

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
9

PROJECT TITLE
ENV-2012-913-MND

CASE NO.
ZA-2012-912-CUB-CUX

PROJECT LOCATION

849 SOUTH GRAND AVENUE (843-861 SOUTH GRAND AVENUE, 501 WEST 9th STREET)

PROJECT DESCRIPTION

The project involves the extensive renovation and re-use of the existing Embassy Hotel and Trinity Auditorium into a full-service hotel to be known as the "Empire Hotel". The hotel was built in 1914 and contains 183 rooms. The building is nine stories high and 191,330 square feet in area (including a 12,353 square foot theater). The building is a designated City Historical Monument (Monument #299) and was the original home of the Los Angeles Symphony Orchestra (now known as the Los Angeles Philharmonic). The building was mostly recent used as a hotel and dorms by the University of Southern California, but has been dormant since the mid 1990's. In addition to the renovation, new construction includes a proposed 7,600 square-foot outdoor garden to the south of the existing structure and enclosed by a new 9-foot decorative wall along Grand Avenue and 9th Street.

As part of the project, the applicant has requested various Conditional uses to permit the on-site sale and consumption of a full line of alcohol with alcohol sales and hours of operation of 6:00 a.m. to 2:00 a.m. for various restaurants, lounges, theater, and in-room alcohol cabinet uses, the establishment of two spa areas with massages, and live entertainment and dancing in the [Q]R5-4D Zone.

Specifically, the applicant is requesting Conditional Use approval for the on-site sale and consumption of a full line alcohol with alcohol sales and hours of operations of 6:00 a.m. to 2:00 a.m throughout the hotel in conjunction with the following:

1) in-room alcohol access cabinets for all 183 rooms; 2) a proposed ground-floor restaurant consisting of 2,095 square feet of indoor area and 989 square feet of outdoor area seating 248 patrons; 3) a proposed lobby bar consisting of 1,840 square feet of area with 83 total seats; 4) a proposed 930 square-foot bar lounge; 5) the re-use of an existing 12,353 square-foot theater for entertainment purposes; 6) a proposed 905 square-foot outdoor garden bar with 54 seats; and 7) a 7,599 square foot-rooftop bar and pool deck with 318 seats.

Additionally, the applicant is requesting a Conditional Use to permit live entertainment and dancing within an existing 12,353 square foot theater housing banquet facilities, events, and dancing.

Also requested is a Conditional Use to permit two spa areas (within the basement) with massages with a total area of 2,357 square feet.

The project is located within the [Q]R5-4D Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Embassy Partners LLC
611 West Sixth Street, Suite 100
Los Angeles, CA 90017-3127

FINDING:

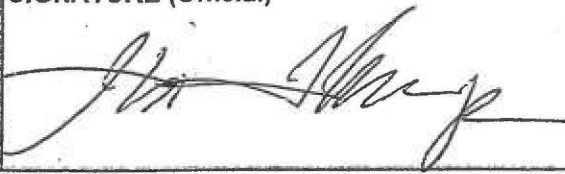
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(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 JORDANN TURNER	TITLE City Planning Associate	TELEPHONE NUMBER (213) 978-1379
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE 07/18/2012

I-90. Aesthetics (Vandalism)

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

I-100. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- On-site signs shall be limited to the maximum allowable under the Municipal Code.
- Multiple temporary signs in store windows and along building walls are not permitted.

I-120. Aesthetics (Light)

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

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

V-10. Cultural Resources (Designated Historic-Cultural Resource)

- Environmental impacts may result from project implementation due to impacts on a City designated Historic-Cultural Monument located on the project site. However, the potential impact will be mitigated to a less than significant level though compliance with the Secretary of the Interior's Standards for Historical Resources by the following measures:
- Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).

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

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

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

XII-50. Increased Noise Levels (Retail Markets, Bars, Entertainment etc...)

- Environmental impacts to adjacent residential properties may result from project implementation due to noise from the proposed project's activities and parking on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- No window openings shall be permitted along the residential sides of the building.
- The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.

XII-90. Increased Noise Levels (Public Address and Paging System)

- Environmental impacts to the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a less than significant level by the following measures:
- Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.
- Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.
- Distance between speakers shall not exceed 40 feet.
- Amplified signals shall be inaudible beyond the boundaries of the subject property.

