

Filed 5/30/14

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 1 - GILBERT CEDILLO	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2013-3835-MND	RELATED CASES: CPC-2013-3834-GPA-ZC-HD-CU-CUB-SPR	
PREVIOUS ACTIONS CASE NO.:	<input checked="" type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: PROPOSED DEVELOPMENT OF A NEW FOUR-LEVEL HOTEL WITH 151 GUEST ROOMS, GROUND FLOOR COMMERCIAL USES, AND SUBTERRANEAN PARKING, IN THE C4-1 AND R3-1 ZONES.		
ENV PROJECT DESCRIPTION: Construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses. The building would comprise approximately 151,250 gross square feet (including parking garage) of floor area on a 43,609.25 square foot lot. The proposed building would be 81 feet in height, and four-stories with a partial fifth-story. The project will provide 113 parking spaces (75 for the guest rooms, and 37 for the restaurant, café and banquet, plus an additional space) within an at-grade level and subterranean parking garage that is accessed via Beacon Avenue with an exit-only driveway into the alley behind the site. The project will provide 24 bicycle parking spaces within the garage and also along the exterior port-cochere. The site currently consists of 11 separate lots. A church structure and associated surface parking lot are located on all 11 lots. The site is located within the Westlake Community Plan Area and has zone designations of R3-1 and C4-1, with General Plan Land Use Designations of Highway Oriented Commercial and Medium Residential. The project requests the following entitlements: General Plan Amendment from Medium Residential and Highway Oriented Commercial to Community Commercial; a Height District change from 1 to 2D; a Zone Change from R3 to C4; Site Plan Review for a project which will result in the net increase of 151 guest rooms; Conditional Use Permit for a hotel use within 500 feet of an R zone; Conditional Use for the sales and dispensing of a full line of alcoholic beverages for on-site consumption; Conditional Use for a Commercial Corner Development to deviate from the LAMC conditions; and a haul route for the export of over 20,000 cubic yards of dirt.		
ENVIRONMENTAL SETTINGS: The site currently consists of 11 separate lots. A church structure and associated surface parking lot are located on all 11 lots. The site is located within the Westlake Community Plan Area and has zone designations of R3-1 and C4-1, with General Plan Land Use Designations of Highway Oriented Commercial and Medium Residential. Improvements on the site include a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. A solid masonry wall and wrought iron fence surrounds the site. Surrounding lots to the north are zoned C4-1 and developed with an office building and a restaurant. The lot to the south is zoned R3-1 and developed with a 3-story, Non-Contributing multi-family building in the Pico-Union Historic Preservation Overlay Zone (HPOZ). To the west of the project site, across an alley, is an approximately six-story commercial building and associated two-level decked parking structure in the C4-1 and [Q]C1.5-1 zone. To the east of the site, across Beacon Avenue, the lots are zoned C4-1 and R3-1. Several lots are developed with a 3- to 4- story office building and associated surface parking lot. Two other lots are developed with residential land uses, and are located in the Pico-Union HPOZ. Of these two lots, one lot contains a Contributing Structure in the Pico-Union HPOZ. The project site is bounded by Olympic Boulevard, Beacon Avenue, and an alley. Olympic Boulevard is a designated Major Highway Class II. Beacon Avenue is a designated local street.		
PROJECT LOCATION: 1023 S BEACON AVE		

COMMUNITY PLAN AREA: WESTLAKE STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: PICO UNION
EXISTING ZONING: R3-1, C4-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 126	LA River Adjacent: NO
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL, Highway Oriented Commercial	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 126	
	PROPOSED PROJECT DENSITY: 151	

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.

Bea De Lanza

City Planner

(213) 978-1167

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

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

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

Background

PROPONENT NAME:

Young Sam Chung - CK Hospitality

PHONE NUMBER:

(909) 553-3014

APPLICANT ADDRESS:

1901 West Olympic Boulevard
Los Angeles, CA 90006

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

12/03/2013

PROPOSAL NAME (if Applicable):

Olympia Hotel

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

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

II. AGRICULTURE AND FOREST RESOURCES

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

III. AIR QUALITY

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

IV. BIOLOGICAL RESOURCES

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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

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

XIII. POPULATION AND HOUSING

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

XIV. PUBLIC SERVICES

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

XV. RECREATION

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

XVI. TRANSPORTATION/TRAFFIC

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

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2013-3835-MND** and the associated case(s),

CPC-2013-3834-GPA-ZC-HD-CU-CUB-SPR. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

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

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

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

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
BLAKE LAMB	City Planner	(213) 978-1167	05/27/2014

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed area of the Westlake Community Plan area. It does not possess any unique aesthetic characteristics. The site is not located within a designated scenic corridor, and views in the vicinity of the project site are largely constrained by adjacent structures and the area's relatively flat topography. No scenic views are provided from or through the project site. The proposed project would alter the existing views and character of the site and immediately surrounding area in a manner that is compatible with the adjacent neighborhood.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project site fronts Olympic Boulevard, Beacon Avenue, and an alley, none of which are a designated scenic highway. The site is adjacent to the Pico-Union Historic Preservation Zone (HPOZ). Directly abutting the site to the south is a Non-Contributing structure in the HPOZ. Across Beacon Avenue, to the east, are residential properties in the Pico-Union HPOZ. One lot, directly across the street from the project site, contains a Contributing residential structure in the Pico-Union HPOZ. The Contributing residential building is two-stories in height. The project site currently contains a building that varies in height from one to two stories, and the proposed project would be approximately 81 feet in height. Currently, upper floors in the building to the west of the project site would be afforded views of the Contributing residential structure in the Pico-Union HPOZ. The project does introduce a new building on a lot that would potentially block these views. However, the alteration or blockage of private views would not constitute a significant impact under CEQA. Consequently, the project's aesthetic impacts would be less than significant.</p>

