

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

November 18, 2015

BOARD FILE: 150067
C.D.: 1

Lion Boylston LLC.
c/o Mory Barak
11620 Wilshire Boulevard, Suite 470
Los Angeles, CA 90025

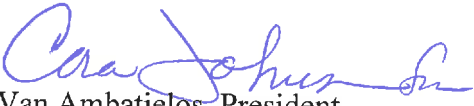
JOB ADDRESS: 327, 401, 403 – 405, 407 – 409, 411 NORTH BOYLSTON STREET
TRACT: BEAUVOIR TRACT

The Board of Building and Safety Commissioners, at its meeting of November 17, 2015, gave consideration to the application by Matt Modrzejewski to export 27,420 cubic yards of earth from the above-referenced property.

The Board took the following actions:

1. FIND that with the imposition of the mitigation measures described in the Mitigated Negative Declaration (MND), and incorporated herein as project conditions, there is no substantial evidence that the proposed project will have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act.
2. APPROVE the application subject to all conditions specified in the Department's report dated November 6, 2015.

This action becomes effective and final when ten calendar days have elapsed from the date of the Board's action, unless an appeal is filed to the City Council pursuant to Section 91.7006.7.4 of the Los Angeles Municipal Code.


Van Ambatielos, President

BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By
the Board of Building and Safety
Commissioners on
November 17, 2015

NOT VALID WITHOUT STAMP AND SIGNATURE

CJ:mct
150067.fal

c: Sr. Grading Inspector P. Mischlich
Kent Landfield
Jeff Lee

Patricia Mendoza
Matt Modrzejewski
Jeanna Chavez

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

November 6, 2015

BOARD FILE NO. 150067
C.D.:1 (Councilmember G. Cedillo)

Board of Building and Safety Commissioners
Room 1080, 201 North Figueroa Street

APPLICATION TO EXPORT 27,420 CUBIC YARDS OF EARTH

PROJECT LOCATION: 327, 401, 403-405, 407-409, 411 NORTH BOYLSTON
STREET

TRACT: BEAUVOIR TRACT

BLOCK: NONE

LOT: 1, 2, 3, 4, 5 & 6

OWNER:

Lion Boylston LLC.
c/o: Mory Barak
11620 Wilshire Boulevard, Suite 470
Los Angeles, CA 90025

APPLICANT:

Matt Modrzejewski
475 Washington Boulevard
Marina Del Rey, CA 90292

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 27,420 cubic yards of material moved 0.3 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$2,385.54.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Susan Sugay, Bond Processor, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 351, Van Nuys, CA 91401; telephone (818) 374-5082.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.

2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
3. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 486-0777.
4. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
5. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling.
6. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
7. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
8. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
9. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
10. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change.
11. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
12. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place.

13. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Grading Division will be required.
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
15. All hauling vehicles must prominently display a unique placard identifying the project address on the vehicle or in the front windshield.
16. Hauling vehicles shall not stage on any streets adjacent to the project, unless approved as a specific condition in this report.
17. Hauling vehicles shall be spaced so as to discourage a convoy effect.
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
20. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**

- (iii) **Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) **Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) **If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 2:00 p.m. on Mondays through Fridays and between 9:00 a.m. and 4:00 p.m. on Saturdays. No hauling is allowed on Sundays or City Holidays. Haul vehicles may not arrive at the site before the designated start time.
2. Hauling of earth shall be completed within the maximum time limit of 137 hauling days.
3. Staging is allowed on site only.
4. The approved haul vehicles are 18 wheeler dump trucks.
5. Total amount of dirt to be hauled shall not exceed 27,420 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. One additional sign shall be placed on the south side of Temple Street, west of Boylston Street.
7. A minimum of two flag attendants, each with two-way radios, shall be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant shall be placed at the following locations:
 - A. The entrance of the project site.
 - B. The intersection of Boylston Street and Temple Street.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BOSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.

9. The recommended routes are as follows:

LOADED TRUCKS:

Exit project site northbound on Boylston Street, turn right (south) on Temple Street, enter southbound US-101 Freeway at Hope Street, and continue to the disposal site outside the City of Los Angeles.

EMPTY TRUCKS:

From the disposal site, travel northbound on northbound US-101 Freeway, exit onto Grand Avenue off ramp, turn right (south) on Grand Avenue, right (north) on Temple Street, left (south) on Boylston Street, and continue to the project site.

10. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height.

D. ENVIRONMENTAL CONDITIONS

A Mitigated Negative Declaration (MND) (Case No. ENV-2014-4507-MND) was previously adopted for this project by the Department of City Planning. Each mitigation measure identified in the MND is incorporated by reference as though fully set forth herein, and compliance with each is expressly made a condition of this project approval.

E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS

1. FIND under the California Public Resources Code section 21166 and the State's Environmental Quality Act (CEQA) Guidelines section 15162, on the basis of substantial evidence contained in the whole record, that since adoption of the MND (Case No. ENV-2014-4507-MND) on October 13, 2015, by the Department of City Planning, there have been no changes to the Project, with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified effects, and therefore none of the conditions of CEQA Guidelines section 15162 have been met to require further environmental documentation. Documents constituting the record of proceedings in this matter are located in the files of the Department of City Planning, Environmental Review Section, and in the files of the Los Angeles Department of Building and Safety Commission Office.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

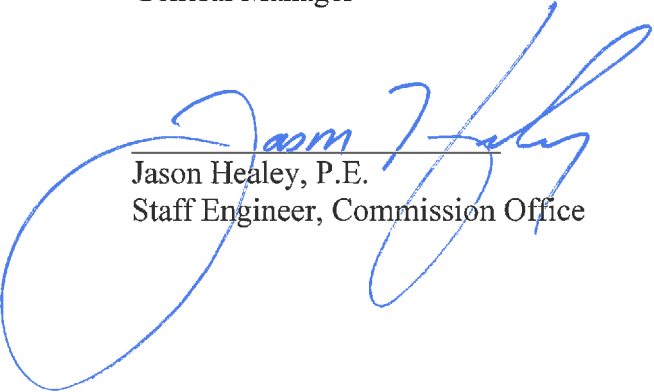
Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.

6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

RAYMOND S. CHAN, C.E., S.E.
General Manager

Action By
the Board of Building and Safety
Commissioners on
November 17, 2015



Jason Healey, P.E.
Staff Engineer, Commission Office

BF#: 150067

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION

DATE: June 29, 2015

CD 1-Central (SR 41952)
Boylston St (411 N)

TO: Cora Johnson, Board Secretary
Building and Safety Commission Office
201 N Figueroa St, Room 1080, Stop 115
(213) 482-0466



FROM: Mehrdad Moshksar, Department of Transportation
Central District, 100 S Main St, 9th Floor, Stop 740

SUBJECT: Import/Export of Earth – Hillside Areas
327, 401, 403-405, 407-409, 411 N Boylston St

RECEIVED
2015 JUL -6 PM 3:37
BUILDING & SAFETY
COMMISSION
OFFICE

The Department of Transportation has reviewed the requested Haul Route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE

Loaded trucks

Head northeast on Boylston St. Turn right onto Temple St. Turn left to merge onto US-101 S. Merge onto I-10 E. Merge onto I-605 N. Take the Live Oak Av exit and follow signs for the west exit. Turn right onto Live Oak Av. Turn right onto Arrow Hwy.

Empty trucks (arriving)

Turn left onto Arrow Hwy. Turn left onto Live Oak Av. Turn right onto I-605 S. Merge onto I-10 W. Merge onto US 101 N. Exit at Grand Av. Turn right onto Grand Av. Turn right onto Temple St. Turn left onto Boylston St.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 9:00 AM to 3:30 PM Monday through Friday and 8:00 AM to 6:00 PM on Saturdays. **No hauling shall be performed on Sundays.** At the beginning of the day, trucks **may not** arrive prior to approved hauling operation hours.

3. STAGING AREA

Haul trucks shall be staged **on-site only**.

If you have any questions, please call Chun Leung or myself at (213) 972-4990.

BF#: 150067

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

**THIS IS
NOT A
PERMIT.**

DATE: July 28, 2015

TO: Honorable Board of Building and Safety Commissioners
Attn: Cora Johnson, Acting Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Nazario Saucedo, Director, Bureau of Street Services
By: Gary Harris, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division



SUBJECT: **ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH
MATERIAL (HILLSIDE AREAS) –
327, 401, 403-405, 407-409, 411 N. BOYLSTON STREET**

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Larry Morales, of the Street Services Investigation and Enforcement Division, on July 23, 2015.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
 - 1. Mehrdad Moshksar, Transportation Engineer, Department of Transportation
 - 2. Mark Simon, Superintendent I, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Turn northeast on Boylston Street
- Turn right onto Temple Street
- Turn left to merge onto US-101 Freeway south
- Merge onto I-10 Freeway east
- Merge onto I-605 Freeway north
- Exit at Live Oak Avenue and follow signs for the west exit
- Turn right onto Live Oak Avenue
- Turn right onto Arrow Highway

RECEIVED
2015 AUG 26 PM 4:24
BUILDING & SAFETY
COMMISSION

Unloaded:

- Turn left onto Arrow Highway
- Turn left onto Live Oak Avenue
- Turn right onto I-605 Freeway south
- Merge onto I-10 Freeway west
- Merge onto US 101 Freeway north
- Exit at Grand Avenue
- Turn right onto Grand Avenue
- Turn right onto Temple Street
- Turn left onto Boylston Street

Staging: Haul trucks shall be staged ON SITE

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 1. A total of 27,420 cubic yards of material moved .3 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$2,385.54.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Susan Sugay, Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5082.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:30 p.m. on Mondays through Fridays, and 8:00 a.m. and 6:00 p.m. on Saturdays. No hauling is permitted on Sundays and holidays.
2. The vehicles used for hauling shall be Bottom Dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 27,420 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.

13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

NS/GH/LM:jlc:ma

S:haul routes 327, 401, 403-405, 507-409, 411 Boylston Street

cc: Bureau of Street Services
Mark Simon, Superintendent II
North Central Area
Mail Stop #550

Bureau of Engineering
District Engineer
Central District Engineering Office
Mail Stop #503

Department of Transportation
Mehrdad Moshksar, Senior Transportation Engineer
Central-Wilshire Traffic District
Mail Stop #740

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Larry Morales, Senior Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: Lion Boylston, LLC
475 Washington Boulevard
Marina Del Rey, CA 90292

Applicant: Matt Modrzejewski
475 Washington Boulevard
Marina Del Rey, CA 90292

Contractor: Dennis Lorton & Association
12802 Valley View Street, Suite #4
Garden Grove, CA 92845

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

**CENTRAL CITY WEST SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW,
PROJECT PERMIT ADJUSTMENT & DENSITY BONUS**

October 13, 2015

Applicant

Mory Barak
Lion Boylston, LLC
11620 Wilshire Blvd, Suite 470
Los Angeles, CA 90025

Property Owner

Brent Schertzer
Lion Boylston, LLC
251 ½ Emerald Avenue
Los Angeles, CA 90026

Representative

Dana Sayles
three6ixty
4309 Overland Avenue
Culver City, CA 90230

Case No. DIR-2014-4506-DB-SPP-SPPA

CEQA: ENV-2014-4507-MND

Specific Plan Subarea North Subarea, Temple/Beaudry
Neighborhood District

Location: 327-411 North Boylston Street

Council District: 1 - Cedillo

Neighborhood Council Greater Echo Park Elysian

Community Plan Area: Westlake

Land Use Designation: Medium Residential

Zone: R4(CW)-75/3-O

Legal Description: Lots 1-6, Beauvoir Tract

Last Day to File an Appeal: October 28, 2015

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and 11.5.7.E, and the Central City West Specific Plan, Ordinance 173,455, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the construction of a six-story, multi-family residential project with 121 apartment units and 111,704 square feet of floor area; and

Approve with Conditions a Project Permit Adjustment to allow a 6.6% increase in the maximum permitted height of 75-feet per the Central City West Specific Plan.