XIV-10. Public Services (Fire)

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

XIV-30. Public Services (Police)

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

XVII-60. Utilities (Local Water Supplies - Restaurant, Bar, or Nightclub)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit and utilize only restroom faucets of a self-closing design.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-90. Utilities (Solid Waste Recycling)

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

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 9 - JAN PERRY	DATE: 06/28/2012
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2012-913-MND	RELATED CASES: ZA-2012-912-CUB-CUX
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PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
A CUB FOR AN EXISTING 191,330 SQ FT HOTEL/THEATRE W/183 ROOMS HAVING FULL LINE ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AT FULL SERVICE HOTEL W/IN-ROOM ALCOHOL ACCESS CABINETS, INCLUDING A REST.

ENV PROJECT DESCRIPTION:
The project involves the extensive renovation and re-use of the existing Embassy Hotel and Trinity Auditorium into a full-service hotel to be known as the "Empire Hotel". The hotel was built in 1914 and contains 183 rooms. The building is nine stories high and 191,330 square feet in area (including a 12,353 square foot theater). The building is a designated City Historical Monument (Monument #299) and was the original home of the Los Angeles Symphony Orchestra (now known as the Los Angeles Philharmonic). The building was mostly recent used as a hotel and dorms by the University of Southern California, but has been dormant since the mid 1990's. In addition to the renovation, new construction includes a proposed 7,600 square-foot outdoor garden to the south of the existing structure and enclosed by a new 9-foot decorative wall along Grand Avenue and 9th Street.

As part of the project, the applicant has requested various Conditional uses to permit the on-site sale and consumption of a full line of alcohol with alcohol sales and hours of operation of 6:00 a.m. to 2:00 a.m. for various restaurants, lounges, theater, and in-room alcohol cabinet uses, the establishment of two spa areas with massages, and live entertainment and dancing in the [Q]R5-4D Zone.

Specifically, the applicant is requesting Conditional Use approval for the on-site sale and consumption of a full line alcohol with alcohol sales and hours of operations of 6:00 a.m. to 2:00 a.m throughout the hotel in conjunction with the following:
1) in-room alcohol access cabinets for all 183 rooms; 2) a proposed ground-floor restaurant consisting of 2,095 square feet of indoor area and 989 square feet of outdoor area seating 248 patrons; 3) a proposed lobby bar consisting of 1,840 square feet of area with 83 total seats; 4) a proposed 930 square-foot bar lounge; 5) the re-use of an existing 12,353 square-foot theater for entertainment purposes; 6) a proposed 905 square-foot outdoor garden bar with 54 seats; and 7) a 7,599 square foot-rooftop bar and pool deck with 318 seats.

Additionally, the applicant is requesting a Conditional Use to permit live entertainment and dancing within an existing 12,353 square foot theater housing banquet facilities, events, and dancing.

Also requested is a Conditional Use to permit two spa areas (within the basement) with massages with a total area of 2,357 square feet.

The project is located within the [Q]R5-4D Zone.

ENVIRONMENTAL SETTINGS:
The project site is a rectangular-shaped lot consisting of four parcels, with an approximate site area of 35,537 square feet, and a frontage of approximately 217 feet along Grand Avenue and 157 feet along 9th Street. The property is zoned [Q]R5-4D with a High Density Residential land use designation in the Central City Community Plan Area. This subject site is also located within the Los Angeles State Enterprise Zone (ZI-2374), the MTA Project Area (ZI-1117), and the Greater Downtown Housing Incentive Area (ZI-2385).

The site is presently improved with an existing nine-story, 191,330 square foot vacant hotel, with 183 rooms. The subject building on

the site is a City of Los Angeles Cultural Historic Monument (Monument No. 299).

Adjacent properties to the north are developed with an twenty-two story mixed use bulidng and adjacent parking structure in the C2-4D Zone.

Adjacent properties to the east of the project site are zoned with the Stillwell Hotel and surface parking lots in the [Q]R5-4D Zone.

Properties to the south are developed with the Fashion Institute of Design and Merchandising and the Grand Hope Park in the [Q]R5-4D and OS-4D Zones.

Properties to the west are develeped with surface parking lots in the [Q]C4-4D Zone.

Grand Avenue is a designated Modified Major Class II Highway with a width of 90 feet along the project's eastern street frontage.

9th Street is a designated Modified Secondary Highway with a width of 80 feet along the project's southern frontage.