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project will not introduce incompatible visual elements on the project site or visual elements that would be incompatible with the character of the area surrounding the project site. To the west is an approximately 6 story office building. To the east is a 3- to 4- story office building. The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed area of the Westlake Community Plan area. There are numerous trees on site and in the public right-of-way. The proposed project would remove all existing on-site trees, and will be landscaped in accordance with code requirements and will feature a variety of trees and shrubs. A shade/shadow study was prepared for the project. The analysis determined that there would be no shading of shadow-sensitive uses by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).</p>	<p>I-10, I-90, I-110 Mitigation measures will be incorporated to ensure the existing visual character of the site is not substantially degraded and therefore the project impacts will be mitigated to a less than significant level.</p>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project is not likely to contain light sources beyond the lighting typical of hotel. The project will include lighting directed towards the interior of the project site and away from adjacent land uses. Vehicular access to the site is along the eastern property line on the south side, across the street and adjacent to other multi-family apartment buildings. A large porte-cochere is located on the east side of the property. Vehicular headlights could be a potential source of light impacts.</p>	<p>I-120, I-130 Mitigation measures will be incorporated to ensure the existing visual character of the site is not substantially degraded and to reduce impacts to a less than significant level.</p>

II. AGRICULTURE AND FOREST RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is located in a heavily urbanized area of the City of Los Angeles in the Westlake Community Plan area. No farmland or agricultural activity exists on or in the vicinity of the project site. The site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency, and would</p>	
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Impact?	Explanation	Mitigation Measures
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		therefore have no impact on agricultural resources.	
b.	LESS THAN SIGNIFICANT IMPACT	The project site is not zoned for agricultural production, and there is no farmland at the project site. In addition, no Williamson Act Contracts are in effect for the project site. Therefore, no impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is not zoned for forest land or timberland, and there is no Timberland Production at the project site. Therefore, no impact would occur.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is located in a heavily urbanized area of the City of Los Angeles in the Westlake Community Plan area. No forested lands or natural vegetation exist on or in the vicinity of the project site. Therefore, no impacts would occur.	
e.	LESS THAN SIGNIFICANT IMPACT	Neither the project site nor nearby properties are currently utilized for agricultural or forestry uses and the project site is not classified in any "farmland" category designated by the State of California. Therefore, no impact would occur.	

III. AIR QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses is below the 213 unit threshold for potentially significant air quality impacts from hotels and is therefore not expected to conflict or obstruct with the implementation of the South Coast Air Quality Management District plans or other congestion management plan. However, the development of the proposed project will temporarily generate emissions from heavy-duty construction vehicles and construction workers' vehicles. In addition, fugitive dust will be generated by construction activities. Because of the construction timeframe, and the normal day-to-day variability in construction activities, it is difficult, if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the incorporation of mitigation measures are expected to reduce potential impacts to a less than significant level.	III-10 Due to the non-attainment status of the South Coast Air Basin (SCAB) for airborne particulate matter, Best Available Control Measures (BACMs) shall be used where feasible, and an aggressive dust control program will be required to control fugitive dust.
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Impact?	Explanation	Mitigation Measures
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses is below the 213 unit threshold for potentially significant air quality impacts from hotels and is therefore not expected to conflict or obstruct with the implementation of the South Coast Air Quality Management District or congestion management plan. However, the development of the proposed project will temporarily generate emissions from heavy-duty construction workers vehicles. In addition, fugitive dust would be generated by construction activities. Because of the construction timeframe, and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the timeframe for construction with the incorporated mitigation measures is minimal and not anticipated to have any significant impacts.</p>	<p>III-10 Due to the non-attainment status of the South Coast Air Basin (SCAB) for airborne particulate matter, Best Available Control Measures (BACMs) shall be used where feasible, and an aggressive dust control program will be required to control fugitive dust.</p>
c. LESS THAN SIGNIFICANT IMPACT	<p>The proposed project for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses is not expected to result in cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. Possible project-related air quality concerns will derive from the mobile source emissions that will be generated from the residential uses for the project site. Operation emission impacts will be at a less than significant level.</p>	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The subject site is located within the South Coast Air Quality Management District, a known non-attainment zone. The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The proposed project for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses is unlikely to result in new sources of pollutant</p>	<p>III-10 Due to the non-attainment status of the South Coast Air Basin (SCAB) for airborne particulate matter, Best Available Control Measures (BACMs) shall be used where feasible, and an aggressive dust control program will be required to control fugitive dust.</p>

Impact?	Explanation	Mitigation Measures
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		concentrations affecting a substantial number of people. However, construction activities have the potential to generate pollutants, and the proposed mitigation measure will ensure a less than significant impact.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Hotels are generally not considered substantial point sources of objectionable odors. However, some commercial uses such as restaurants could create odors for the general public. The Mitigation measure below will ensure that no odors will be introduced that are incompatible with surrounding uses.	III 0 Mitigation measures regarding intakes/exhausts are expected to reduce potential impacts to a less than significant level.