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve the following three (3) incentives requested by the applicant for a project with a total of 121 dwelling units, reserving 14 dwelling units for Very Low Income household occupancy for a period of 55 years, subject to the conditions of approval below:

- a. **Yard/Setback.** A 20 percent decrease in the required depth of the front yard;
- b. **Yard/Setback.** A 20 percent decrease in the required depth of the rear yard; and
- c. **Floor Area Ratio.** A 32 percent increase in the allowable Floor Area Ratio.

Adopt Mitigated Negative Declaration ENV-2014-4507-MND as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.19(c)(3) of the California Public Resources Code.

Adopt the Mitigation Monitoring Program for ENV-2014-4507-MND.

Adopt the attached Findings.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

Project Permit Compliance Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Height.** The project shall be limited to 80 feet in height, as shown in "Exhibit A".
3. **Dedications and Improvements.** Dedications and improvements shall be completed to the satisfaction of the City of Los Angeles Bureau of Engineering.
4. **Trees.** There shall be a minimum of 121 trees planted in compliance with Section C.2 of Appendix D in the Specific Plan, of which a minimum of 62 shall be provided on-site (including seven (7) street trees). Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. Final landscape plans shall show the location, height, and caliper of all trees. The 59 trees that cannot be accommodated on-site shall be planted off-site by City Plants, a public-private partnership with the City of Los Angeles under the Board of Public Works. The first priority for the location of off-site plantings shall be within the Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. The applicant shall provide funds to City Plants equivalent to those necessary for the trees, concrete cut, planting, and three (3) years of watering and maintenance for each tree. An agreement with City Plants demonstrating compliance with this condition shall be furnished at the time of Building Permit Clearance. Contact City Plants, at (213) 473-9950 to execute the agreement. In the event that the number of dwelling units should be reduced, then no modification of this determination shall be necessary, and the number of trees shall be recalculated based upon the Specific Plan requirement of one tree per unit.
5. **Open Space.** The project shall provide 12,422 square feet of useable common open space and 15,272 square feet of total open space. Interior courtyards shall have a minimum width of ten feet, a minimum average width of 20 feet, and a minimum area of 400 square feet. A minimum of 25 percent of courtyards shall be landscaped. In the event that the number of dwelling units should be reduced, then no modification of this determination shall be necessary, and the total required open space shall be recalculated per LAMC Section 12.21 G, and the usable common open space shall be recalculated per Appendix D of the Central City West Specific Plan at 100 square feet of common open space per unit.
6. **Landscape Plans.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect pursuant to Appendix D of the Specific Plan.
7. **Street Trees.** Street trees shall be provided consistent with the Department of Street Services, Urban Forestry Division requirements. Per Exhibit A, seven (7) of the required 62 on-site trees shall be planted in the sidewalk parkway. In the event that that any of these seven (7) trees are eliminated by the Department of Street Services, Urban Forestry, the landscape plans shall be revised and the trees shall be replaced elsewhere on the project site to the satisfaction of the Department of City Planning.

8. **Façade Design.** The façade articulation, materials, and colors shall be in conformance with the Elevations depicted on Sheets A31 thru A34 in Exhibit A.
9. The entryway shall remain clearly delineated from the rest of the façade by maintaining transparent features such as the glass railing and terraced landscaping, as depicted on the rendering dated April 14, 2015 and included in Exhibit A.

Density Bonus/ Affordable Housing Incentives Program Conditions

10. **Residential Density.** The project shall be limited to a maximum density of 121 residential units including Density Bonus Units.
11. **Affordable Units.** A minimum of 14 units, that is 35 percent of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (C)(2).
12. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
13. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 14 units available to Very Low Income households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
14. **Automobile Parking.** Based upon the number of dwelling units proposed, 145 parking spaces shall be provided for the project. Vehicle parking shall be provided consistent with LAMC Section 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms.
15. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
16. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units, 121 long-term and 12 short-term bicycle parking spaces shall be provided on-site.
17. **Front Yard.** The project shall maintain a minimum front yard setback of 12 feet, and a minimum rear yard of 14.4 feet. Side setbacks shall be per LAMC Section 12.12 C.

18. **Floor Area.** The project shall be limited to a maximum of 111,704 square feet in floor area, or 3.95:1.

Environmental Mitigation Conditions

19. **Aesthetics (Landscape Plan)**

- a. All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

20. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1-August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

21. **Tree Removal (Non-Protected Trees)**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

22. **Erosion/Grading/Short-Term Construction Impacts**
- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
23. **Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)**
- a. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
 - b. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
 - c. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
 - d. Movement and removal of approved fencing shall not occur without prior approval by LADBS.
24. **Creation of a Health Hazard**
- a. Prior to issuance of a grading permit for the Project by the City, the Project Applicant shall enroll in the Los Angeles County Fire Department Health and Hazardous Materials Unit Voluntary Cleanup Program.
 - b. Prior to the issuance of a grading permit for the Project by the City, the Project Applicant shall present to the City a Soils Management Plan (SMP) that has been reviewed and approved by the Los Angeles County Fire Department Health and Hazardous Materials Unit and implemented on the site. The SMP shall present the procedures that shall be used during the grading and excavation of the Project site to notify the on-site workers as to the presence of residual concentrations of constituents of concern (COCs), including petroleum hydrocarbons, arsenic, cobalt, and cadmium in Project site soils. The SMP also shall provide guidance regarding the health and safety procedures that shall be implemented to protect both on-site workers and nearby residents, and the segregation, management, and disposal of soil containing COCs on the Project site, responding to unknown COCs that could be encountered during site grading and excavation.
 - c. Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.
25. **Land Use/Planning**
- a. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
 - b. Wall and roof-ceiling assemblies making up the building envelope shall have a Sound Transmission Class (STC) of at least 50, and exterior windows shall have a minimum STC of 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
26. **Increased Noise Levels (Demolition, Grading, and Construction Activities)**
- a. The Project Developer shall comply with the City of Los Angeles Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone

number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. 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.
- d. The construction staging area shall be as far from sensitive receptors as possible.
- e. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices capable of attenuating sound by 3 dBA or more.
- f. Temporary sound barriers, capable of achieving a sound attenuation of at least 12 dBA (e.g., construction sound wall with sound blankets) and blocking the line-of-sight shall be installed along the side yard and rear yard property lines to mitigate construction noise impacts.
- g. Two weeks prior to commencement of construction, notification shall be provided to the off-site residential and school uses within 500 feet of the Project site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period.
- h. Route heavily-loaded trucks away from residential streets where possible, directly onto Temple Street to allow immediate access to the US-101 freeway.

27. Increased Noise (Groundborne Vibration)

- a. Construction activities that produce vibration, such as demolition, excavation, earth moving, and ground impacting shall be sequenced so that the vibration sources do not operate simultaneously.
- b. Construction activities shall use rubber-tired equipment in place of steel-track equipment whenever feasible.
- c. The construction contractor shall select demolition and construction methods not involving impact, where possible. Pile drivers, packer, clam shovel drops, hydromills, vibratory rollers, and other major sources of vibration should not be used during construction of the proposed Project. When feasible, non-impact demolition and construction methods, such as saw or torch cutting and removal for off-site demolition, chemical splitting, and hydraulic jack splitting, shall be used instead of high impact methods.
- d. The construction contractor shall avoid using high vibration construction equipment (e.g. large bulldozers) within 20 feet to the northern property line of the Project site, wherever possible.

Administrative Conditions

28. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
29. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

30. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
31. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
32. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
33. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
34. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
35. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The project site consists of seven (7) contiguously owned interior parcels totaling 35,824 square feet (0.82 acre), on the west side of North Boylston Street between Temple and Court Streets. The property is zoned R4(CW)-75/3-O and is located within the North Subarea and Temple/Beaudry Neighborhood District of the Central City West Specific Plan. The project site is currently developed with a single-family residence at 327 North Boylston Street; an 8-unit apartment complex at 331-405 North Boylston Street; a 3-unit apartment complex at 407-409 North Boylston Street; and a 3-unit apartment complex at 411 North Boylston Street, for a total of 15 residential units. The request involves the demolition of all existing structures on-site and the construction, use and maintenance of a six-story (inclusive of a mezzanine), 121-unit apartment building with 14 dwelling units designated as Very Low Income affordable units (the "Project"). The Project will contain approximately 111,704 square feet of floor area, a maximum height of 80-feet and 12,422 square feet of common open space and 2,850 square feet of private open space on balconies; and will provide 145 parking spaces and 133 bicycle parking spaces within two levels of parking, one of which is subterranean, and both of which have access from separate driveway entrances from North Boylston Street.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. This allows for 121 total dwelling units in lieu of the otherwise maximum density limit of 89 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 14 dwelling units, for habitation by Very Low Income households for a period of 55 years. Consistent with the Density Bonus Ordinance, the Applicant is also automatically granted a reduction in required parking based on two Parking Options, or a reduction based on the Bicycle Parking Ordinance. The applicant has selected by-right Parking Option One, which reduces the required parking for all residential units in the Project, inclusive of handicapped and guest parking, to one parking space for each zero to one bedroom dwelling unit, and two parking spaces for each two to three bedroom dwelling unit, for a total of 145 parking spaces on-site.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the applicant is requesting three on-menu incentives that will facilitate the provision of affordable housing at the site:

- (1) **Yard/Setback.** A 20 percent decrease in the required depth of the front yard;
- (2) **Yard/Setback.** A 20 percent decrease in the required depth of the rear yard; and
- (3) **Floor Area Ratio.** A 32 percent increase in the allowable Floor Area Ratio.

Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed building has one street-facing façade, along the westerly side of North Boylston Street. As shown in Exhibit A, the front façade will be articulated with projections, indentions and balconies using a variation of building colors and materials which include Medium Dash Plaster and Heavy Dash Plaster with accents of Trespa or Fiber Cement Wood Siding and painted steel railings for the balconies. The building design also utilizes varying heights in the rooflines to break up the massing, and includes a tapered parapet wall along the northwesterly side of the street-facing façade to add character and visual interest.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

The main lobby entrance is located on the ground floor of the only street-facing elevation of the building, along North Boylston Street. The façade is comprised of a painted steel canopy over the main entryway, floor to ceiling windows and wood siding. The entryway ramp is designed with a combination of Heavy Dash Stucco and glass railing. Per Condition of Approval Number 9, the entryway shall be maintained as shown on the rendering dated April 14, 2015 and included in Exhibit A, such that the transparency and softer landscaping elements are maintained. The upper levels facing Boylston Street include balconies and architectural projections coupled with changes in building colors and materials, as described above. The Boylston Street frontage also includes a landscaped buffer varying from 3-12 feet, consisting of landscaped areas, at grade and in raised planters, and decorative architectural color concrete paving.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The Project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The Project is located in a Special Grading Area; however, it not located in a Hillside Area or in a Very High Fire Hazard Severity Zone.

Pursuant to LAMC Section 12.22 A.25 (f)(4), in order to qualify for Floor Area Ratio (FAR) Incentive, the percentage increase in the allowable FAR shall equal the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35 percent. The Project proposes 35 percent Density Bonus, and is therefore eligible for a 35 percent FAR increase. The Project proposes a total of 115,159 square feet, or 3.95 FAR, where a maximum of 114,445 square feet or 4.05 FAR is permitted.

It should be noted that a Housing Development Project need only include 11 percent of the total units of the Project for Very Low Income households to be granted 35 percent Density Bonus. However, in order to utilize three incentive items, 15 percent of the total units of the Project for Very Low Income households has been provided.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**
 - a. *The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code

Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the Project. As such, the Director will always arrive at the conclusion that the Density Bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the Project.

The requested incentives, a decrease in the required front and rear yard setbacks, and a 32 percent increase in FAR, are expressed in the Menu of Incentives per LAMC 12.22 A.25.(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional 14 restricted affordable units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 14 Very Low Income dwelling units for 55 years.