PROJECT LOCATION:
849 SOUTH GRAND AVENUE (843-861 SOUTH GRAND AVENUE, 501 WEST 9th STREET)

COMMUNITY PLAN AREA: CENTRAL CITY STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES
EXISTING ZONING: [Q]R5-4D	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE: HIGH DENSITY RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
	PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



City Planning Associate

(213) 978-1379

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

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

Background

PROPONENT NAME:

Embassy Partners LLC

PHONE NUMBER:

(213) 489-3740

APPLICANT ADDRESS:

611 West Sixth Street, Suite 100
Los Angeles, CA 90017-3127

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/09/2012

PROPOSAL NAME (if Applicable):

The Empire 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-2012-913-MND and the associated case(s), ZA-2012-912-CUB-CUX. 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:
JORDANN TURNER	City Planning Associate	(213) 978-1379	06/18/2012

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

I. AESTHETICS

a.	NO IMPACT	The project site is presently developed with a nine story hotel and contains no scenic vistas. No impact would result.	
b.	NO IMPACT	No scenic resources presently on-site. No impact would result.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project involves the renovation and re-use of an existing hotel. The proposed project consists of interior renovations and are not likely to degrade the visual character of the site. However, late night loitering may occur from the proposed use and hours of operation. As such, the project shall comply with mitigation measures as referenced.	I-90, I-100
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project includes the introduction of a rooftop bar and outdoor patio. The uses maybe visible from adjacent residential uses. As such, the project has been conditioned to comply with the referenced mitigation measures to reduce the impacts to a less than significant level.	I-120

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The project site is not utilized for agricultural land uses and is zoned [Q]R5-4D. The site is presently developed with an existing 191,330 square-foot hotel. The area around the project is developed with commercial, residential, mixed-use buildings and surface parking lots. As the area does not contain any agricultural resources, there will be no impact.	
b.	NO IMPACT	The site is zoned [Q]R5-4D and does not contain farmland or other agricultural resources. There will be no impact.	
c.	NO IMPACT	The site is not located on forestland and is not adjacent to any farmland. No impact.	
d.	NO IMPACT	The site is not located on forestland and is not adjacent to any farmland. No impact.	
e.	NO IMPACT	The site is not located on forestland and is not adjacent to any farmland. No impact would result.	

III. AIR QUALITY

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The development of this project will not conflict with or obstruct implementation of either plan.	
b.	NO IMPACT	The proposed project would not contribute substantially to an existing or project air quality violation. No impact would result.	
c.	LESS THAN SIGNIFICANT IMPACT	The project may result in direct emissions of greenhouse gases due to fuel combustion from motor vehicles, and building and heating systems associated with the use and could potentially contribute to the global greenhouse gases inventory. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB 32 cannot be evaluated explicitly because they are still under development. Nonetheless, the Climate Action Team, established by Executive Order S-3-05 has recommended strategies for implementation at the statewide level to meet the goals of the executive order. However, as this project involves the establishment of a hotel, the impact would be less than significant.	
d.	NO IMPACT	The request involves tenant improvements to an existing building. No emissions would be generated in excess of the existing use. As such, impacts no impact will occur.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The applicant proposes to operate a hotel in close proximity to existing residential and commercial developments. The applicant will be required to keep all trash receptacles enclosed to minimize odor impacts to adjacent uses.	III-60

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project site is developed with a nine-story commercial building. Therefore, the proposed project would not have any adverse effect on any sensitive or special status species.	
b.	NO IMPACT	The site is currently improved with a nine-story commercial structure within an urbanized area. No riparian or natural communities are located on site.	
c.	NO IMPACT	The site does not contain wetlands and is currently improved with an existing nine-story hotel proposed for renovation within an urbanized area. No impacts will occur.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The site is currently improved with a nine-story hotel within an urbanized area. No impacts to native resident or migratory fish or wildlife species or their corridors/nursery sites will occur.	
e.	NO IMPACT	There are no trees proposed for removal. There will be no impact to any tree preservation ordinance or policy.	
f.	NO IMPACT	The site is currently improved with a nine-story hotel and therefore would not conflict with any habitat conservation plan or nature community conservation plan.	