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The project site does not contain any habitat or support 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. Therefore, the project will have no impact on a sensitive biological species or habitat.	
b.	LESS THAN SIGNIFICANT IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. The project site does not contain any riparian or other sensitive natural communities. Therefore, the proposed project will have no impact on riparian habitats or other sensitive natural communities.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. The site does not contain any wetlands or natural drainage channels. The site does not have the potential to support any riparian or wetland habitat, and therefore will have no impact to riparian or wetland habitats.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is located in an area that has been previously developed in a heavily urbanized area of the City of Los Angeles. Additionally, the project site lacks vegetated habitat supportive of wildlife. Due to the highly urbanized	

Impact?	Explanation	Mitigation Measures
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		surroundings, there are no wildlife corridors or native wildlife nursery sites in the project vicinity. Therefore, the project would not interfere with the movement of any resident or migratory fish or wildlife species.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. The Environmental Assessment Form (EAF) indicates the site includes 9 Ficus trees. Aerial views of the site indicate the presence of more than 9 trees, and views indicate not all the on-site trees are Ficus. The EAF does not indicate how many trees will be removed as part of the project; however, the proposed project would comprise the majority of the site, requiring the removal of all on-site vegetation. There are also 8 Palm Trees and 3 Ficus trees in the public right of way. The landscape plan for the project indicates that 3 of the Palm Trees are to be removed, and all of the Ficus trees are to be removed in the public right-of-way. These trees may or may not be significant. Therefore, with the following mitigation measures, impacts will be less than significant.	IV-60, IV-70, IV-90 Mitigation measures for tree protection during construction and for the removal of any significant trees will reduce impacts to a less than significant level.
f.	LESS THAN SIGNIFICANT IMPACT	The project site and vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur with the implementation of the project.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. It does not possess any historic resources or historic/cultural monuments. The site is adjacent to the Pico-Union Historic Preservation Zone (HPOZ). Directly abutting the site to the south is a Non-Contributing structure in the HPOZ. Across Beacon Avenue, to the east, are residential properties in the Pico-Union HPOZ. One lot, directly across the street	
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Impact?	Explanation	Mitigation Measures
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		from the project site, contains a Contributing residential structure in the Pico-Union HPOZ. The Contributing residential building is two-stories in height. The development of the proposed project will not affect the structures within the Pico-Union HPOZ. Therefore, impacts of the project will be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is not in the vicinity of an Archaeological Survey Area or an Archaeological Site. However, since the proposed project would include necessary excavation, this does not preclude the potential that unknown archaeological resources exist below the surface, and that these resources could be encountered during site preparation.	V-20 With implementation of the following mitigation measures, the potential impacts would be reduced to a less-than-significant level.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is not located within any known paleontological resource site or unique geologic feature. However, there is a remote possibility that unsuspected vertebrate fossil remains could exist below the ground surface and could be encountered during excavation necessary for grading.	V-30 With implementation of the following mitigation measures, the potential impacts would be reduced to a less-than-significant level.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is not located within any area of human remains or cemetery site. No impacts are expected to result. However, there may be a possibility for the discovery of unrecorded human remains during the proposed grading activity.	V-40 With implementation of the following mitigation measures, the potential impacts would be reduced to a less-than-significant level.
VI. GEOLOGY AND SOILS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based on the information contained in ZIMAS, the project site is not located within a seismic hazard zone for landsliding. The project site is not located within an Alquist-Priolo Special Studies Zone. The project site is within the Fault Zone for the Puente Hills Blind Thrust. The project site is not located in a liquefaction zone. The site is located within a seismically active region, as are all locations in Southern California. The intensity of ground shaking depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics. The project will be required to submit a Geology and Soils Report to the Los Angeles Department of Building and Safety for their review and approval.	VI-10, VI-50 By building to current seismic standards and following the Department of Building and Safety's conditions of approval for the Geology and Soils Report, the project's impacts will be mitigated to a less than significant level.

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project site is located within a seismically active region, as is all of Southern California. The project site is within the Fault Zone for the Puente Hills Blind Thrust. The project site is not located within an Alquist-Priolo Special Studies Zone. According to ZIMAS, the site is not located within a Liquefaction Zone. The site is located within a seismically active region, as are all of locations in Southern California. The intensity of ground shaking depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics. The project will be required to submit a Geology and Soils Report to the Los Angeles Department of Building and Safety for their review and approval.</p>	<p>VI-10, VI-50 By building to current seismic standards and following the Department of Building and Safety's conditions of approval for the Geology and Soils Report, the project's impacts will be mitigated to a less than significant level.</p>
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>According to ZIMAS, the site is not located within a Liquefaction Zone. The project site is within the Fault Zone for the Puente Hills Blind Thrust. The site is located within a seismically active region, as are all of locations in Southern California. The intensity of ground shaking depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics. The project will be required to submit a Geology and Soils Report to the Los Angeles Department of Building and Safety for their review and approval.</p>	<p>VI-10, VI-50 By building to current seismic standards and following the Department of Building and Safety's conditions of approval for the Geology and Soils Report, the project's impacts will be mitigated to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. The site is fairly level and is not in a landslide zone, according to Zimas. As the probability of landslides, including seismically induced landslides, is considered to be very low, a less than significant impact would occur.</p>	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Although development of the project has the potential to result in the erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of stringent erosion controls imposed by the City of Los Angeles through grading and building permit regulations. Minor amounts of erosion and siltation could occur during</p>	<p>VI-20 Mitigation measures during construction will ensure the impacts of the project are less than significant.</p>

