

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 11 - MIKE BONIN
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PROJECT TITLE ENV-2014-365-MND	CASE NO. APCW-2014-364-SPE-SPP-CDP
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PROJECT LOCATION
21 E VOYAGE ST

PROJECT DESCRIPTION
 The proposed project involves the conversion of a recreation room into a one bedroom unit in an existing, three-story, two-unit building at 21 E. Voyage Street. The existing 2,532-square-foot, residential building is maintained on a 3,149.8-square-foot lot; with a width of 35 feet and a depth of 90 feet. A total of six parking spaces are currently provided onsite in an attached covered garage.

The property is zoned R3-1 with a General Plan Land Use Designation of Medium Residential and is located within the Venice Community Plan Area, Los Angeles Coastal Transportation Corridor Specific Plan, and Venice Coastal Zone Specific Plan.

The requested entitlements are: (1) A Specific Plan Exception to permit three dwelling units on a R3 zoned lot within the Marina Peninsula Subarea and to allow the lot area per dwelling unit to be 1,049.93 square feet in lieu of the required 1,200 square feet minimum. (2) A Specific Plan Exception to permit a multiple dwelling project, on a lot with a width of 35 feet, to provide six parking spaces in lieu of the required seven parking spaces; the seventh space is a required guest parking space for projects within the Beach Impact Zone. (3) A Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan. (4) A Coastal Development Permit for a project within the jurisdiction of the California Coastal Commission (Dual).

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Jay Ramras
 41 W. Washington Boulevard
 Venice, CA 90291

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

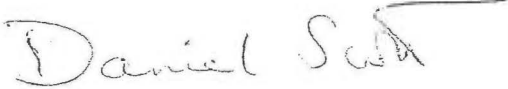
(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
JULIET OH	Planning Assistant	(213) 978-1186

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		JULY 28, 2014

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

VIII-20. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

XIV-60. Public Services (Schools)

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

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

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Apartments)** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

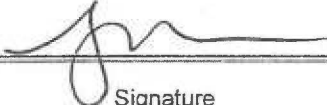
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 11 - MIKE BONIN	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2014-365-MND	RELATED CASES: APCW-2014-364-SPE-SPP-CDP	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: CONVERSION OF A REC ROOM INTO A ONE-BDRM UNIT IN AN (E) 2-UNIT BLDG W/6 PARKING SPACES		
ENV PROJECT DESCRIPTION: <p>The proposed project involves the conversion of a recreation room into a one bedroom unit in an existing, three-story, two-unit building at 21 E. Voyage Street. The existing 2,532-square-foot, residential building is maintained on a 3,149.8-square-foot lot; with a width of 35 feet and a depth of 90 feet. A total of six parking spaces are currently provided onsite in an attached covered garage.</p> <p>The property is zoned R3-1 with a General Plan Land Use Designation of Medium Residential and is located within the Venice Community Plan Area, Los Angeles Coastal Transportation Corridor Specific Plan, and Venice Coastal Zone Specific Plan.</p> <p>The requested entitlements are: (1) A Specific Plan Exception to permit three dwelling units on a R3 zoned lot within the Marina Peninsula Subarea and to allow the lot area per dwelling unit to be 1,049.93 square feet in lieu of the required 1,200 square feet minimum. (2) A Specific Plan Exception to permit a multiple dwelling project, on a lot with a width of 35 feet, to provide six parking spaces in lieu of the required seven parking spaces; the seventh space is a required guest parking space for projects within the Beach Impact Zone. (3) A Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan. (4) A Coastal Development Permit for a project within the jurisdiction of the California Coastal Commission (Dual).</p>		
ENVIRONMENTAL SETTINGS: The subject site is a flat, rectangular-shaped property consisting of 3,149.8 square feet of land area; with a width of 35 feet and a depth of 90 feet. The property currently maintains a 2,532-square-foot, three-story, two-unit, residential building with six, covered parking spaces. The project would convert the existing, groundfloor, recreation room into a third dwelling unit. The site and surrounding area is zoned R3-1 and consists primarily of single- and multi-family residential structures that vary in height. The existing residential structure fronts Voyage Street, a Walk Street, and abuts Gage Court, an alley that provides vehicle access to the property. The subject property is within the Venice Community Plan Area, Los Angeles Coastal Transportation Corridor Specific Plan, and Venice Coastal Zone Specific Plan. In addition, the property is within a Methane Zone, Liquefaction Area, Tsunami Inundation Zone, and within 500 feet of Venice Beach.		
PROJECT LOCATION: 21 E VOYAGE ST		
COMMUNITY PLAN AREA: VENICE STATUS:	AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: VENICE
<input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		
EXISTING ZONING: R3-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 3:1 FAR; 800 sq.ft. per du	