V. CULTURAL RESOURCES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is presently improved with an existing nine-story, 191,330 square foot vacant hotel, with 183 rooms. The subject building on the site is a City of Los Angeles Cultural Historic Monument (Monument No. 299). Tenant improvements to the subject site may result in an adverse change in the significance of a historical resource, unless the mitigation measures as referenced are incorporated.	V-10
b.	NO IMPACT	The project will not have an impact on any archeologic resources as defined in CEQA 15064.5 since the project will not involve heavy grading.	
c.	NO IMPACT	The project is not located in an area known paleontological resources. Additionally, the area is substantially developed and has had past grading soil disturbance activities.	
d.	NO IMPACT	No human remains are anticipated to be located at the project site. No impact would result.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located in an Alquist-Priolo zone. No impact would result.	
b.	LESS THAN SIGNIFICANT IMPACT	The site may be subject to strong ground shaking as it is less than 1 km. from a fault. However, the project will be located in an existing building, any new construction will be required to meet the City's Seismic Safety standards, and the sale of alcoholic beverages will not affect or worsen these impacts in any way. Therefore, impacts will be less than significant.	
c.	NO IMPACT	The project site is not located in a liquefaction zone. No impact will result.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The project site is not located in a landslide area. No impact will result.	
e.	NO IMPACT	The project does not involve excavation, but will involve minimal grading related to the construction of the proposed outdoor patio. However, it will not result in any substantial soil erosion or loss of topsoil.	
f.	NO IMPACT	The project site is not located in a liquefaction zone or area of known instability. No impact will result.	
g.	NO IMPACT	The project site is not located in an area known to have expansive soils. No impact will result.	
h.	NO IMPACT	No septic tanks or alternative waste disposal systems are proposed. The project will be served by the City's sewer system. No impact will result.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The applicant is seeking to occupy an existing building and will result in an increase generation of greenhouse gas emissions. However, this impact will be mitigated to a less than significant level by the proposed mitigation measures.	VII-10
b.	LESS THAN SIGNIFICANT IMPACT	Presently, the State, regional agencies, and local governments, including the City of Los Angeles, are developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. However, at this time, no thresholds have been adopted.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as part of this project.	
b.	NO IMPACT	The project is located within a Methane Buffer Zone. However, the proposed project does not involve major construction or demolition and therefore would not result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials.	
c.	NO IMPACT	The proposed project does not involve the housing or the transport of hazardous materials. No impact should result.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is located in a methane buffer zone. However, as the project does not involve major construction no impact will result.	
e.	NO IMPACT	The site is not located within an airport land use plan. Therefore no impact will result.	
f.	NO IMPACT	The site is not located near a private airstrip. Therefore, there will be no impact.	
g.	NO IMPACT	The proposed development would not impair implementation of or interfere with an adopted emergency response plan or emergency evacuation plan. No impact would result.	
h.	NO IMPACT	The project site is located in an urban area and is not located in an area of wildland or high fire hazard terrain or vegetation.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to violate any water quality or waste discharge requirements. No impact would result.	
b.	NO IMPACT	The proposed project is not anticipated to deplete groundwater supplies or interfere with groundwater recharge. The project will continue to be supplied with water by LADWP.	
c.	NO IMPACT	The project site does not contain a stream or river. The site currently drains into the existing storm drain system as will the proposed project. No impact will result.	
d.	NO IMPACT	The site is currently developed with a nine-story hotel surrounded commercial and residential developments. The proposed project will not alter existing drainage of the site. There will be no impact.	
e.	NO IMPACT	The project will not contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted run off.	
f.	LESS THAN SIGNIFICANT IMPACT	The site is currently improved with a nine-story hotel and is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	The project site is not located within a 100-year flood plain.	
h.	NO IMPACT	The project site is not located within a 100-year flood plain.	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	The property is not located in a potential dam inundation zone. No impact will result.	
j.	NO IMPACT	The subject property is not located within an inundation zone for seiches, tsunamis or mudflow. No impact would result.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The proposed project is located in an existing building. As such, would not physically divide a community, and no impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Conditional Uses under ZA-2012-912-CUB-CUX to allow the on-site sale of alcohol for on-site consumption and live entertainment in conjunction with the renovation of a nine-story hotel. With approval of this request, the project will be consistent with the zone. The impact will be less than significant.	
c.	NO IMPACT	The project will not conflict with any natural habitat conservation plan or natural community conservation plan.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources, therefore no impact will occur.	
b.	NO IMPACT	The site is not designated as a locally important mineral resource recovery area, therefore no impact will occur.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The project will occupy existing improvements and will not expose persons to noise levels in excess of standards established in the general plan, noise ordinance, or the applicable standards of other agencies.	
b.	NO IMPACT	Excessive groundborne vibration or groundborne noise levels are not anticipated.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will create a newsorce of noise beyond what presently exists, however impacts related to permanent substantial increase ambient noise levels will be mitigated to a less than significant level by the proposed mitigation measures.	XII-50, XII-90