Impact?	Explanation	Mitigation Measures
	<p>project grading. The potential for soil erosion during the ongoing operation of the proposed project is extremely low due to the generally level topography of the site and the fact that the site would be mostly built upon, so little soil would be exposed. All grading activities require grading permits from the Department of Building and Safety. All onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. With implementation of the mitigation measures, a less-than-significant impact would occur with respect to erosion or loss of topsoil. These measures are in addition to any conditions that may be imposed by the City of Los Angeles Department of Building and Safety's Soils Report Approval Letter.</p>	
<p>f. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area. The site is fairly level and is not in a landslide zone, according to Zimas. As the probability of landslides, including seismically induced landslides, is considered to be very low, a less than significant impact would occur. According to ZIMAS, the site is not located within a Liquefaction Zone. Construction of the proposed project would comply with the City of Los Angeles Uniform Building code, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions.</p>	<p>VI-10, VI-50 With implementation of Building Code requirements and adherence to the following mitigation measures, the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse would be reduced to a less-than-significant level.</p>
<p>g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The project site may contain expansive soils, which contain significant amounts of clay particles that swell when wetted and shrink when dried. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. Construction of the project would be required to comply with the City of Los Angeles Uniform Building Code, which includes building foundation requirements appropriate to site-specific conditions. With</p>	<p>VI-10, VI-50, VI-90 With the implementation measures, impacts related to expansive soil would be reduced to a less-than-significant impact.</p>

Impact?	Explanation	Mitigation Measures
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		mitigation measures imposed, impacts related to expansive soil would be reduced to less-than-significant levels.	
h.	NO IMPACT	The project site will be serviced by the City's existing sewer system; no septic tanks are proposed. However, if the City's existing sewer system does not have the capacity to service the proposed development, the project may be delayed by the Department of Building and Safety until adequate service can be provided.	

VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>There is substantial evidence to support that compliance with the LA Green Building Code is qualitatively consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB32 (California Global Warming Solutions Act of 2006) and the corresponding Scoping Plan. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's greenhouse gas emission targets, for both existing and future generation of greenhouse gas emissions. In order to further implement the LA Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the LA Green Building Code which incorporates applicable provisions of the CALGreen Code, and in some cases outlines stricter greenhouse gas reduction measures available to development projects in the City of Los Angeles. The LA green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards. As the LA Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that can demonstrate it complies with the LA Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB32 (California Global Warming Solutions Act of</p>	<p>VII-10 Project-specific mitigation will be required in order to reduce the global cumulative impact from project implementation. Construction related impacts will be reduced to a less-than-significant level through the implementation of the mitigation measures</p>
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Impact?	Explanation	Mitigation Measures
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		2006).Through required implementation of the LA Green Building code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of greenhouse gases. Therefore, the proposed project's generation of greenhouse gas emissions would not make a cumulatively consideration contribution to emissions and impacts would be less than significant, with the following mitigation measure.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	As described above, through required implementation of the LA Green Building Code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of greenhouse gases. Therefore, the proposed project's generation of greenhouse gas emissions would not make a cumulatively considerable contribution to conflicting with an applicable plan, policy, or regulation for the purposes of reducing the emissions of greenhouse gasses and with the incorporation of mitigation measures, the proposed projects impacts would be less than significant.	VII-10 Project-specific mitigation will be required in order to reduce the global cumulative impact from project implementation. Construction related impacts will be reduced to a less-than-significant level through the implementation of the mitigation measures.

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed portion of the Westlake Community Plan area and will not require the routine transport, use, or disposal of materials which are flammable or hazardous outside of the day-to-day household materials.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The structures were constructed in 2004 for the use of a church. The site is not identified as a Hazardous Waste / Border Zone property or within a Methane Hazard Site. However, sediment resulting from construction activities could carry with it work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic. Therefore, short-term impacts may result during the construction period and incorporation of mitigation	IX-20 XVII-100. The project may create impacts resulting from the release of hazardous materials into the environment. However, the mitigation measures will reduce the impacts to below the level of significance.