Front and Rear Yard Setbacks: The Project would be required to provide a 15-foot front yard and an 18-foot rear yard setback. The requested incentive allows for a 20 percent decrease of each individual setback requirement, which results in a 12-foot front yard and a 14.4-foot rear yard setback. This requested reduction of the front and rear yard setbacks allow for an expanded building envelope.

Floor Area Ratio Increase: The subject site is zoned R4(CW)-75/3-O which allows 89 units on the 35,824 square foot site, with a maximum 3:1 Floor Area Ratio (FAR), and a maximum height of 75 feet. The FAR Increase incentive permits a percentage increase in the allowable Floor-Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35 percent. While the proposed Project qualifies for a maximum 4.05:1 FAR, it is actually providing a maximum floor area of 111,704 square feet or a 3.95:1 FAR. The proposed 3.95:1 FAR creates 26,930 additional square feet.

FAR by-right	Buildable Lot Area (sf)*	Total Floor Area (sf)
3:1	28,258	28,258 x 3 = 84,774

*28,258 sf gross lot area excluding required yards

FAR + 32%	Buildable Lot Area (sf)	Total Floor Area (sf)	Additional Floor Area (sf)
3.95	28,258	111,704	111,704 – 84,774 = 26,930

- b. *The Incentive will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning*

ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no evidence that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project involved the preparation of a Mitigated Negative Declaration (MND) (ENV-2014-4507-MND), and it was determined that the proposed Project may have an impact on the following environmental factors: aesthetics; air quality; biological resources; geology and soils; hazards and hazardous materials; land use planning and noise.

Mitigation measures will reduce impacts to less than significant, and are imposed as Conditions of Approval herein (Conditions 19 through 32). The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the Project's approval. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition to the mitigation measures required of the Project and any proposed project design features, the applicant shall adhere to any applicable Regulatory Compliance Measures (RCM) required by existing law.

Therefore, there is no substantial evidence that the proposed Project will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources.

PROJECT PERMIT COMPLIANCE FINDINGS

2. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - a. **Use.** Section 6.F.1 of the Central City West Specific Plan states that the use and area regulations of the R4 Zone, as specified in Section 12.11 of the LAMC, shall apply to all lots in the R4(CW) Category within the Specific Plan area. LAMC Section 12.11 (R4 Multiple Dwelling Zone) permits multi-family residential uses with a base density of one unit per 400 square feet of lot area. The Project site is 35,284 square feet in size, which permits a maximum of 89 units by-right. However, the Project also includes a 35% Density Bonus request which permits an additional 32 units, totaling 121 units on-site, where 14 units are set aside for Very Low Income households. Therefore, in conjunction with the Density Bonus request, it can be found that the Project substantially complies with Section 6.F.1.
 - b. **Yards.** The R4 Zone requires a 15-foot front yard; side yards of five feet each, with an additional one foot for each story above the second; and a rear yard of 15 feet, with an additional one foot for each story above the third. The proposed six-story building, inclusive of a mezzanine, would require a 15-foot front yard; nine-foot side yards and an 18-foot rear yard setback. However, as part of the affordable housing incentives discussed above, the Project qualified for and requests a 20 percent reduction in both the front and rear yards, resulting in a 12-foot front yard setback,

nine-foot side yard setbacks and a 14.4-foot rear yard setback. Therefore, in granting the on-menu Density Bonus incentives for reduced front and rear yards, it can be found that the Project substantially complies with Section 6.F.1.

- c. **Height and Floor Area.** The R4(CW)-75/3 zone is limited to a height of 75-feet and a Floor Area Ratio (FAR) of 3:1 per Section 6.C of the Specific Plan. The Project proposes a building height of 80-feet, exceeding the maximum permitted height within 10 percent and being reviewed under the Project Permit Adjustment. The Project will result in a total floor area of 111,704 square feet on the subject site, which has a total buildable area of 28,258 square feet, thereby resulting in a 3.95 FAR. As part of the affordable housing incentives discussed above, the Project also qualifies for and requests a 32 percent increase in the maximum allowable FAR, or 3.95:1. Therefore, in granting the Project Permit Adjustment and the on-menu Density Bonus incentive for increased FAR, it can be found that the Project substantially complies Section 6.C.
- d. **Open Space and Landscaping.** Section 8.D of the Specific Plan requires that all multiple-family residential projects shall meet on-site per dwelling unit open space requirements as provided in the Urban Design Guidelines contained in Appendix D of the Specific Plan. Section C of Appendix D requires that a minimum of 100 square feet per unit of the required useable Open Space, as provided in Section 12.21 G of the LAMC, shall be provided as Common Open Space. Section C.1.(c) allows for up to 50% of the area contained within the front and/or rear yard setback to be used to meet the Open Space per unit requirement. Therefore, the applicant must fulfill both the LAMC requirements for total useable open space (private and common combined) and the minimum common open space as required by the Specific Plan.

Open space requirements for the Project are as follows:

Required Open Space (OS)					
Type of Unit	Number of Units	Required LAMC OS per Unit (sf)	LAMC OS Required (sf)	Required Specific Plan Common OS per Unit (sf)	Specific Plan Common OS Required (sf)
< 3 Hab. Rooms	97	100	9,700	100	9,700
= 3 Hab. Rooms	21	125	2,625	100	2,100
> 3 Hab. Rooms	3	175	525	100	300
Total	121		12,675		12,100

The applicant has proposed to provide open space as follows:

Provided Open Space (OS)		
Common Open Space		
Level	Open Space Areas	Area (sf)
P-2 Level	Front Yard (50%), Gym, Business Center	3,894
Podium	Rear Yard (50%)	1,800
Podium	Patio	3,272
	Subtotal	12,422
Private Open Space		
Podium-Loft Levels	Balconies (57 x 50 square feet)	2,850
	Subtotal	2,850
Usable Open Space		
	Total (12,422 + 2,850)	15,272
	Total Usable OS Required	12,675
	Total Usable OS Provided	15,272
	Total Common OS Required	12,100
	Total Common OS Provided	12,422

As can be seen from the tables above, the Project requires a total of 12,675 square feet of open space, of which at least 12,100 square feet must be provided as common open space. The Project proposes a total of 15,272 square feet of open space, of which 12,422 square feet is common open space. Further, Section C.1.(e) requires that interior courtyards have a minimum width of ten feet, a minimum average width of 20 feet and a minimum area of 400 square feet; and that a minimum of 25% of interior courtyards shall be landscaped. The Project includes an interior courtyard located on the Podium level which has minimum dimensions of 65-foot x 75-foot, totaling approximately 4,562 square feet in size; of which a minimum of 1,140 square feet must be landscaped. Per the Landscaping Plan, approximately 1,760 square feet of the courtyard area shall be landscaped. Therefore, the Project complies with the open space requirements in Appendix D, Section C.1 of the Specific Plan.

In addition to the open space requirements, Section C.2 of Appendix D of the Specific Plan requires that a minimum of one tree shall be provided on-site for every dwelling unit, each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. The Project proposes 62 trees to be planted on-site, and for the remaining 59 trees to be planted off-site at locations within the Specific Plan and/or Westlake Community Plan Area. Per Exhibit A and Condition of Approval

Number 4, trees required for the proposed 121 units, on- and off-site, shall meet the height and caliper requirements of the Specific Plan.

Sections C.3 and C.4 of Appendix D of the Specific Plan requires that all open space areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained. Per Condition of Approval Number 6, all such areas shall be properly landscaped, irrigated and maintained.

- e. **Parking.** Section 10.B of the Specific Plan states that off-street parking requirements for all uses other than office use shall be as specified in Section 12.21 A.4 of the LAMC. However, by setting aside 15 percent of the base units as Very Low Income affordable units, the Project qualifies for reduced vehicle parking requirements under LAMC Section 12.22 A.25 Parking Option 1, which permits one parking space for each residential unit of 0-1 bedroom, 2 parking spaces for each residential unit with 2-3 bedrooms and 1.5 spaces for each residential unit of 4 or more bedrooms. The Project proposes a total of 19 studio units, 19 studio with loft units and 59 one bedroom units; 21 two bedroom units and 3 two bedroom with loft units.

The Project proposes as follows:

Parking Requirements (Parking Option 1)			
	Parking Space per Unit	Quantity	Total
0-1 Bedroom ¹	1	97	97
2-3 Bedrooms ²	2	24	48
Total Required Spaces		145	

Per Condition of Approval Number 14, the proposed Project shall provide a minimum of 145 parking spaces on-site. Additionally, per LAMC Section 12.21 A.16 and Condition of Approval Number 16, the Project shall provide 133 residential bicycle parking spaces, including 121 long term and 12 short term spaces. Therefore, in conjunction with the Density Bonus request, it can be found that the Project substantially complies with Section 10.B.

PROJECT PERMIT ADJUSTMENT FINDINGS

- 3. **There are special circumstances applicable to the project or project site, which make the strict application of the Specific Plan regulation impractical.**

LAMC Section 11.5.7 E.2.(a) grants the Director the authority to permit adjustments to exceed the designated height limitation on the property by less than 10 percent. The Project request includes a Specific Plan Adjustment to allow a five-foot height increase beyond the 75-foot limitation otherwise prescribed by the R4(CW)-75/3-O Zone. The request falls below the 10 percent threshold, which would allow an overall height of 82-feet, 5 inches. There are special circumstances applicable to the Project site, as it experiences a grade change of 25-feet from the front to the rear of the property. The design of the building steps with the topography, such that at no point does the height as measured from the existing grade line exceed 75-feet (known of the "plumb line method"). However, given the standard method of measurement for non-hillside lots, the overall height must be measured from the lowest grade within five horizontal feet of exterior walls

¹ Includes studio, studio with loft and one bedroom units.

² Includes two bedroom and two bedroom with loft units.

of any building or structure, resulting in an overall height of 80-feet. A property outside of the Specific Plan would normally be able to utilize the Exception under LAMC Section 12.21.1 B.2, which permits the allowable height to be increased by 12-feet, for sites with grade changes of over 20 vertical feet, in order to accommodate for the grade change. However, per Section 3 of the Specific Plan, where the Plan contains provisions which are more restrictive, the Plan shall prevail and supersede the applicable provisions of the Code. Consequently, the Exception cannot be applied, and yet the site is still faced with the challenges of having a steeply sloped topography. Though this property does not have a Hillside designation, it is located in a Bureau of Engineering (BOE) Special Grading Area which is a Hillside designation as set forth by BOE; and the "plumb line method" of measurement is typically applied to Hillside lots. As such, the request for an Adjustment for the increase in height as limited by Section 6.C of the Specific Plan is justified given the topographical challenges of the site.

4. **In granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable Specific Plan regulations.**

As established in Finding Number 2, the Project substantially complies with the applicable Specific Plan regulations. In exchange for providing affordable housing, the Project is being rewarded three on-menu incentive times for reduced front and rear yards, and increased FAR. LAMC Section 11.5.7 E.2.(a) authorizes the Director to grant adjustments of less than 10% from the designated height limitation. The proposed height increase exceeds the designated height limit by approximately six (6) percent and therefore falls within the allowable parameter for the adjustment as outlined in the LAMC. While the Project does not fully meet the technical requirements of the Specific Plan, by allowing reduced setbacks, increased FAR, density and height, the proposed development will promote the vision of the Specific Plan by maximizing the development potential permitted by the zone on sites which are designated for high-density residential but are currently underutilized with single family and low density apartment buildings. Further, the potential impacts of the Project on the surrounding area have been reviewed under ENV 2015-4507-MND and determined to be less-than-significance with the implementation of the associated Mitigation Monitoring Program. Therefore, in conjunction with the Conditions of Approval enumerated herein, the proposed Project will substantially comply with all the applicable Specific Plan regulations.