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.

	Planning Assistant	(213) 978-1186
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.

Environmental Factors Potentially Affected:

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

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

Background

PROPONENT NAME:

Jay Ramras

APPLICANT ADDRESS:

41 W. Washington Boulevard
Venice, CA 90291

AGENCY REQUIRING CHECKLIST:

Department of City Planning

PROPOSAL NAME (if Applicable):**PHONE NUMBER:**

(310) 503-6748

DATE SUBMITTED:

02/03/2014

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2014-365-MND and the associated case(s),

APCW-2014-364-SPE-SPP-CDP . 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:
JULIET OH	Planning Assistant	(213) 978-1186	05/20/2014

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

I. AESTHETICS

a.	NO IMPACT	The project is not located in the vicinity of scenic vistas, and is located in a heavily developed region with minimal slope. Although the project site is located within 500 feet of Venice Beach, views are already largely constrained by existing structures in the area. Therefore it is unlikely to impact scenic vistas.	
b.	NO IMPACT	The subject site is located in an urbanized area, developed with a three-story, two-unit residential building and is adjacent similar residential buildings. The site is not known to contain any significant scenic resources. Therefore is it unlikely to impact scenic resources.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would involve the conversion of a groundfloor recreation room into one dwelling unit in an existing two-unit residential structure. The project would not alter the building footprint and would not impact the visual character or quality of the site and its surroundings. However, environmental impacts may result during construction activity, due to the accumulation of debris and trash. Compliance with the mitigation measures in this section will reduce any potential impacts to a less than significant level.	I-90 Potential impacts to visual character of the site, due to construction activity, will be reduced to a less-than-significant level by complying with the mitigation measures.
d.	NO IMPACT	The project includes the conversion of a groundfloor recreation room into one dwelling unit in an existing two-unit residential building. The proposed project would not add new sources of light or glare; the existing structure will not increase in height nor will there be a change in the exterior building materials. As such, no impact is expected.	

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The property is not designated as any type of farmland, nor is it located near protected farmland.	
b.	NO IMPACT	The property is not zoned for agricultural use, nor is it under a Williamson Act contract.	
c.	NO IMPACT	The property is not zoned as forest land or for timberland use.	