Impact?	Explanation	Mitigation Measures
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		measures would reduce impacts to below the level of significance.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project site is located within 500 feet of the 10th Street Elementary School. The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The site is not identified as a Hazardous Waste / Border Zone property or within a Methane Hazard Site. However, sediment resulting from construction activities could carry with it work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic. In addition, there is potential for release of hazardous materials during demolition and construction and given the project site's proximity to a school, mitigation measures will be required to reduce the potential for impact to a less than significant level. Therefore, short-term impacts may result during the construction period and incorporation of mitigation measures would reduce impacts to below the level of significance.</p>	IX-20 XVII-100. The project may create impacts resulting from the release of hazardous materials into the environment. However, the mitigation measures will reduce the impacts to below the level of significance.
d.	NO IMPACT	<p>The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The structures were constructed in 2004 for the use of a church. The site is not identified as a Hazardous Waste / Border Zone property or within a Methane Hazard Site. It is not listed on any of the current databases and files from federal, State and local environmental regulatory agencies that indicate the presence of hazardous materials sites. Therefore, no impacts will result.</p>	
e.	NO IMPACT	<p>The site is not located within the boundaries of an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, no impact would occur.</p>	
f.	NO IMPACT	<p>The proposed project is not located in the vicinity of a private airstrip. Therefore, no impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	Development of the site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes and patterns that would impede public access or travel upon public rights-of-way. Therefore the project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	The project site is not located in a Fire Buffer Zone per the Selected Wildfire Hazard Map (Safety Element, 1996). Per ZIMAS it is not located within a Very High Fire Hazard severity zone or Fire District No. 1. The subject site is located in a heavily developed region and urbanized region, and therefore would not expose people and/or structures to a significant loss, injury, or death involving wildland fires. In addition, the proposed residential buildings are not expected to increase the fire hazard in the project area and will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. Therefore, no impacts are expected to occur.	

IX. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles are contained in water runoff and may be carried into the storm drains and discharged into the storm water runoff control; these include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides, and fertilizer from landscaped areas, and animal wastes. There will be an increased potential for violation of water quality standards during the grading and construction period. With the following mitigation measures requiring compliance with the LID section of the Development Best	IX-20 Implementation of Mitigation Measure IX-20 will reduce potential impacts to a less than significant level.
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Impact?	Explanation	Mitigation Measures
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		Management Practices Handbooks, impacts would be mitigated to a less than significant level.	
b.	NO IMPACT	<p>The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping within a developed area of the Westlake Community Plan. Review of the Seismic Hazard Zone Report for the Hollywood Quadrangle indicates that the historical high ground water level is approximately 70 feet below grade. The proposed project would excavate soils beneath the site to a depth of approximately 11 feet below grade and is unlikely to impact the groundwater table with the proposed design. A majority of the site is impervious coverage as it consists of a surface parking lot and church structure with a small amount of landscaping. The addition of the project site will increase the amount of impervious land on the site. However, any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance (Low Impact Development) or alternatively the Standard Urban Stormwater Mitigation Plan (SUSMP), as a code requirement to address water runoff and storm water pollution.</p>	
c.	NO IMPACT	<p>The project site is in a highly urbanized area of Los Angeles, and no streams or river courses are located on or within the project vicinity. A majority of the site is impervious coverage as it consists of a surface parking lot and church structure with a small amount of landscaping and planted areas. The addition of the project site will increase the amount of impervious land on the site. However, any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance (Low Impact Development) or alternatively SUSMP, as a code requirement to address water runoff and storm water pollution. Therefore, no impacts will occur.</p>	
d.	NO IMPACT	<p>The project site is in a highly urbanized area of Los Angeles, and no streams or river courses are located on or within the project vicinity. A majority of the site is impervious coverage as it consists of a surface parking lot and church structure with a small amount of landscaping and</p>	

Impact?	Explanation	Mitigation Measures
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		planted areas. The addition of the project site will increase the amount of impervious land on the site. However, any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance (Low Impact Development) or alternatively SUSMP, as a code requirement to address water runoff and storm water pollution. Therefore, no impacts will occur.	
e.	NO IMPACT	The project site is in a highly urbanized area of Los Angeles, and no streams or river courses are located on or within the project vicinity. A majority of the site is impervious coverage as it consists of a surface parking lot and church structure with a small amount of landscaping and planted areas. The addition of the project site will increase the amount of impervious land on the site. However, any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance (Low Impact Development) or alternatively SUSMP, as a code requirement to address water runoff and storm water pollution. Therefore, no impacts will occur.	
f.	NO IMPACT	The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impacts would occur.	
g.	NO IMPACT	The proposed project is not located in a 100-year flood plain or in a Flood Zone (ZIMAS and Navigate LA). No impacts are anticipated.	
h.	NO IMPACT	The proposed project site is not in an area designated as a 100-year flood hazard area. The project site is located in a highly urbanized area and, as no changes to the local drainage pattern would occur with implementation of the proposed project, the project would not have the potential to impede or redirect floodwater flows. No impact would occur.	
i.	NO IMPACT	The proposed project is not located in a flood control basin or a potential inundation area. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	The project site is not located in a potential seiche or tsunami zone. The site is relatively flat, and is surrounded by urban development; therefore, it does not contain any sources of mudflow. Therefore, no impact would occur.	
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X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The proposed land uses and floor area square footage are not consistent with the existing zoning. The site has zone designations of R3-1 and C4-1, with General Plan Land Use Designations of Highway Oriented Commercial and Medium Residential. The project requests the following entitlements: General Plan Amendment from Medium Residential and Highway Oriented Commercial to Community Commercial; a Height District change from 1 to 2D; a Zone Change from R3 to C4; Site Plan Review for a project which will result in the net increase of 151 guest rooms; Conditional Use Permit for a hotel use within 500 feet of an R zone; Conditional Use for the sales and dispensing of a full line of alcoholic beverages for on-site consumption; Conditional Use for a Commercial Corner Development to deviate from the LAMC conditions; and a haul route for the export of over 20,000 cubic yards of dirt. The project will not divide an established community. With the approval of the planning entitlements, there will be a less than significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The proposed land uses and floor area square footage are not consistent with the existing zoning. The site has zone designations of R3-1 and C4-1, with General Plan Land Use Designations of Highway Oriented Commercial and Medium Residential. The project requests the following entitlements: General Plan Amendment from Medium Residential and Highway Oriented Commercial to Community	