5. **In granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

The Project site is comprised of seven (7) contiguously owned parcels which are bound by single and multi-family residential uses to the north and west, and a vacant parcel to the south. The properties across North Boylston Street to the east are developed with the Edward R. Roybal Learning Center and the Halldale Avenue Elementary School with associated play fields southwest of the site. The surrounding area also shares the R4(CW)-75/3-O zoning and therefore has the potential to develop to the same density. The Project, as proposed, will be adequately buffered from neighboring residential uses, given that the majority of the bulk and mass will be oriented along Boylston Street. There is a proposed courtyard with ample landscaping at the rear of the property that will create an attractive open area while reducing potential massing impacts on the residential properties to the west. Maintaining the minimum side yard setbacks as required for a six-story building in the R4 Zone will further ensure adequate light and air for the abutting residential properties to the north. Additionally, Boylston Street, adjoining the property to the north, is a designated Local Street-Standard for which, per Condition of Approval Number 3, dedications and improvements shall be completed to the satisfaction of the City of Los Angeles Bureau of Engineering. Therefore, it can be found that granting the Project

Permit Adjustment would not have detrimental effects on surrounding properties and public rights-of-way.

6. **The project, inclusive of the Project Permit Adjustment, incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

A Mitigated Negative Declaration, ENV-2014-4507-MND, was prepared for the proposed Project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the proposed Project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

FINANCIAL ANALYSIS/PRO-FORMA

Pursuant to the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25), proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable

area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives. The City's Density Bonus Ordinance requires "a pro forma or other documentation" with requests for off-menu incentives but has no such requirement for on-menu requests.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.planning.lacity.org.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Only abutting property owners and residents can appeal the Density Bonus Compliance Review portion of this Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Michael J. LoGrande
Director of Planning

Approved by:



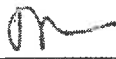
Shana Bonstin, Principal City Planner

Reviewed by:



Blake Lamb, City Planner

Prepared by:



Mindy Nguyen, City Planning Associate
mindy.nguyen@lactiy.org



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



ENV-2014-4507-MND

MITIGATED NEGATIVE DECLARATION

WESTLAKE COMMUNITY PLAN AREA

Boylston Street Residential Project

Project Location: 327, 331, 401, 403, 405, 407, 409, 411, 411 ½ North Boylston Street, Los Angeles, CA 90012

Council District: 1

Project Description: The Project includes demolition and removal of all existing buildings on the Project site and development of an approximately 87-foot tall, 111,704-square-foot residential building with 121 units, including 19 studio units, 78 1-bedroom units, and 24 2-bedroom units. Approximately 145 vehicle parking spaces and 133 bicycle parking spaces would be provided in two parking levels accessed from Boylston Street. The project will set aside 15 percent of the base units (14 units) for Very Low Income. The project also includes approximately 15,603 square feet of open space. The project will export approximately 29,000 cubic yards of dirt. In order to implement the Project, the Project Applicant is requesting approval of a Density Bonus with three on-menu incentives and Project Permit Compliance for the Central City West Specific Plan.

APPLICANT:

Lion Boylston, LLC.
11620 Wilshire Boulevard, Suite 470
Los Angeles, CA 90025

PREPARED BY:

CAJA Environmental Services
11990 San Vicente Boulevard
Los Angeles, CA 90049

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

**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, Planning Department	COUNCIL DISTRICT: 1	
PROJECT TITLE: ENV-2014-4507-MND	RELATED CASE NOS. DIR-2014-4506-DB-SPP	
PROJECT LOCATION: 327-411 ½ North Boylston Street, Los Angeles, CA 90012		
PROJECT DESCRIPTION: The Project includes demolition and removal of the existing 10 residential structures, containing 15 residential units, at the Project site and development of the site with an approximately 111,704-square-foot residential building with 121 units, including 19 studio units, 78 1-bedroom units, and 24 2-bedroom units. The proposed residential building would include six stories over two levels of parking. The maximum height of the building would reach approximately 87 feet. Approximately 145 vehicle parking spaces and 133 bicycle parking spaces would be provided in the two parking levels, accessed from Boylston Street. The project also includes approximately 15,603 square feet of open space. The project will export approximately 29,000 cubic yards of dirt.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Lion Boylston, LLC. 11620 Wilshire Boulevard, Suite 470. Los Angeles, CA 90025		
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 Jennifer Karmels	TITLE City Planning Associate	TELEPHONE NUMBER 213-978-1165
ADDRESS 200 North Spring Street Los Angeles, California 90012	SIGNATURE (Official) <i>Daniel S. [Signature]</i>	DATE July 27, 2015

Summary of Mitigation Measures

1-1 Aesthetics (Landscape Plan) Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

4-1 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas) The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

4-2 Tree Removal (Non-Protected Trees) Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

6-1 Erosion/Grading/Short-Term Construction Impacts

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

6-2 Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)

- A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- Movement and removal of approved fencing shall not occur without prior approval by LADBS.

8-1 Creation of a Health Hazard. Environmental impacts to human health may result from project implementation due to a release of chemical or microbiological materials into the community. However these impacts will be mitigated to a less than significant level by the following measures:

- Prior to issuance of a grading permit for the Project by the City, the Project Applicant shall enroll in the Los Angeles County Fire Department Health and Hazardous Materials Unit Voluntary Cleanup Program.
- Prior to the issuance of a grading permit for the Project by the City, the Project Applicant shall present to the City a Soils Management Plan (SMP) that has been reviewed and approved by the Los Angeles County Fire Department Health and Hazardous Materials Unit and implemented on the site. The SMP shall present the procedures that shall be used during the grading and excavation of the Project site to notify the on-site workers as to the presence of residual concentrations of constituents of concern (COCs), including petroleum hydrocarbons, arsenic, cobalt, and cadmium in Project site soils. The SMP also shall provide guidance regarding the health and safety procedures that shall be implemented to protect both on-site workers and nearby residents, and the segregation, management, and disposal of soil containing COCs on the Project site, responding to unknown COCs that could be encountered during site grading and excavation.
- Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

10-1 Land Use/Planning. The project will result in land use and/or planning impacts. However, the impacts can be reduced to a less than significant level through compliance with the following measure:

- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- Wall and roof-ceiling assemblies making up the building envelope shall have a Sound Transmission Class (STC) of at least 50, and exterior windows shall have a minimum STC of 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

12-1 Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The Project Developer shall comply with the City of Los Angeles Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be

reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- 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.
- The construction staging area shall be as far from sensitive receptors as possible.
- The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices capable of attenuating sound by 3 dBA or more.
- Temporary sound barriers, capable of achieving a sound attenuation of at least 12 dBA (e.g., construction sound wall with sound blankets) and blocking the line-of-sight shall be installed along the side yard and rear yard property lines to mitigate construction noise impacts.
- Two weeks prior to commencement of construction, notification shall be provided to the off-site residential and school uses within 500 feet of the Project site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period.
- Route heavily-loaded trucks away from residential streets where possible, directly onto Temple Street to allow immediate access to the US-101 freeway.

12-2 Increased Noise (Groundborne Vibration).

- Construction activities that produce vibration, such as demolition, excavation, earthmoving, and ground impacting shall be sequenced so that the vibration sources do not operate simultaneously.
- Construction activities shall use rubber-tired equipment in place of steel-track equipment whenever feasible.
- The construction contractor shall select demolition and construction methods not involving impact, where possible. Pile drivers, packers, clam shovel drops, hydromills, vibratory rollers, and other major sources of vibration should not be used during construction of the proposed Project. When feasible, non-impact demolition and construction methods, such as saw or torch cutting and removal for off-site demolition, chemical splitting, and hydraulic jack splitting, shall be used instead of high impact methods.
- The construction contractor shall avoid using high vibration construction equipment (e.g., large bulldozers) within 20 feet to the northern property line of the Project site, wherever possible.

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: 1	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2014-4507-MND		RELATED CASES: DIR-2014-4506-DB-SPR	
PREVIOUS ACTIONS CASE NO.: N/A		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions.	
ENV PROJECT DESCRIPTION: The Project includes demolition and removal of the existing 10 residential structures, containing 15 residential units, at the Project site and development of the site with an approximately 111,704-square-foot residential building with 121 units, including 19 studio units, 78 1-bedroom units, and 24 2-bedroom units. The proposed residential building would include six stories over two levels of parking. The maximum height of the building would reach approximately 87 feet. Approximately 145 vehicle parking spaces and 133 bicycle parking spaces would be provided in the two parking levels, accessed from Boylston Street. The project also includes approximately 15,603 square feet of open space. The project will export approximately 29,000 cubic yards of dirt.			
ENVIRONMENTAL SETTINGS: The Project site is located in the Westlake Community Plan Area and the Central City West Specific Plan. Specifically, the Project site comprises seven parcels and is bound by residential development to the north, west and south, and Boylston Street to the east. Existing land uses surrounding the Project site include single-family and multi-family residential development to the south, west, and north. The Edward R. Roybal Learning Center, the Halldale Avenue Elementary School, and associated play fields are located to the east and southeast of the Project site. The Visa Hermosa Natural Park is located 0.4 mile to the southwest of the site. Commercial land uses are located along Temple Street to the north, along with the Hollywood Freeway. Boylston Street at this location is designated as a local street. The project site is located within a Methane Zone and a Bureau of Engineering (BOE) Special Grading Area. There are buried-idle oil wells on the site and a subsurface investigation found elevated levels of total petroleum hydrocarbons, arsenic, cobalt and cadmium in the soil.			
PROJECT LOCATION: 327-411 ½ North Boylston Street			
COMMUNITY PLAN AREA: Westlake STATUS: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Proposed <input type="checkbox"/> Does NOT Conform to Plan <input checked="" type="checkbox"/> ADOPTED		AREA PLANNING COMMISSION: Central	CERTIFIED NEIGHBORHOOD COUNCIL: Greater Echo Park Elysian
EXISTING ZONING: R4(CW)-75/3-O		MAX DENSITY ZONING: 3:1 FAR	
GENERAL PLAN LAND USE: Medium Residential		MAX DENSITY PLAN: 3:1 FAR	
PROPOSED PROJECT DENSITY: 3.95:1 FAR			

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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


Signature

City Planning Associate

213-978-1165

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: Potentially Significant Unless 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 Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must 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 16063 (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 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 whichever 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 significant.

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.

All "Potentially Significant impact" would be reduced to less than significant levels with the mitigation measures.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
--	--	---

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

Background

PROPONENT NAME:

Lion Boylston, LLC

PHONE NUMBER:

310-827-0171

APPLICANT ADDRESS:

11620 Wilshire Boulevard, Suite 470
Los Angeles, CA 90025

AGENCY REQUIRING CHECKLIST:

City of Los Angeles Department of City Planning

DATE SUBMITTED:

12/3/2014

PROPOSAL NAME (if Applicable):

Boylston Street Residential Project

ENVIRONMENTAL IMPACTS

Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

1. **Aesthetics.** Would the project:

- 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, or other locally recognized desirable aesthetic natural feature within a city-designated 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
	✓		
		✓	

2. **Agriculture and Forestry Resources.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

3. **Air Quality.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
			✓

4. **Biological Resources.** Would the project::

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations 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 the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. 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 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
	✓		
	✓		
			✓

5. **Cultural Resources.** Would the project:

- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	

5. **Cultural Resources.** Would the project:

cemeteries?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

6. **Geology & Soils.** Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. 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.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. 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?
- d. 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?
- e. 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
	✓		✓
		✓	
			✓

7. **Greenhouse Gas Emissions.** Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

8. **Hazards & Hazardous Materials.** Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
	✓		
	✓		

- 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?
- 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?