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to create noise during the construction phase of the project. However, since the project location is within an existing building in an intensive commercial area and such construction will be mainly interior tenant improvement work, noise impacts will be less than significant.	XII-20
e.	NO IMPACT	The project site is not located within an airport land use plan or within two miles of any public airport. No impact will result.	
f.	NO IMPACT	The project site is not located within two miles of any private airstrip. No impact will result.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	The project will not create new residential units. There will be no impact.	
b.	NO IMPACT	No housing will be displaced as a result of the project. No impact will result.	
c.	NO IMPACT	The subject building site is currently developed with a nine-story hotel proposed to be renovated. The project will not displace any existing housing.	
XIV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project area is served by Fire Station 10. The mitigation measure will require approval of plans by the Fire Department and the project must comply with all applicable City fire safety regulations, which will reduce impacts to a less than significant level.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The sale of alcoholic beverages has the potential to increase the demand for police services in the area. However, the Mitigation Measure will require approval of plans by the Police Department and the incorporation of design measures to enhance public safety and security, which will reduce impacts to a less than significant level.	XIV-30
c.	NO IMPACT	The project will not create any new housing or otherwise induce growth. Therefore, it will not increase the demand for schools in the area. No impact will occur.	
d.	NO IMPACT	The project will not create any new housing or otherwise induce growth. Therefore, it will not increase the usage of or demand for parks in the area. No impact will occur.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project will be within an existing commercial building and does not propose any new housing, commercial space or other infrastructure improvements. Therefore it will not induce population growth and is not expected to generate significant demand for other types of public facilities.	
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XV. RECREATION

a.	NO IMPACT	The request is for commercial purposes. As such, no recreation impacts are anticipated.	
b.	NO IMPACT	The proposed project will not result in the construction or expansion of recreational facilities.	