Impact?	Explanation	Mitigation Measures
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		Commercial; a Height District change from 1 to 2D; a Zone Change from R3 to C4; Site Plan Review for a project which will result in the net increase of 151 guest rooms; Conditional Use Permit for a hotel use within 500 feet of an R zone; Conditional Use for the sales and dispensing of a full line of alcoholic beverages for on-site consumption; Conditional Use for a Commercial Corner Development to deviate from the LAMC conditions; and a haul route for the export of over 20,000 cubic yards of dirt. With the approval of the planning entitlements, there will be a less than significant impact.	
c.	NO IMPACT	The project site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive or special-status species. Moreover, according to Biological Resource Area Maps (Coastal and Southern Geographical Area) in the Los Angeles CEQA Thresholds Guide, the site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impact to any indicated plans are anticipated.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is located in a developed, urban setting and is not a suitable site for mining of any sort, surface or otherwise. There is no knowledge of the presence of mineral resources that would be of value to the region and residents of the state on the project site. The project site is not located in a known oil field (Navigate LA) or in a known area of mineral resources. Therefore no impacts are anticipated.	
b.	NO IMPACT	The site is not located within a Surface Mining District or an MRZ-2 Area. The proposed project would not involve any mineral or oil extraction activities. Therefore, no impacts are associated with the loss of availability of a known locally-important mineral resource.	

XII. NOISE

Impact?	Explanation	Mitigation Measures
<p>a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The project is unlikely to result in new sources of noise which would exceed levels established in the General Plan or Municipal Code. On-site operation noise would be generated by heating, ventilation, and air conditioning equipment installed in the new structure. However, any on-site stationary sources of noise are required to comply with the LAMC Section 112.02 which prohibits noise from this type of equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to those residents closest to the project site. The construction activities are expected to be short-term and the applicant will be required to comply with the City's Noise ordinance and the attached construction mitigation measures, which will reduce the impact to a less than significant level. In order to ensure that on-site residences would not be adversely impacted by noise resulting from the adjacent Class II Highway (Olympic Boulevard), mitigation measures shall be implemented to ensure an acceptable interior noise environment for sensitive uses. The mitigation measures will require that the project applicant provide double-paned glass windows or submit evidence to the City's Department of Building and Safety of a means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room of the proposed project.</p>	<p>XII-10, XII-20, XII-170 Any potential impacts will be reduced to a less than significant level by the following sound mitigation measures.</p>

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	<p>Ground borne vibration and noise levels in hotel and retail land uses are lower than those found on other land uses and are unlikely to exceed levels established in the General Plan or Municipal Code. However, the proposed project is expected to create a temporary increase in groundborne vibration and/or groundborne noise during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the residents closest to the project site. However, the duration of construction activities on the proposed site is expected to be short-term. The Municipal Code limits construction hours; therefore construction of the project will be typical of residential structures and impacts from excessive groundborne vibration and noise levels are anticipated to be less than significant.</p>	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The project will result in a permanent, if minimal increase in ambient noise levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed building. The design of this equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Per the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on noise levels from project operations if the project causes the ambient noise level measured at the property line of affected uses to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase. Therefore, because current regulations would not allow the project to exceed the ambient noise level by five decibels on the premises of the adjacent</p>	<p>XII-30, XII-40 Any potential impacts will be reduced to a less than significant level by the following sound mitigation measures.</p>

Impact?	Explanation	Mitigation Measures
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		properties, a substantial permanent increase in noise levels would not occur at nearby sensitive receptors. Noise would be generated by the activities within the parking garage associated with the proposed project. The project proposes one level of subterranean parking and one level of at grade parking. The driveway is along the southern property line. Cars would enter and exit the structure at all hours of the day and night and could become a nuisance to occupants of the adjacent multi-family residential building. However, as the subterranean parking levels would be almost entirely underground and enclosed, noise generated at this level would likely be imperceptible at ground level locations on and adjacent to the project site. However, the driveway is at grade and runs the full depth of the lot, and therefore could cause an impact. With implementation of the following mitigation measure, noise impacts associated with the project would be reduced to ensure operation noise impacts are less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Noise impacts related to this matter are temporary and a result of the construction of the project. Applying the referenced mitigation measures will minimize the impacts to a less than significant level.	XII-20 Any potential impacts will be reduced to a less than significant level by the attached mitigation measures.
e.	NO IMPACT	The proposed project is not located within an airport hazard zone, nor is the project located in an airport land use plan, or within two miles of a public airport, or public use airport. Therefore, no impacts are anticipated.	
f.	NO IMPACT	The proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated to occur.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	The project is located in a highly urbanized area. The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The proposed project would not generate any new residents to the area. Therefore, the project has a less than significant impact to the area.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping; therefore no displacement of existing housing would occur with the project. No impact would occur.	
c.	NO IMPACT	The project site contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping; therefore no displacement of people would occur. No impact would occur.	

XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The area in which this project is proposed is currently served by Los Angeles Fire Department, Station No. 11, located at 1819 West 7th Street, approximately 0.5 miles east of the project site. This is below the 1.5 mile maximum Response Distance for Engine Companies for Neighborhood Land Uses identified in the LA CEQA Thresholds Guide. The proposed project is not located in a brush hazard area and is not proposing to use, manufacture, or store toxic, readily combustible, or otherwise hazardous material outside the materials typically associated with hotel and retail/restaurant uses. However, by increasing the number of hotel units, and retail/restaurant uses on the site, the project may result in an increased demand for fire protection. The project will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department as part of the entitlement process.	XIV-10 A review of the proposed project by the Los Angeles Fire Department will ensure that the proposed project will be mitigated to a less than significant level.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is currently served by the LAPD Rampart Division of the Central Bureau. The Rampart Community Police Station is located 1401 West 6th Street, approximately 0.7 miles from the project site. By increasing the number of hotel units and retail/restaurant uses on the site, the project may result in increased demand for police services. Any potential impacts will be mitigated to a level of insignificance with the implementation of the recommended mitigation measures.	XIV-20 A review of the proposed project by the Los Angeles Police Department and temporary fencing during the construction phase will ensure that the proposed project will be mitigated to a less than significant level.

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will create 151 new hotel units and retail/restaurant units. The project will not generate the need for any additional school facilities. Environmental Impacts may result from project implementation due to the close proximity of the project to a school. The project site is located within 500 feet of the 10th Street Elementary School. However, potential impacts will be mitigated to a less than significant level with mitigation.	XIV-40 Construction mitigation for projects near schools will ensure that potential impacts will be mitigated to a less than significant level during construction.
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within an urbanized and developed area in the Westlake Community Plan. The project will not require any major acquisition of expansion of existing open space and parkland. The proposed project will provide open space for the guests of the hotel, ensuring that the project will include features that would reduce the demand for recreation and park services. Therefore, impacts relating to parks are less than significant.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project does not propose any significant increase in population that would generate the need to require new roads, additional infrastructure, or other governmental services. However, the property owner is required to make dedications and/or improvements to the adjacent rights of way as a result of the project. Additionally, damage may be incurred to the roadway adjacent to the property as a result of the required construction activity on the site.	XIV-80 A review of the proposed project by the Bureau of Engineering and the recommended Construction damage Bond will ensure that the proposed project will be mitigated to a less than significant level.

XV. RECREATION

a.	NO IMPACT	The proposed project is for the construction of a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses within a building that will contain a 4,000 square roof garden consisting of open and seating areas ensuring that the project will include features that would reduce the demand for recreation and park services. The project is not proposing an increase in population density that would cause or accelerate a substantial physical deterioration of these resources. No impact would occur.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project is not currently proposing the construction or expansion of public recreational facilities.
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XVI. TRANSPORTATION/TRAFFIC

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project would develop a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses, on a site that contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. The traffic study prepared for the project, dated August 26, 2013, identified eight intersections, in conjunction with LADOT staff, and determined that none of the intersections would be significantly impacted by project related traffic. Trip generation for the project was estimated using trip rates from Trip Generation Handbook, 9th Edition. The analysis estimates that the proposed project would generate a total of 1,157 daily trips, 76 trips during the a.m. and 87 trips during the p.m. peak hour. In their letter dated October 4, 2013 LADOT staff found that the traffic study adequately evaluated the project's traffic impacts on the surrounding community. The proposed project will require the use of haul trucks during site clearing and excavation and the use of a variety of other construction vehicles throughout the construction of the project. The October 4, 2013 LADOT letter included several project requirements. A construction worksite traffic control plan shall be submitted to DOT for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties. All construction related traffic shall be restricted to off-peak hours. The applicant shall contact DOT, prior to the commencement of building or parking layout design efforts, for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways shall be Case 2 driveways</p>	<p>XVI-30 The project will require a Haul Route approval as it proposes to export over 20,000 cubic yards of dirt. Construction impacts will be reduced to a less than significant level with the following mitigation measure.</p>
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Impact?	Explanation	Mitigation Measures
	and 30 feet and 10 feet wide for two-way and one-way operations, respectively. All delivery truck loading and unloading shall take place on site with no vehicles having to back into the project via one of the proposed project driveways. The project will require a Haul Route approval as it proposes to export over 20,000 cubic yards of dirt.	
b. LESS THAN SIGNIFICANT IMPACT	The project would develop a hotel containing 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses, on a site that contains a church building with an attached temporary, tent like structure, surface parking, trees and landscaping. According to the traffic study, as approved by LADOT on October 4, 2013, there will be no Congestion Management Plan (CMP) freeway monitoring segment or intersection analysis required, and there would be no project-related impacts to the CMP. The proposed project would not conflict with any traffic demand measures. Therefore, a less than significant impact would occur.	
c. NO IMPACT	The proposed project will include 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses that may occasionally, in the project's lifetime, result in a slight increase in the number of individuals that would require airline service and/or transportation. However, this increase is not significant enough to generate any noticeable change in airline service and/or transportation. The proposed project is not located within an airport hazard zone, nor is it located in an airport land use plan, or within two miles of a public airport, or public use airport. Therefore the project will not result in a substantial increase in traffic levels nor change air traffic patterns that create significant safety risks. No impacts are anticipated.	
d. LESS THAN SIGNIFICANT IMPACT	The proposed project would construct two driveways on the eastern property line, along Beacon Avenue. These driveways are connected via a porte-cochere and have access into two separate parking areas. There is an exit only driveway from the property into the alley, along the western edge of the property. These driveways require approval from LADOT. No hazardous design features or uses	