		✓	
			✓
			✓
		✓	
			✓

9. **Hydrology & Water Quality.** Would the project:

- 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 pre-existing 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	✓
			✓
			✓
			✓

11. **Land Use and Planning.** Would the project:

- a. Physically divide an established community?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓

11. **Land Use and Planning.** Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	✓		
			✓

12. **Mineral Resources.** Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

13. **Noise.** Would the project result in:

- 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?
- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	✓		
	✓		
		✓	
		✓	
			✓
			✓

14. **Population and Housing.** Would the project:

- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

14. **Population and Housing.** Would the project:

- construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	

15. **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:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	

16. **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 on recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

16. **Transportation/Traffic.** Would the project:

- 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?
- 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 count 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
			✓

16. **Transportation/Traffic.** Would the project:

- 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	

17. **Utilities & Service Systems.** Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	

18. **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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	

II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

Project Location

The Project site is located in the Westlake Community Plan Area of the City of Los Angeles (the “City”). Specifically, the Project site comprises seven parcels and is bound by residential development to the north, west, and south, and Boylston Street to the east. The assessor parcel numbers (APNs), zoning, and land use designation associated with are listed on Table II-1. The total area of the Project site is approximately 35,824 square feet. The Project site is currently developed with one single-family residential home and 9 multi-family residential structures (with a total of 15 apartment units). The site generally slopes down from the northwest to southeast. The Project site location is shown on Figures II-1 and II-2. Views of the Project site are shown on Figure II-3.

**Table II-1
Project Site Information**

Addresses	APN	Zoning	General Plan Land Use Designation
327 N. Boylston	5160-022-025	CW	Medium Residential
331 N. Boylston	5160-022-039		
401 N. Boylston Street			
403 N. Boylston Street	5160-022-028		
405 N. Boylston Street			
407, 409 N. Boylston Street	5160-022-029		
411, 411 ½ Boylston Street	5160-022-030		

Source: Zone Information & Map Access System (ZIMAS): <http://zimas.lacity.org>, August 18, 2014.

Description of Surrounding Area

Existing land uses surrounding the Project site include a mix of single-family and multi-family residential land uses to the south, west, and north. The Edward R. Roybal Learning Center, the Halldale Avenue Elementary School, and associated play fields are located to the east and southeast of the Project site. The play fields are located down an approximately 20-foot slope, and the closest school building is approximately 762 feet from the eastern edge of the Project site. The Visa Hermosa Natural Park is located 0.4 mile to the southwest of the site. Commercial land uses are located along Temple Street to the north, along with the Hollywood Freeway. The surrounding area is urban in character, being located

immediately west of Downtown Los Angeles and the 110 Freeway and south of the Hollywood Freeway. Views of the areas surrounding the Project site are shown on Figure II-4.

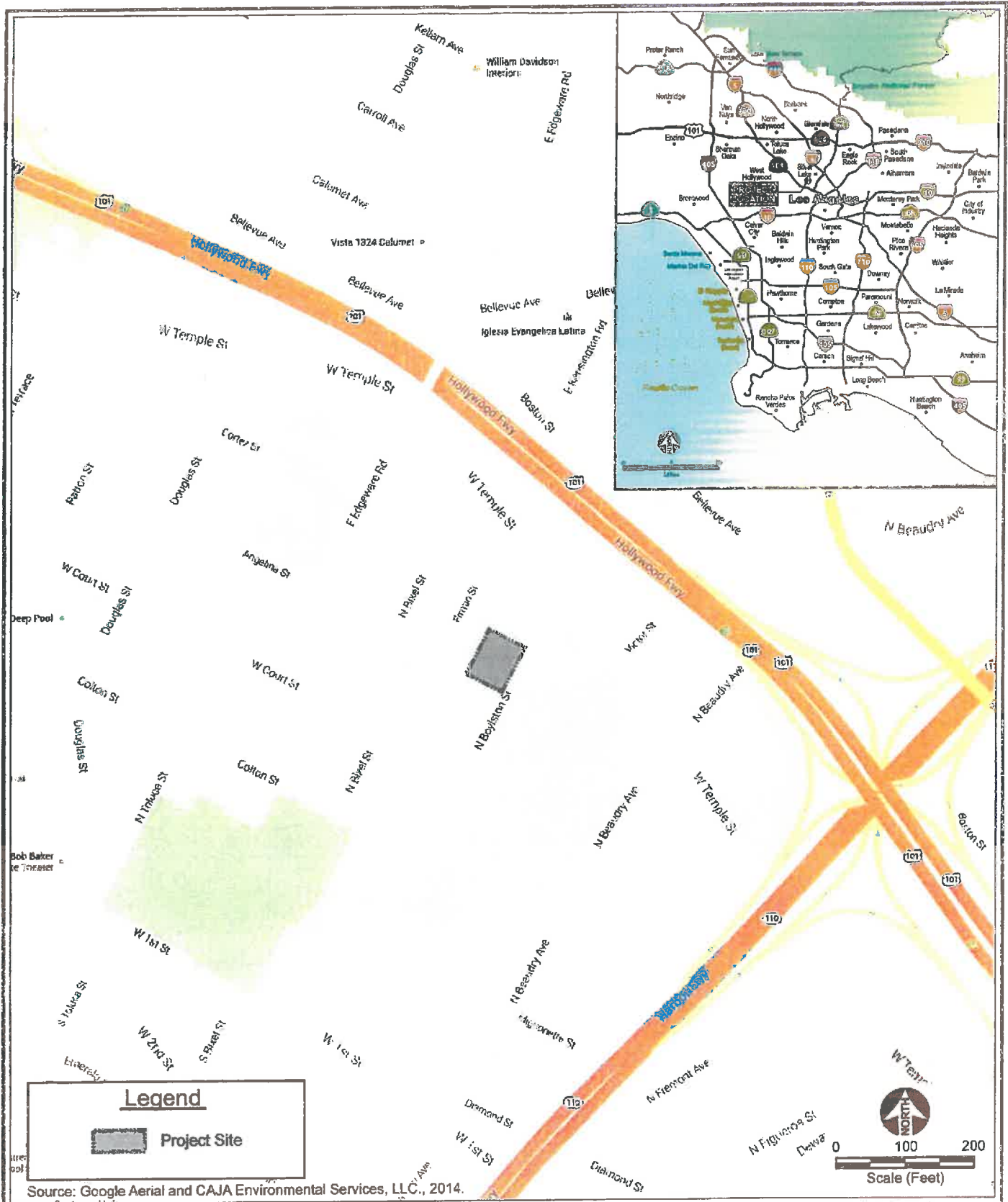


Figure II-1
Regional and Local Vicinity Map





View 1: View of the Project site toward the north from Boylston Street. The arrow indicates the Project site's frontage on Boylston Street.



View 2: View of the Project site from Boylston Street toward the southeast. The arrow indicates the Project site's frontage on Boylston Street.



VIEW LOCATION MAP

-  Photo Location
-  Project Site



View 1: View of land uses to the south of the Project site.



View 2: View toward the southeast of the land uses near the Project site.



View 3: View of the land uses to the north of the Project site.