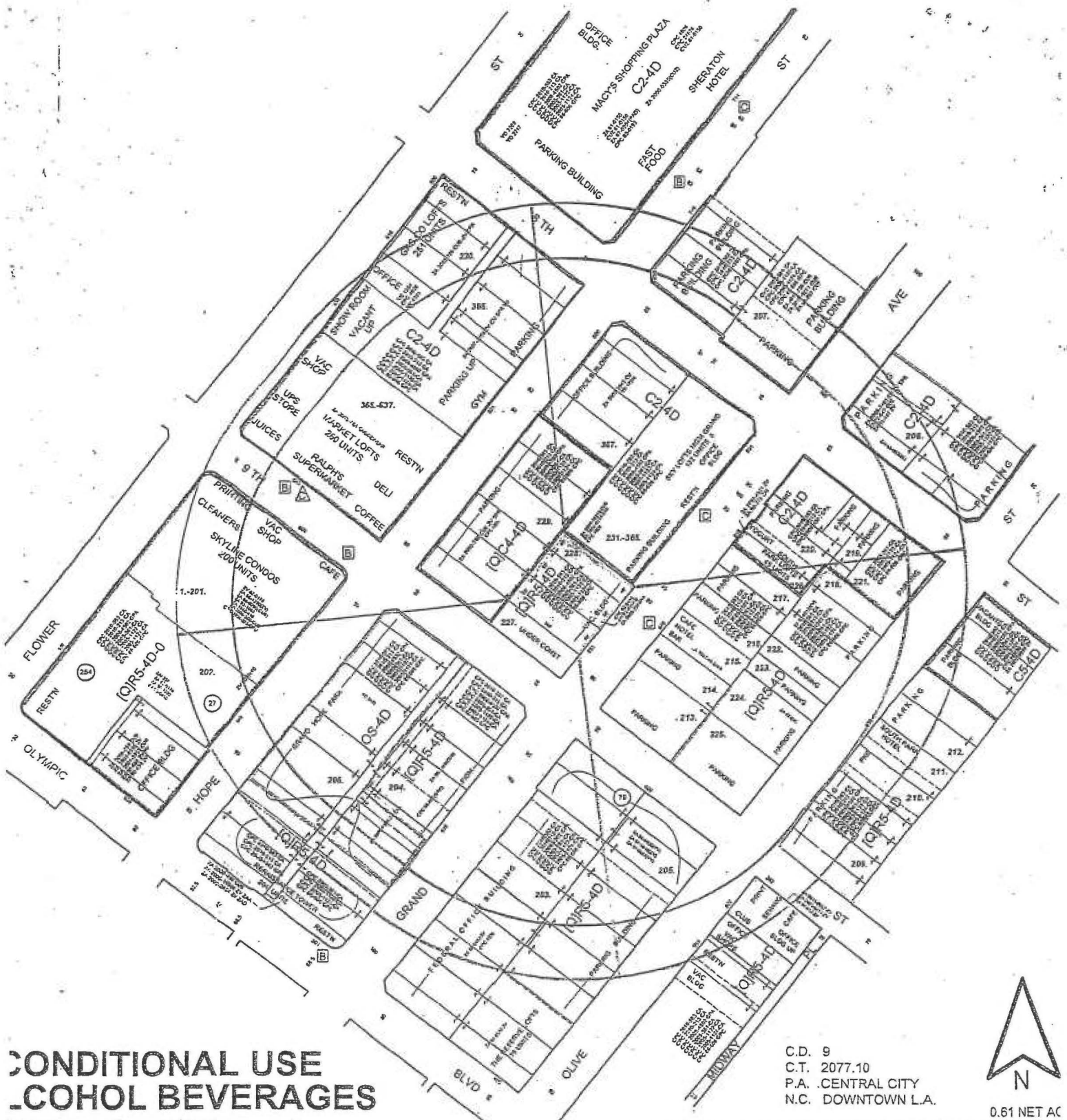
XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	As the project will occupy existing improvements and there is no change in use, the proposed project will not substantially increase traffic circulation on existing street system.	
b.	LESS THAN SIGNIFICANT IMPACT	As the project will occupy existing improvements and there is no change in use, the proposed project will not substantially increase traffic circulation on existing street system.	
c.	NO IMPACT	As the project mainly consists of interior renovations, the existing air traffic patterns in the area will not be impacted.	
d.	NO IMPACT	The project will be within an existing commercial building and will not involve any change in design features of the surrounding streets or other means of access to the site. No impact will result.	
e.	NO IMPACT	The project does not propose any changes to emergency access, will require approval of plans by the Fire Department, and the project must comply with all applicable City fire safety regulations. No impact will occur.	
f.	NO IMPACT	The sale of alcoholic beverages and the establishment of live entertainment in conjunction with the renovation of an existing hotel will not be expected to affect any adopted policies, plans, or programs regarding public transit, bicycle, pedestrian or alternative transportation facilities in the area. No impact will occur.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	The proposed project will not exceed wastewater treatment requirements of the LA Regional Water Control Board. Therefore there will be no impact.	
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Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The proposed project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	
c.	NO IMPACT	The proposed project would not require the construction of new stormwater drainage facilities.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will continue to have sufficient water supplies. However, the project will be required to install/retrofit water saving mechanisms stated in the mitigation measure to reduce water supply consumption.	XVII-60
e.	NO IMPACT	No increase in wastewater is anticipated. The wastewater treatment provider will continue to serve the project without impacts as a result of the project.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project will result in environmental impact, however the impacts can be mitigated to a less than significant level with the incorporation of the attached mitigation measures.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to increase the amount of solid waste going to landfills and could have a cumulative impact on the City's waste disposal capacity. The referenced mitigation measures shall apply to reduce impacts to a less than significant level.	XVII-90
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	This project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community. No impacts will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will result in environmental impact, however the impacts can be mitigated to a less than significant level with the incorporation of the attached mitigation measures.	
c.	NO IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	



C.D. 9
 C.T. 2077.10
 P.A. CENTRAL CITY
 N.C. DOWNTOWN L.A.



CONDITIONAL USE ALCOHOL BEVERAGES

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
radiusmapsetc@sbcglobal.net

LEGEND	
	ON-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
	ON-SALE CONSUMPTION OF BEER AND/OR WINE
	OFF-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
	OFF-SALE CONSUMPTION OF BEER AND/OR WINE

SITE LOCATION:
 851 S. GRAND AVENUE
 LOS ANGELES CA 90017

LEGAL DESCRIPTION:
 LOTS 2 TO 4, BLOCK 55, HUBER TRACT, MR 2-280.

CASE NO.:

DATE: 02 - 27 - 2012
 SCALE: 1" = 100'
 USES: FIELD
 D.M.: 127.5 A 209, 127.5 A 207
 T.B. PAGE: 634 GRID: E-5
 APN: 5144-020-012