will be provided at hotel entrances, including controlled access from the parking area. Locked access gates along the side yard areas adjacent to N. Sepulveda Boulevard and N. Halbreant Avenue will be maintained. A state-licensed security patrol with on-demand response capability will be provided as needed.
7. Maximum prices for accommodations will be posted as required by state/City Codes.

8. The only telephones provided on the hotel property will be located within the hotel office areas and guest rooms. No pay phones are permitted, as per La Quinta Inns & Suites operational standards and requirements.

9. The property owner will post at least one sign in view of prospective guests entering the hotel property stating "No Trespassing".

10. The above Conditions shall be recorded by the property owner in the County Recorder's Office; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Department of City Planning for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished to the Department of City Planning for attachment to the file.