VIEW LOCATION MAP

-  Photo Location
-  Project Site

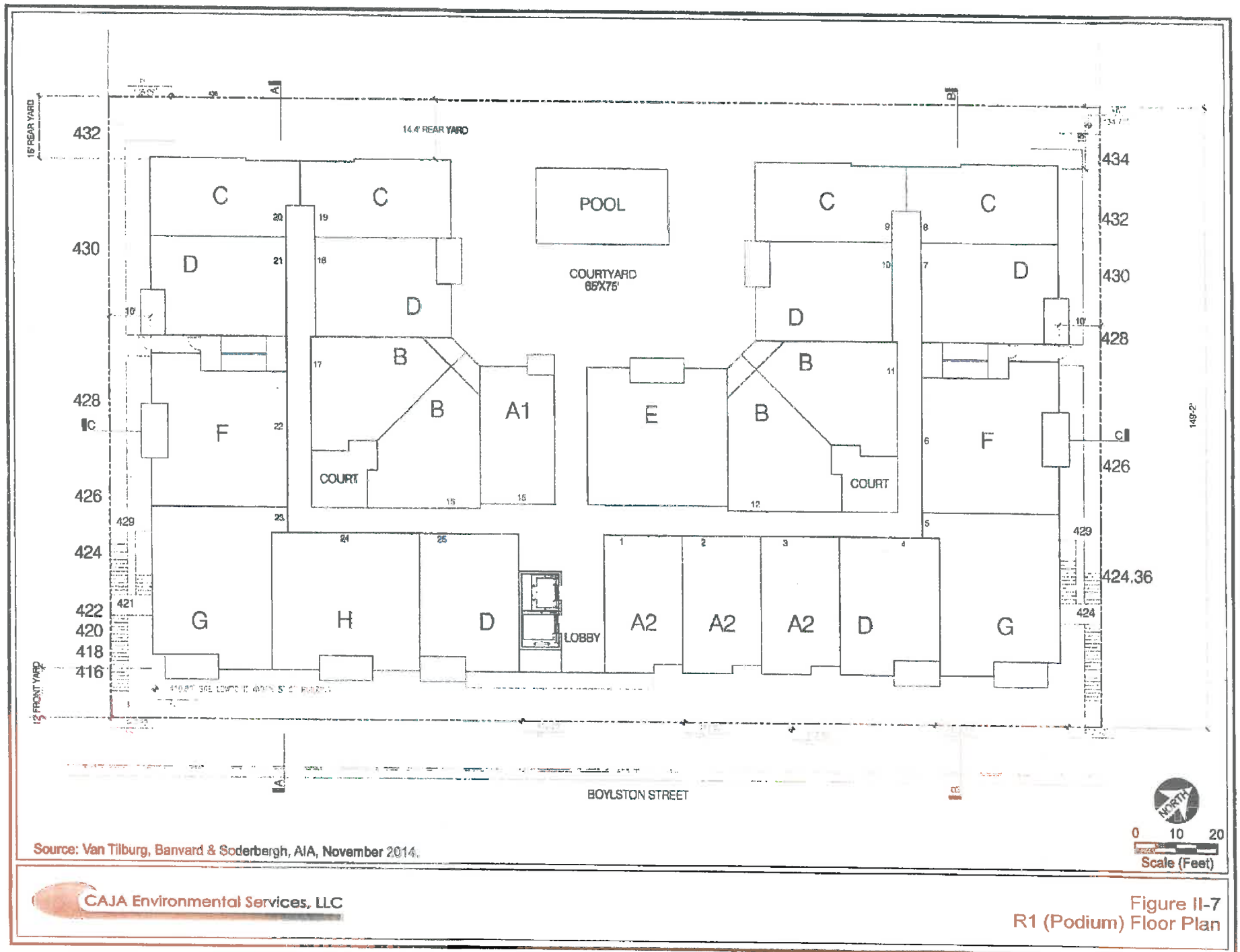
Land Use Designation & Zoning

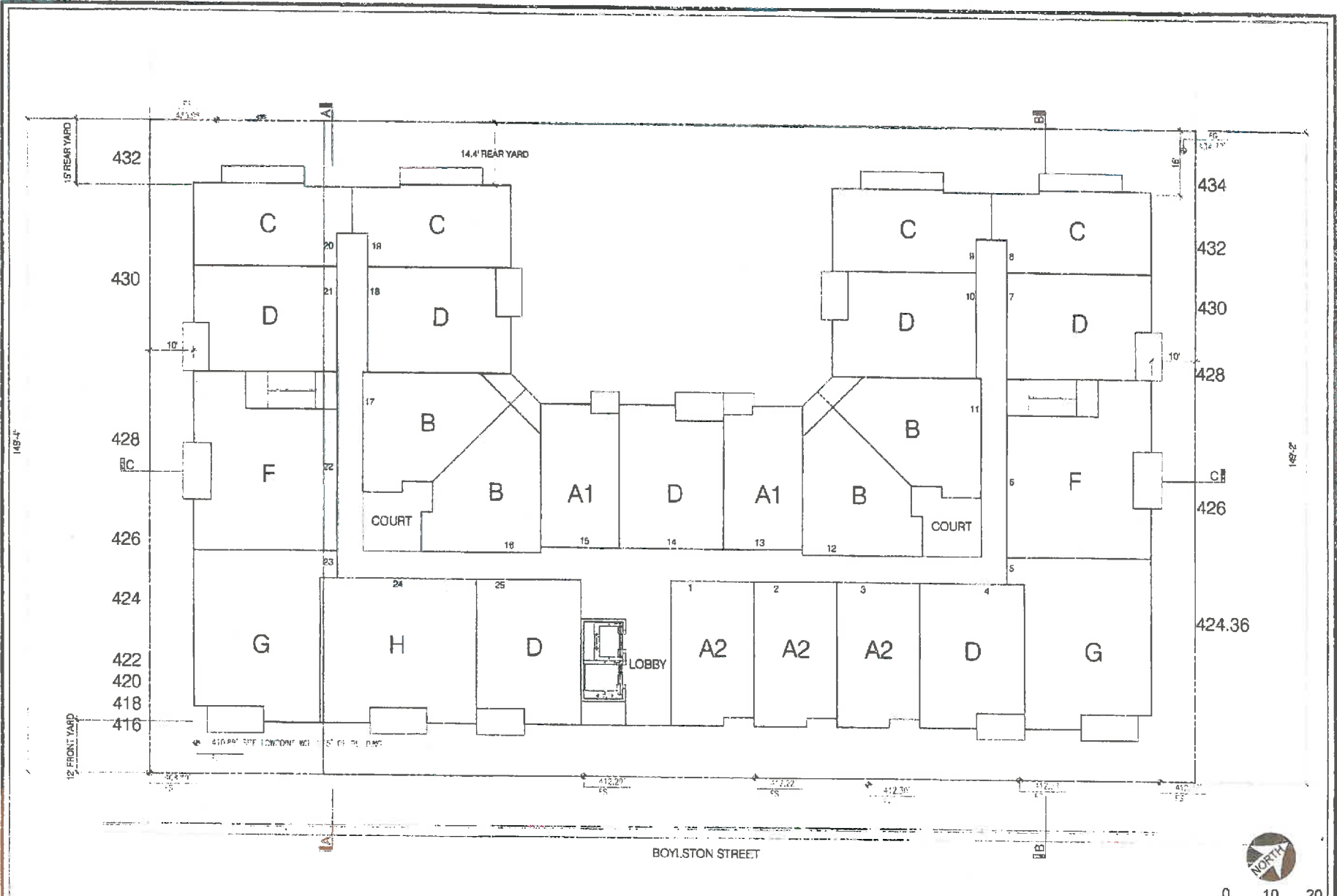
As shown on Table II-1, the Project site is zoned CW (Central City West Specific Plan Zone), with a Special Land Use/Zoning of R4(CW)-75/3-O, which permits uses consistent with the R4 Zone, a maximum building height of 87 feet, and a maximum floor area ratio (FAR) of 3:1. The applicant has requested an increase in the FAR to 3.95:1 through a Density Bonus on-menu incentive. The Project site is designated for Medium Residential land uses by the Westlake Community Plan. The Project site is within the Central City West Specific Plan and a designated Los Angeles State Enterprise Zone. The existing land use designation and zoning for the Project site are shown on Figures II-5 and II-6.

PROJECT CHARACTERISTICS

The Project includes demolition and removal of the existing 10 residential structures (with a total of 15 units) at the Project site and development of the site with an approximately 111,704-square-foot residential building with approximately 121 units, including 19 studio units, 78 one-bedroom units, and 24 two-bedroom units (refer to Figures II-7 through II-33). The proposed residential building would include six stories over two levels of parking. The height of the building would reach approximately 87 feet in height. Approximately 145 vehicle parking spaces and 133 bicycle parking spaces would be provided in the two parking levels, accessed from two driveways on Boylston Street (refer to Table II-2). The Project also includes approximately 2,850 square feet of private open space and approximately 12,753 square feet of common open space (refer to Table II-3). Pursuant to the Density Bonus Ordinance, the Project would use three on-menu incentives to reduce yards and increase the FAR.

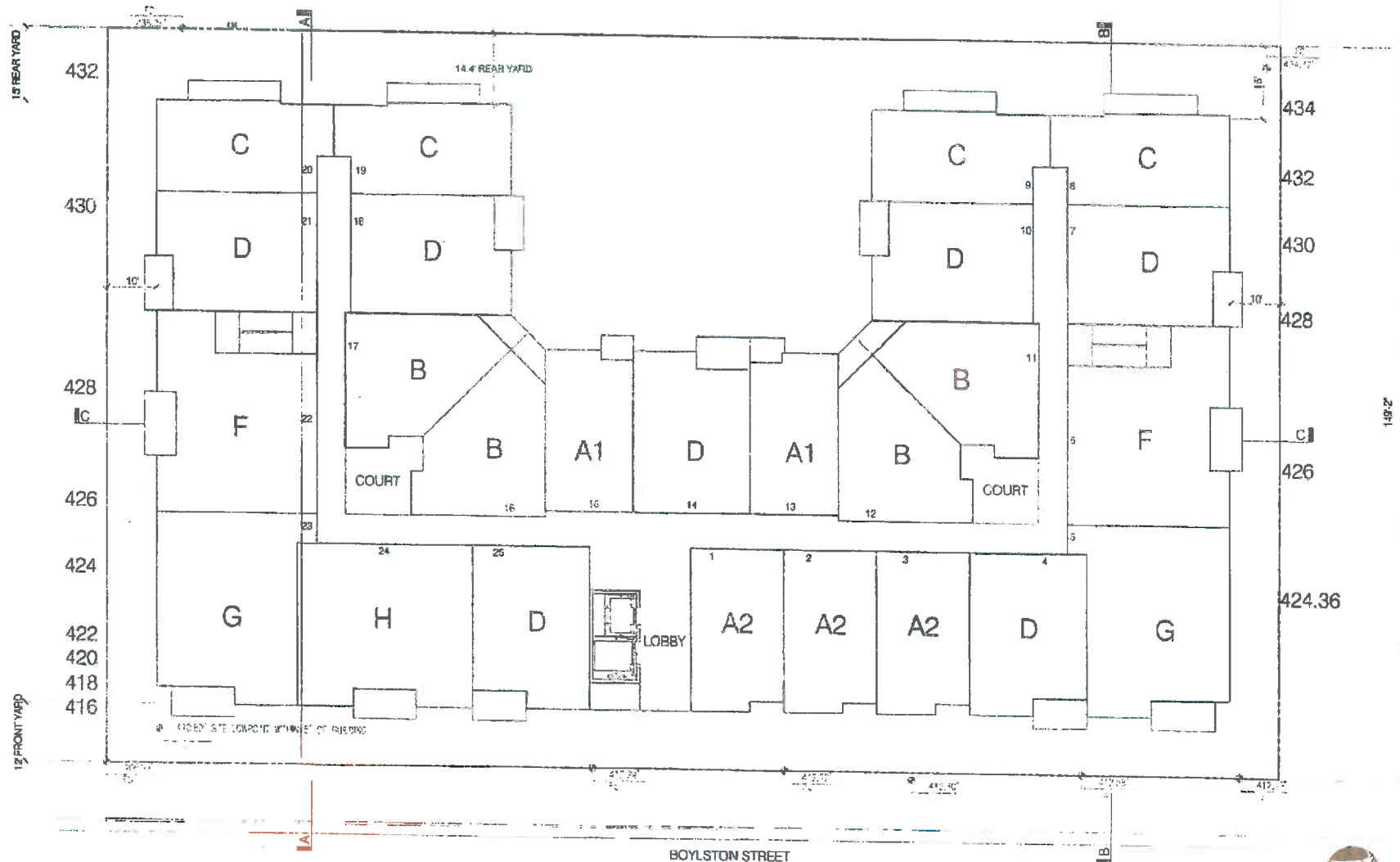






Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

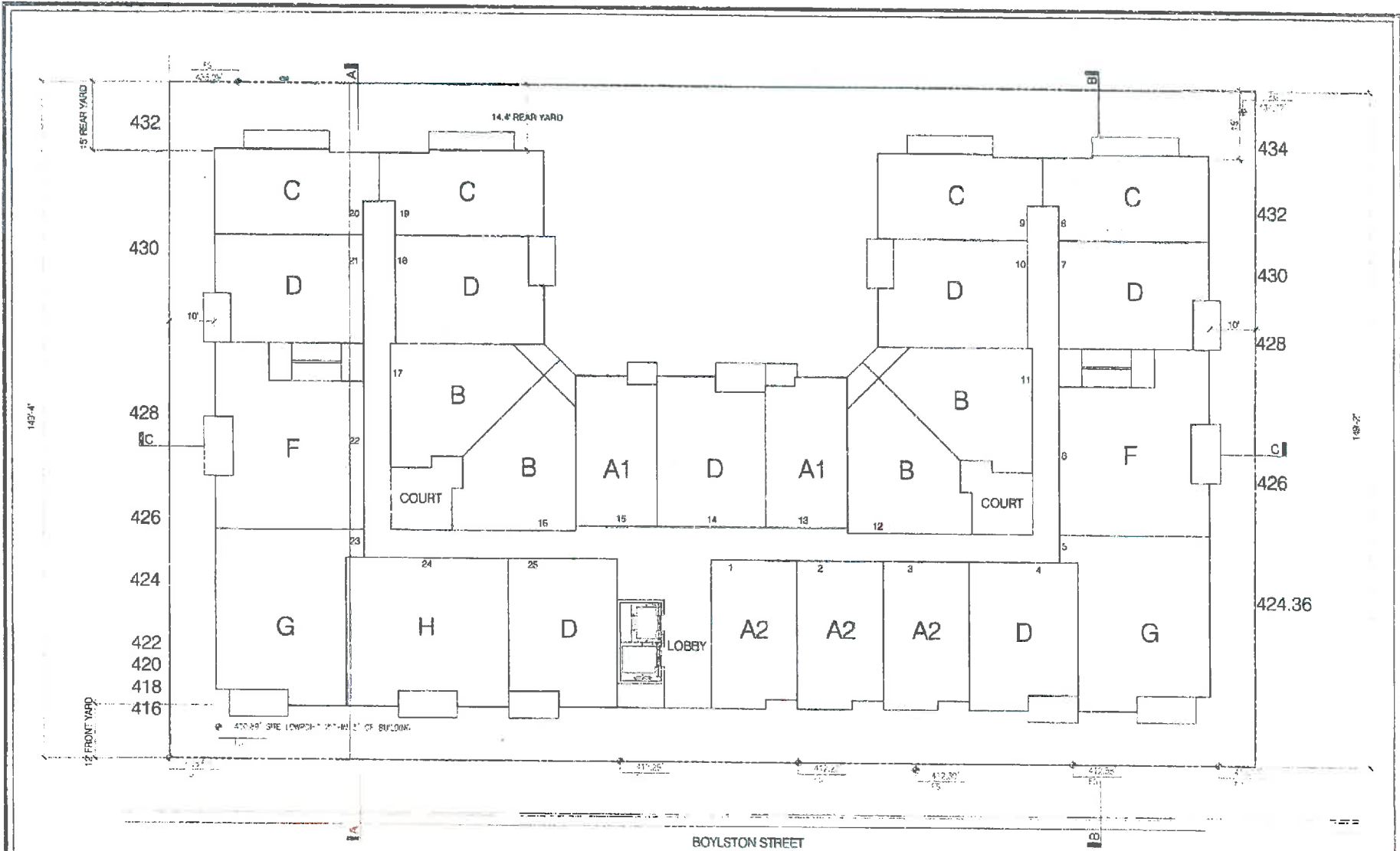
Figure II-8
R2 Second Floor Plan



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Figure II-9
R3 Third Floor Plan