Impact?	Explanation	Mitigation Measures
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		would be introduced under the proposed project that would create significant hazards to the surrounding roadways. Therefore, impacts related to the design features would be less than significant.	
e.	NO IMPACT	The proposed 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses may require temporary and/or partial street closures due to construction activities. However, any closures would be temporary in nature and would be coordinated with the Departments of Transportation, Building and Safety, and Public Works. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to interfere with emergency response or evacuation plans. Therefore, the proposed project would not be expected to result in inadequate emergency access and no impact would occur.	
f.	NO IMPACT	The proposed project would not require the disruption of any public transportation services or the alteration of public transportation routes. The project would not interfere with any Class I or Class II bikeway systems. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on those programs.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	Wastewater from the project site is conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility and is, therefore, subject to the State's wastewater treatment requirements. Wastewater from the project site is and would continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles Regional Water Quality Control Board. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses will connect to the City's existing water and wastewater treatment facilities and is not expected to create a need to expand those existing facilities. The mitigation measures proposed in Section XVII d of this document are	

Impact?	Explanation	Mitigation Measures
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		expected to further reduce demand on the City's existing facilities; therefore any impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to result in a significant increased demand on the City's stormwater drainage facilities. The proposed project will be subject to compliance with the LID section of the Development Best Management Practices Handbook and mitigation measures proposed in Section IX of this document will further reduce these potential impacts. Therefore, any impacts will be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses are expected to create a new demand for water. The project is below the 500-unit threshold for requiring an approved Water Supply Assessment from the Los Angeles Department of Water and Power. The construction, use and maintenance of the building and multiple landscaped areas are expected to have the potential to make a contribution to impacts on existing water supplies for the area. However, the incorporation of the proposed mitigation measures is expected to reduce the potential impacts to a level that is less than significant.	XVII-10, XVII-20, XVII-40 The incorporation of water conservation measures will reduce the water demand and reduce impacts to the water supply to less-than-significant levels.
e.	LESS THAN SIGNIFICANT IMPACT	The project is currently serviced by the City of Los Angeles Hyperion Wastewater Treatment Facility. The proposed 151 new hotel units will be built on land that is currently vacant. The proposed units are expected to result in an increase in wastewater generation of approximately 19,630 gallons per day (based on Exhibit M.2-12 of the Los Angeles CEQA Thresholds Guide). The Bureau of Sanitation will review the project to determine if a gauging study is required to conclude what improvements must be made by the applicant. Adherence to their requirements will ensure that the project has a less than significant impact.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 151 guest rooms and 8,600 square feet of restaurant, café, and banquet uses are expected to result in an increase in solid waste generation of approximately 1,846.7 pounds per day. Additionally, the waste produced by the long term use of the property (hotel) will be typical	XVII-90 The mitigation measures will ensure full and adequate compliance with federal, state, and local statutes and regulations related to solid waste.

Impact?	Explanation	Mitigation Measures
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and would not create a special need for disposal of hazardous materials. Therefore, the long-term impacts of the proposed project are considered less-than-significant. However, potentially significant impacts in solid waste generation may occur during the construction period for the project. Many of the building materials used during the construction process are considered hazardous and are not safe to be disposed of in a landfill; therefore the appropriate precautions must be taken to ensure proper disposal. The proposed mitigation measures will help reduce these impacts to a level that is less than significant.

g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Solid waste generated on-site by the proposed project would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, such as the California Integrated Solid Waste Management Act. The amount of project-related waste disposed of area landfills would be reduced through recycling and waste diversion programs implemented by the City, in compliance with the City's Solid Waste Management Policy Plan and the Source Reduction and Recycling Element. The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687. With the implementation of the regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. Therefore, since the proposed project would comply with all applicable regulations, and would comply with the mitigation measure as recommended, impacts will be less than significant.	XVII-90, XVII-100 Mitigation measures will ensure compliance with applicable regulations related to solid waste.
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The project site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive or special-status species. Moreover, according to Biological Resource Area Maps (Coastal and Southern Geographical Area) in the Los Angeles	
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Impact?	Explanation	Mitigation Measures
	<p>CEQA Thresholds Guide, the site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. The project site lacks vegetated habitat supportive of wildlife. Due to the highly urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites in the project vicinity. Therefore, the project would not interfere with the movement of any resident or migratory fish or wildlife species. The subject site does not contain a historic resource or historic/cultural monument.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if a project, in conjunction with other related projects in the area of the project site, would result in impacts that are less than significant when viewed separately, but would be significant when viewed cumulatively. The project site is located in an urban setting which is already developed, primarily with multi-family residences; therefore the possibility of resulting cumulative impacts in the vicinity is not likely.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the previous sections of this document. As described throughout this analysis, with implementation of the recommended mitigation measures, the proposed project will have a less than significant impact.</p>	