Impact?	Explanation	Mitigation Measures	
		than the applicable thresholds for all criteria pollutants. Therefore, the proposed project would not contribute to a cumulatively considerable increase in emissions.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project includes the conversion of a recreation room into one dwelling unit within an existing, 2-unit, residential structure. The addition of one dwelling unit to residential neighborhood would not expose sensitive receptors to substantial pollutant concentrations; the project is expected to have a less than significant impact.	
e.	LESS THAN SIGNIFICANT IMPACT	Residential conversion projects within an existing residential structure are not considered substantial point sources of objectionable odors. Potential objectionable odors during construction activities would be temporary and generally confined to the immediate area surrounding the project site. Therefore, the proposed project is expected to have a less than significant impact.	
IV. BIOLOGICAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	The subject site is located in an urbanized area with commercial and residential structures, lacking vegetated habitat supportive of wildlife. Development of the site will not adversely affect, either directly or through habitat modifications, 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 Services.	
b.	LESS THAN SIGNIFICANT IMPACT	The property is located in an urban area that does not contain riparian or other sensitive natural habitats. The subject site has not been identified as being a Significant Ecological Area (County of Los Angeles, Dept. of Regional Planning, Significant Ecological Areas, 2009).	
c.	NO IMPACT	The property does not contain wetland areas.	
d.	LESS THAN SIGNIFICANT IMPACT	The property is located in an urban area with moderate landscaping and vegetation. The overall area lacks the continuity of trees and vegetation that is consistent with those known to support wildlife species or wildlife corridors. Further development of the site will not interfere substantially with the movement of any native resident or migratory fish or	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The property is not located in any area identified as potentially containing human remains (City of Los Angeles Environmental and Public Facilities Map 1996). The proposed project consists of a conversion of a recreation room into a dwelling unit and would not involve excavation. Therefore, no impact is expected.	
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VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The subject property is located approximately 7.73 km from the Santa Monica Fault, a B fault type, but is not located in an Alquist-Priolo Fault Zone (ZIMAS). Potential impacts are considered less-than-significant. Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety.	
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b.	LESS THAN SIGNIFICANT IMPACT	The subject property is located approximately 7.73 km from the Santa Monica Fault, a B fault type, but is not located in an Alquist-Priolo Fault Zone (ZIMAS). Potential impacts are considered less-than-significant. Additionally, due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety.	
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Impact?	Explanation	Mitigation Measures
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VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The project consists of the conversion of a recreation room into one dwelling unit in an existing two-unit residential building. The project would contribute to long-term increases in greenhouse gases (GHGs), however, the addition of one dwelling unit within an existing building footprint would not have a significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The project consists of the conversion of a recreation room into one dwelling unit in an existing two-unit residential building. The project would contribute to long-term increases in greenhouse gases (GHGs), however, the addition of one dwelling unit within an existing building footprint would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHGs.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The project does not propose the regular transport, use, or disposal of hazardous materials. The project involves the conversion of a recreation room one dwelling unit and would not involve the routine transport, use, or disposal of hazardous materials.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site currently maintains a two-unit, three-story residential building with six parking spaces. The proposed project will not pose a significant hazard to the public or environment because all construction work is located within the structure and no additional excavation is proposed. The subject property and existing structure are located within a Methane Zone (ZIMAS) and are required to maintain a gas detection system and adequate ventilation.	VIII-20 Compliance with the mitigation measures of this section will reduce any potential impacts, related to potential methane gas, to a less than significant level.
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not located with one-quarter mile of an existing or proposed school. The project would not emit hazardous emissions, nor would it require the use of hazardous materials. Therefore, a less than significant impact is expected.	
d.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site which is included on a list of hazardous materials sites. However, the property is located in a Methane Zone (ZIMAS) with potential risk of methane intrusion from natural geologic formations. These areas are subject to developmental regulations	

Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	
	The proposed project is on a site that is currently developed with a three-story, two-unit residential building with paved surfaces and landscaping. The project proposes construction work within the existing structure and would not impact the drainage pattern of the site or area, resulting in erosion.	
d.	LESS THAN SIGNIFICANT IMPACT	
	The proposed project is on a site that is currently developed with a three-story, two-unit residential building with paved surfaces and landscaping. The project proposes construction work within the existing structure and would not impact the drainage pattern of the site or area, resulting in flooding.	
e.	LESS THAN SIGNIFICANT IMPACT	
	The proposed project is on a site that is currently developed with a three-story, two-unit residential building with paved surfaces and landscaping. The project proposes construction work within the existing structure and would not create or contribute more runoff than the existing amount. Therefore a less than significant impact is expected.	
f.	LESS THAN SIGNIFICANT IMPACT	
	The project does not propose any long term activities that would discharge into surface water bodies. The project consists of the conversion of a recreation room into one dwelling unit. The addition of one new dwelling within an existing two-unit residential building would not substantially degrade water quality. All construction activity would be subject to the construction standards enforced by the Los Angeles Department of Building and Safety.	
g.	LESS THAN SIGNIFICANT IMPACT	
	The proposed project is not in a 100-year flood plain (ZIMAS) however, the property is located within the 500-year flood zone (NavigateLA). According to FEMA, areas within the 500-year flood zones have a 0.2% annual chance of flooding and are not considered to be within FEMA's Special Flood Hazard Areas. Less than significant impacts are anticipated.	
h.	LESS THAN SIGNIFICANT IMPACT	
	The proposed project is not in a 100-year flood plain (ZIMAS) however, the property is located within the 500-year flood zone (NavigateLA). According to FEMA, areas within the 500-year flood zones have a 0.2% annual chance of flooding and are not considered to be within FEMA's Special Flood Hazard Areas. The project is not located within a flood plain (ZIMAS)	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is located in a developed and urbanized region that is mostly segmented and lacks continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, according to the Biological Resource Areas Map (Coastal and Southern Geographical Area) in the Los Angeles CEQA Thresholds Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in an ecological area that may require protection. Although the project is in close proximity to the Ballona Creek and Lagoon Significant Ecological Area (Environmental and Public Facilities Map 1996, NavigateLA), the proposed project would have no impact on the SEA. There are no relevant, active ordinances protecting biological resources that may prevent this project from being approved at this time. Less than significant impacts to any indicated plans are anticipated.</p>	
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XI. MINERAL RESOURCES

a.	NO IMPACT	<p>The property is located within the Playa del Ray Oil Field (Environmental and Public Facilities Map 1996) and houses an inactive (plugged) oil well, however, the subject property is located in a residential neighborhood in an urban setting, and is therefore not likely suitable for oil drilling or mining of any sort. Therefore the project is not expected to result in the loss of or availability of mineral resources.</p>	
b.	NO IMPACT	<p>The project 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, impacts associated with the loss of availability of a known locally-important mineral resource would be less than significant.</p>	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed conversion of a recreation room into one dwelling unit falls below the threshold of 75 units, 100,000 square feet or greater of nonresidential uses, or generating more than 1,000 or more average daily trips; for significant operational impact. Therefore the operational noise associated with the development will have a less than significant impact on the surrounding</p>	
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Impact?	Explanation	Mitigation Measures
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XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project is in an urbanized area of the City and propose one additional unit within a residential building that maintains two dwelling units. One new dwelling unit is not considered a substantial increase, therefore no impact is expected.	
b.	NO IMPACT	The project is in an urbanized area of the City and propose one additional unit within a residential building that maintains two dwelling units. The proposed project will add a dwelling unit to the area and would not remove any existing dwelling units, therefore no impact is expected.	
c.	NO IMPACT	The project is in an urbanized area of the City and propose one additional unit within a residential building that maintains two dwelling units. The proposed project will add a dwelling unit to the area and would not remove any existing dwelling units or displace any current residents, therefore no impact is expected.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The subject property is served by the Los Angeles Fire Department Station No. 63 (located at 1930 Shell Ave.) approximately 2.2 miles from the site. Although this exceeds the maximum response distance of 1.50 miles identified in the L.A. CEQA Thresholds Guide (page K.2-2), the proposed project would add one dwelling unit within an existing two-unit structure. Moreover, the proposed project is not located in a brush hazard area or hillside, nor is it proposing to use, manufacture, or store toxic, readily combustible, or otherwise hazardous material outside of the materials typically associated with residential and retail/restaurant uses. 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 approval/entitlement process.	
b.	LESS THAN SIGNIFICANT IMPACT	The area in which this project is proposed is currently being served by the Los Angeles Police Department, Pacific Division located at 12312 Culver Blvd. (4.7 miles east). The proposed project would add one dwelling unit to an existing two-unit residential structure and does not meet or exceed the City's CEQA threshold of a project with a net increase of 100,000 square feet of commercial floor	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project is not currently proposing the construction or expansion of public recreational facilities. The proposed project does not meet or exceed the City's CEQA threshold of a project with a net increase of 50 residential units (City of Los Angeles Thresholds Summary, 2006). The addition of one dwelling unit to a two-unit residential structure would not require the construction or expansion of recreational facilities.	
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XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project would convert a recreation room into one dwelling unit within an existing two-unit residential structure; all construction work and changes would be located within the structure. The project would not conflict with an applicable plan or ordinance or policy establishing measures of effectiveness for the performance of the circulation system.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project would convert a recreation room into one dwelling unit within an existing two-unit residential structure; all construction work and changes would be located within the structure. The project would not conflict with an applicable congestion management program.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project would convert a recreation room into one dwelling unit within an existing two-unit residential structure. 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 (ZIMAS), nor is it located in an airport land use plan, or within two miles of a public airport. Therefore, less than significant impacts are anticipated to occur, the project will not result in a substantial increase in traffic levels nor change air traffic patterns.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project would convert a recreation room into one dwelling unit within an existing two-unit residential structure. No hazardous design features or uses would be introduced under the proposed project that would create significant hazards to the surrounding roadways.	