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

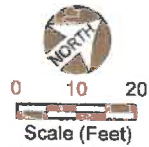
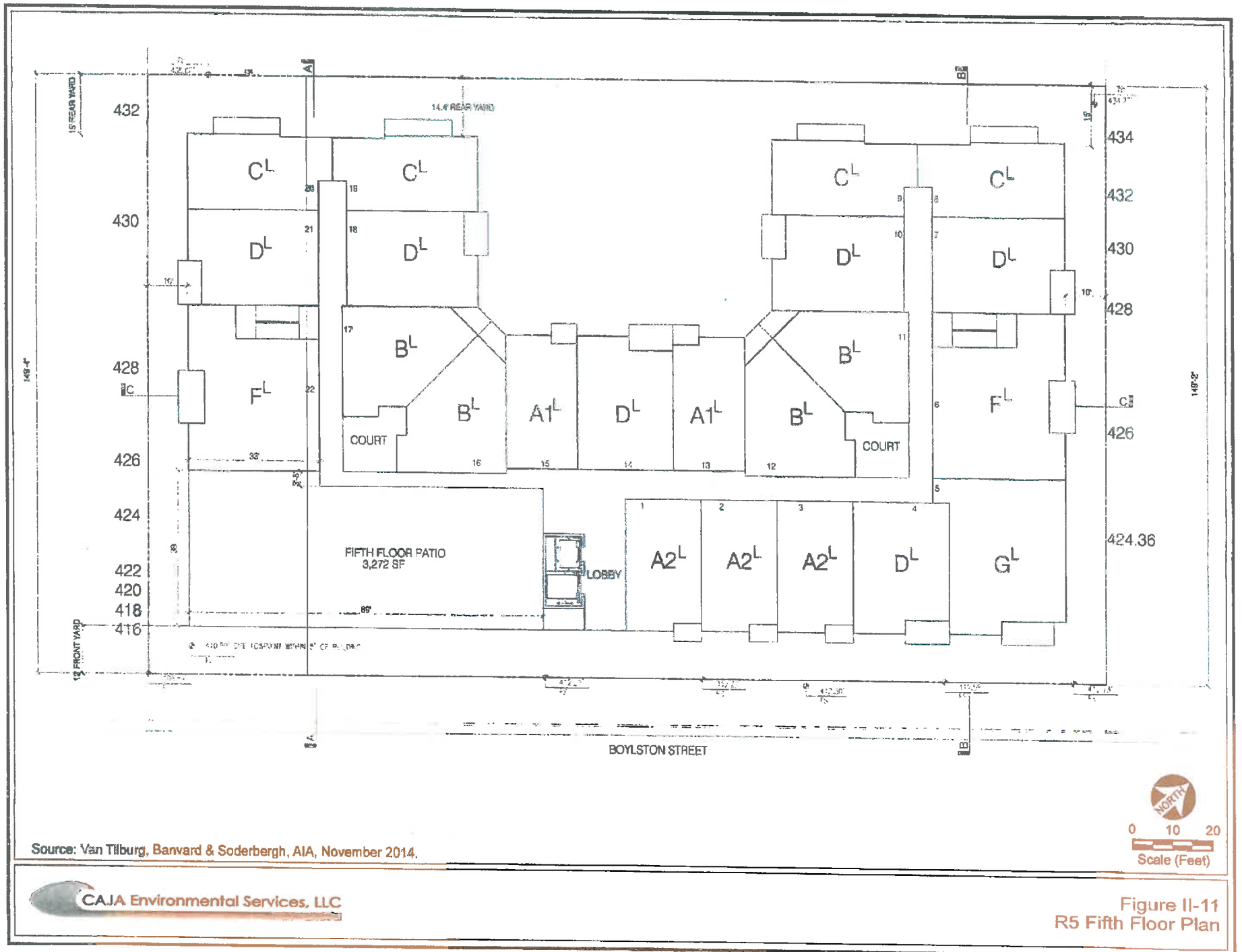