Impact?	Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	than significant impact is expected.
f.	LESS THAN SIGNIFICANT IMPACT	The project is currently serviced by the City of Los Angeles Hyperion Wastewater Treatment Facility. The site currently maintains two residential units, generating approximately 400 gallons of wastewater per day. The addition of one new one-bedroom unit would add 120 gallons of waste water per day, resulting in a total of 520 gpd. (Exhibit M.2-12, Los Angeles CEQA Thresholds Guide, 2006). This is well below the impact threshold of 4,000 gallons per day. Therefore less than significant impacts are anticipated.
g.	LESS THAN SIGNIFICANT IMPACT	The property currently maintains two dwelling units, generating approximately 24.46 pounds of solid waste per day. The addition of one dwelling unit would increase the daily waste generation to 36.69; a total of 256.83 pounds or 0.12 tons per week, well below the threshold of 5 tons per week (Los Angeles CEQA Thresholds Guide). Therefore, a less than significant impact is expected.
		A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. 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 Policy Plan (CISWMPP) Act (also known as AB 939). The amount of project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in compliance with the City's Solid Wasted Management Policy Plan, which is the long-range solid waste management policy for the City, and the Source Reduction and Recycling Element, which is the strategic action policy plan for diverting solid waste from landfills. The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687 with regard to all new development: the provision of permanent, clearly marked, durable source sorted bins to facilitate the separation and deposit of recyclable materials; implementation of a demolition and construction debris recycling plan, with the explicit intent of requiring

Impact?	Explanation	Mitigation Measures
	<p>residences, therefore the possibility of resulting cumulative impacts in the vicinity is not likely. Any development activity which may occur is most likely to comply with all applicable federal, state, and city regulations that would preclude significant cumulative impacts with regard to geology and soils, cultural resources, hazard and hazardous materials, hydrology and water quality, and transportation and traffic. Compliance with city regulations would ensure that any cumulative impacts related to aesthetics and land use would be less than significant. Furthermore, an increase in area populations resulting from the proposed project and other development activity in the area are anticipated to be within city and SCAG forecasts; therefore, less than significant cumulative impacts to population and housing are anticipated. Similarly, the demands on public services such as fire and police protection, schools, parks, recreation and solid waste generation resulting from the proposed project and other development activity in the area are anticipated to be less than significant.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <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 the implementation of the recommended mitigation measures, the proposed project is not expected to result in any unmitigated significant impacts.</p>	