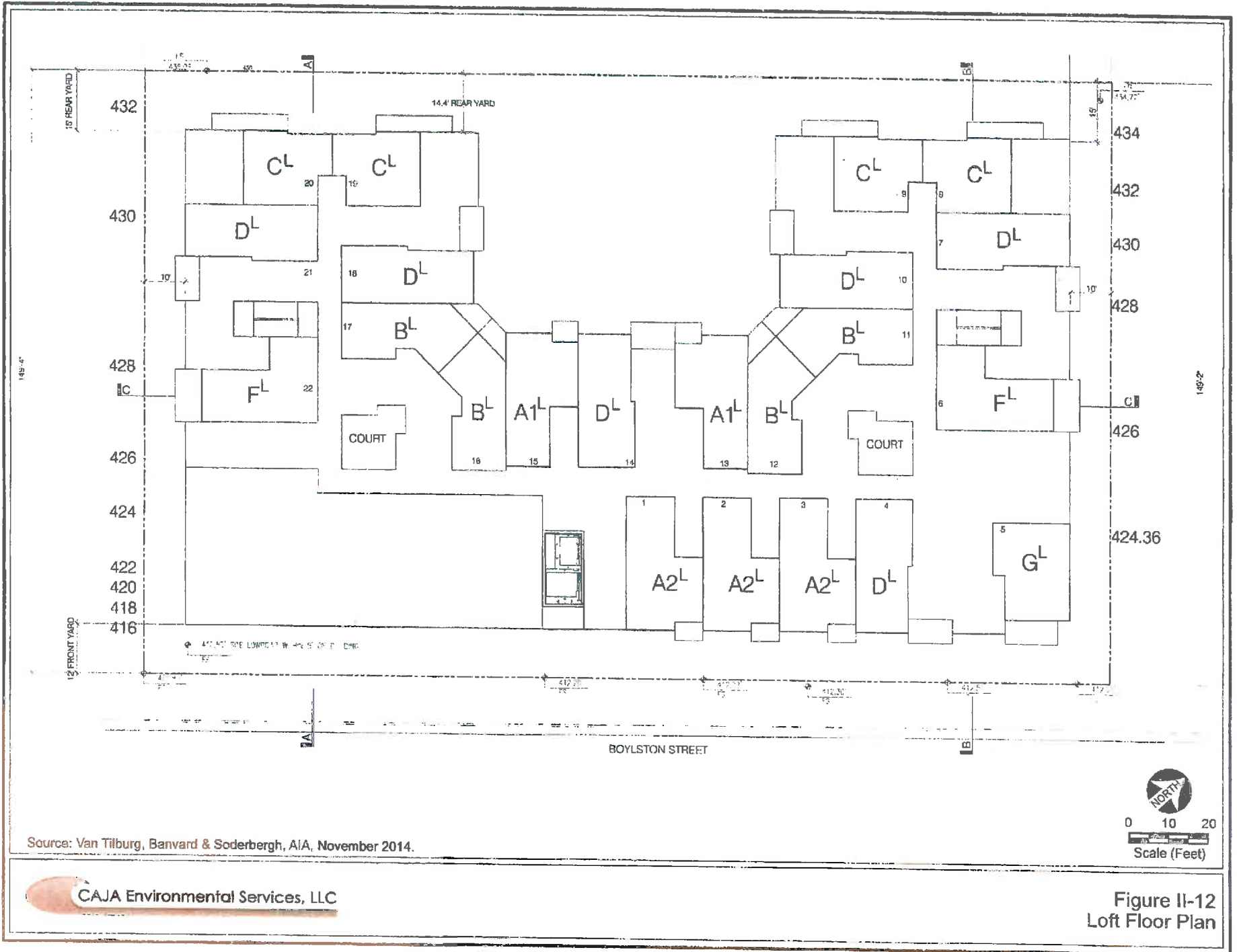
Figure II-10
R4 Fourth Floor Plan



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

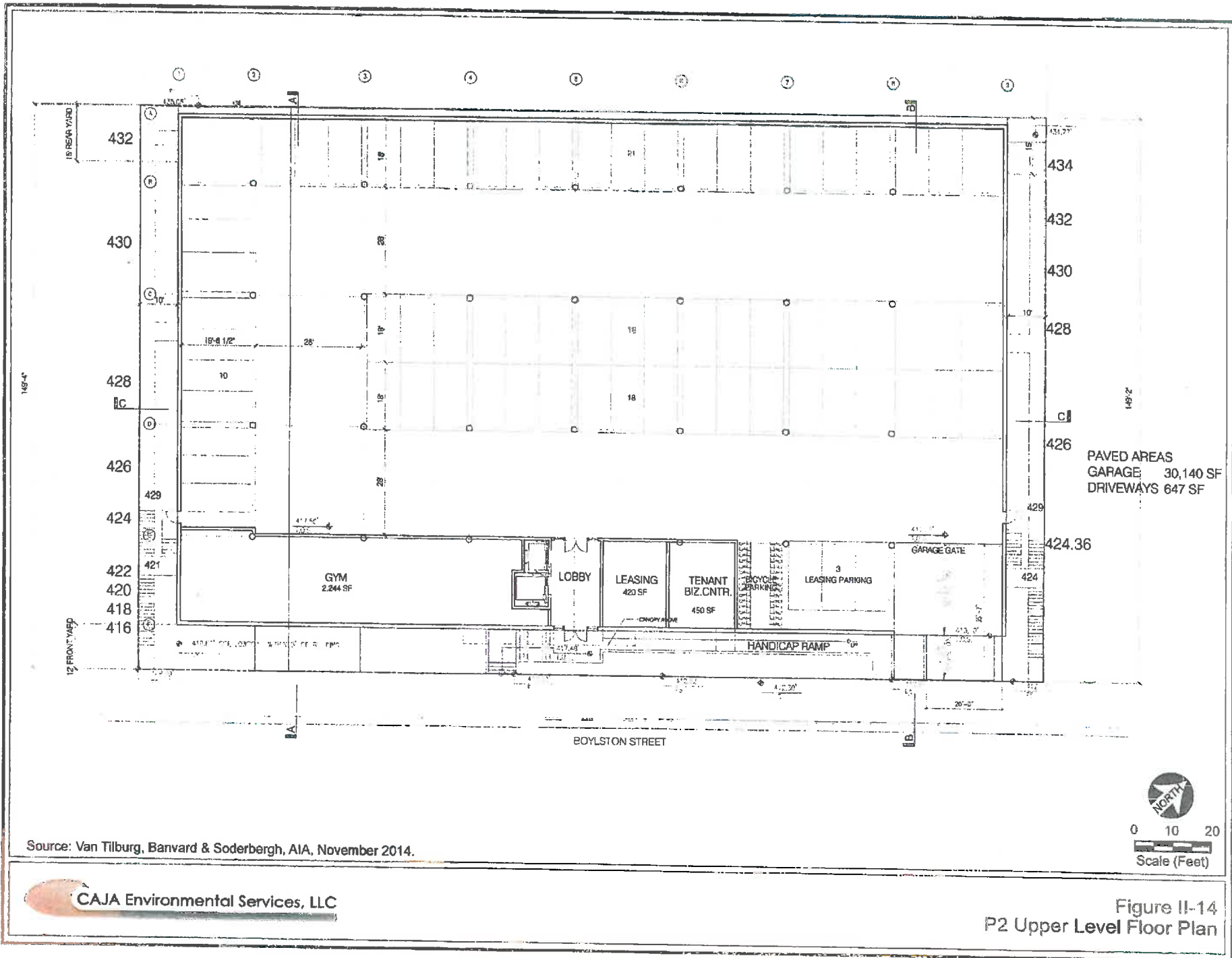


Figure II-11
R5 Fifth Floor Plan



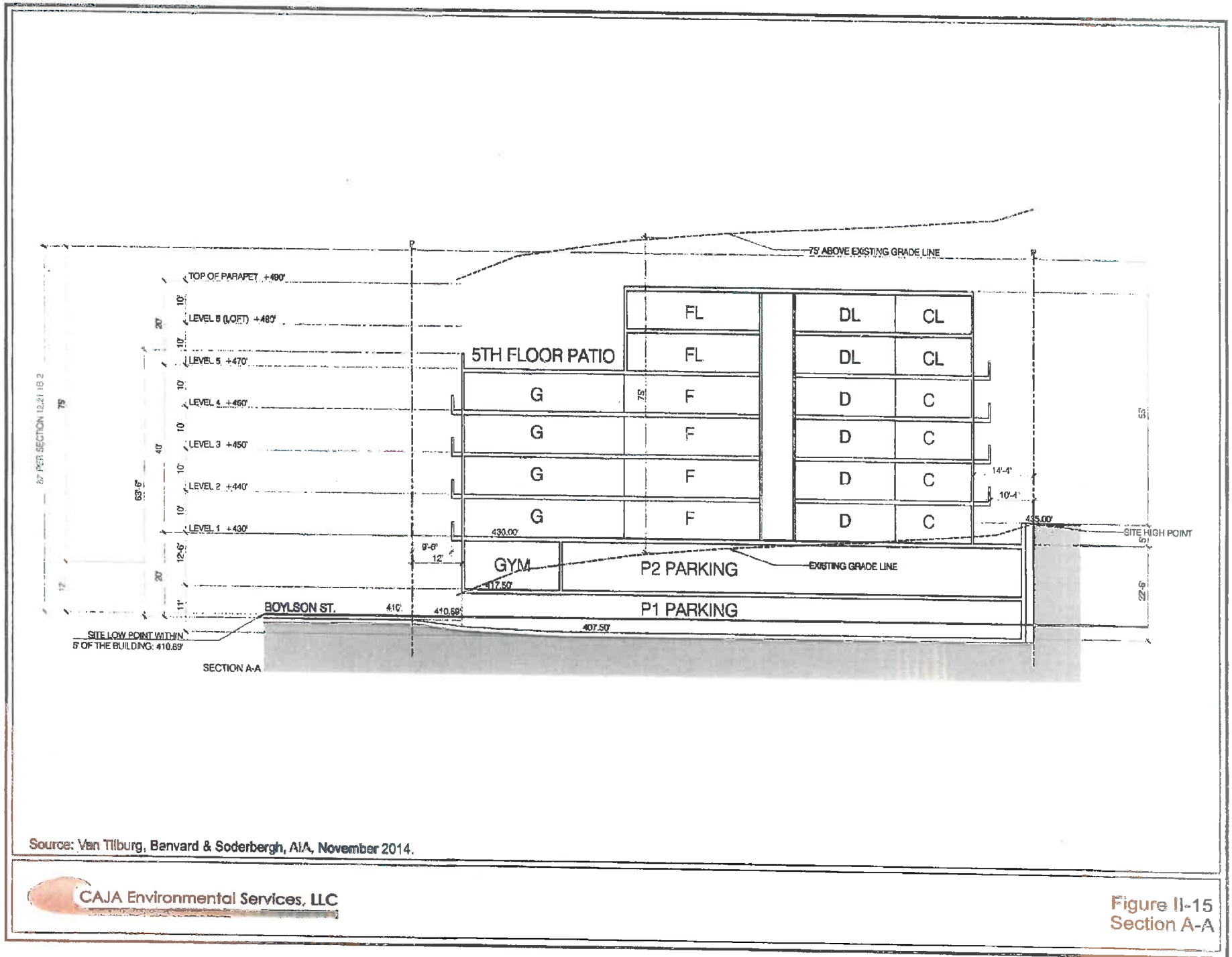
Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

Figure II-12
Loft Floor Plan

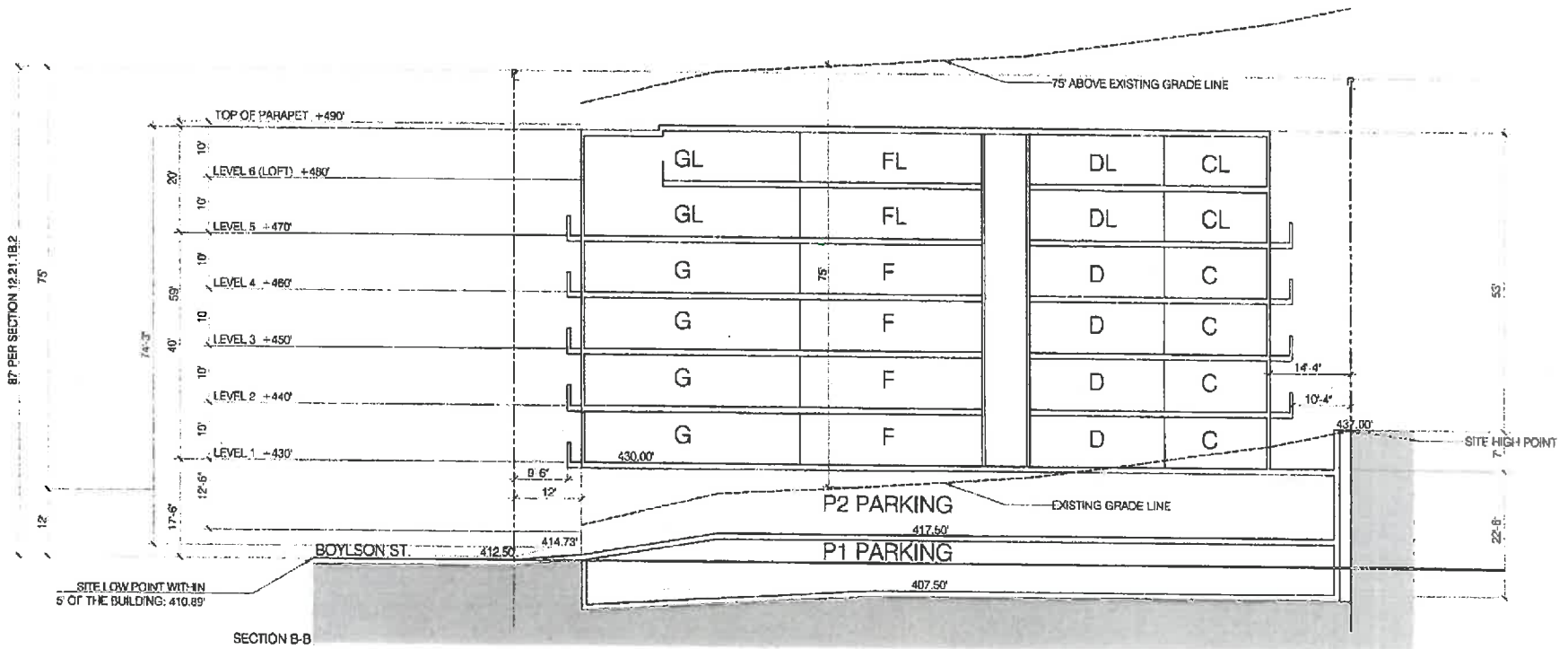


Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

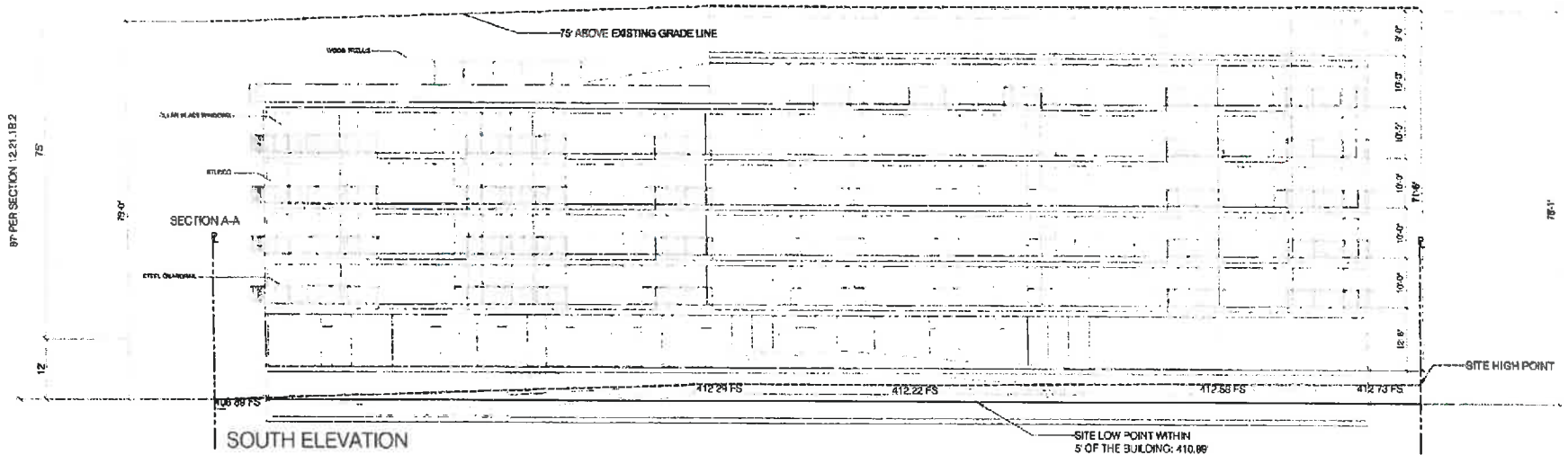
Figure II-14
P2 Upper Level Floor Plan



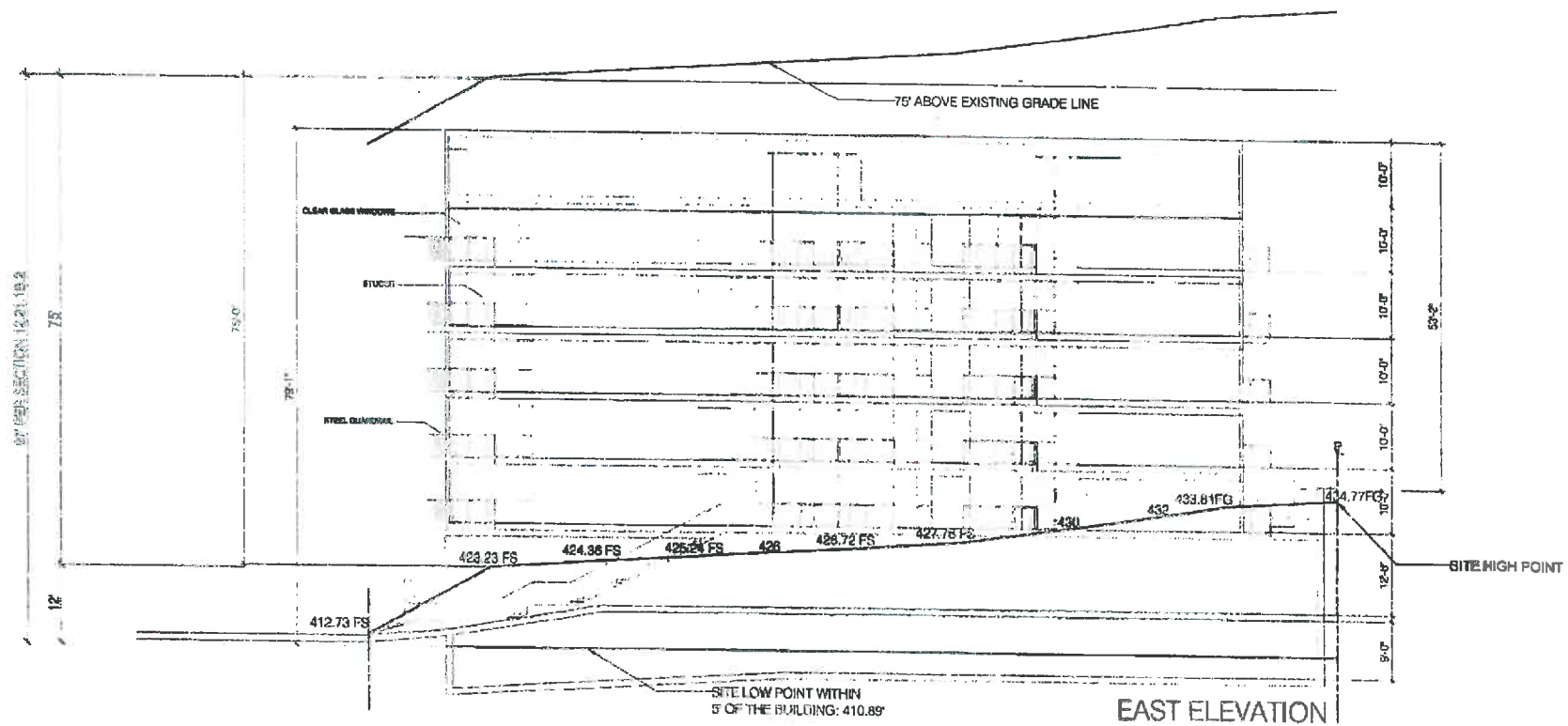
Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



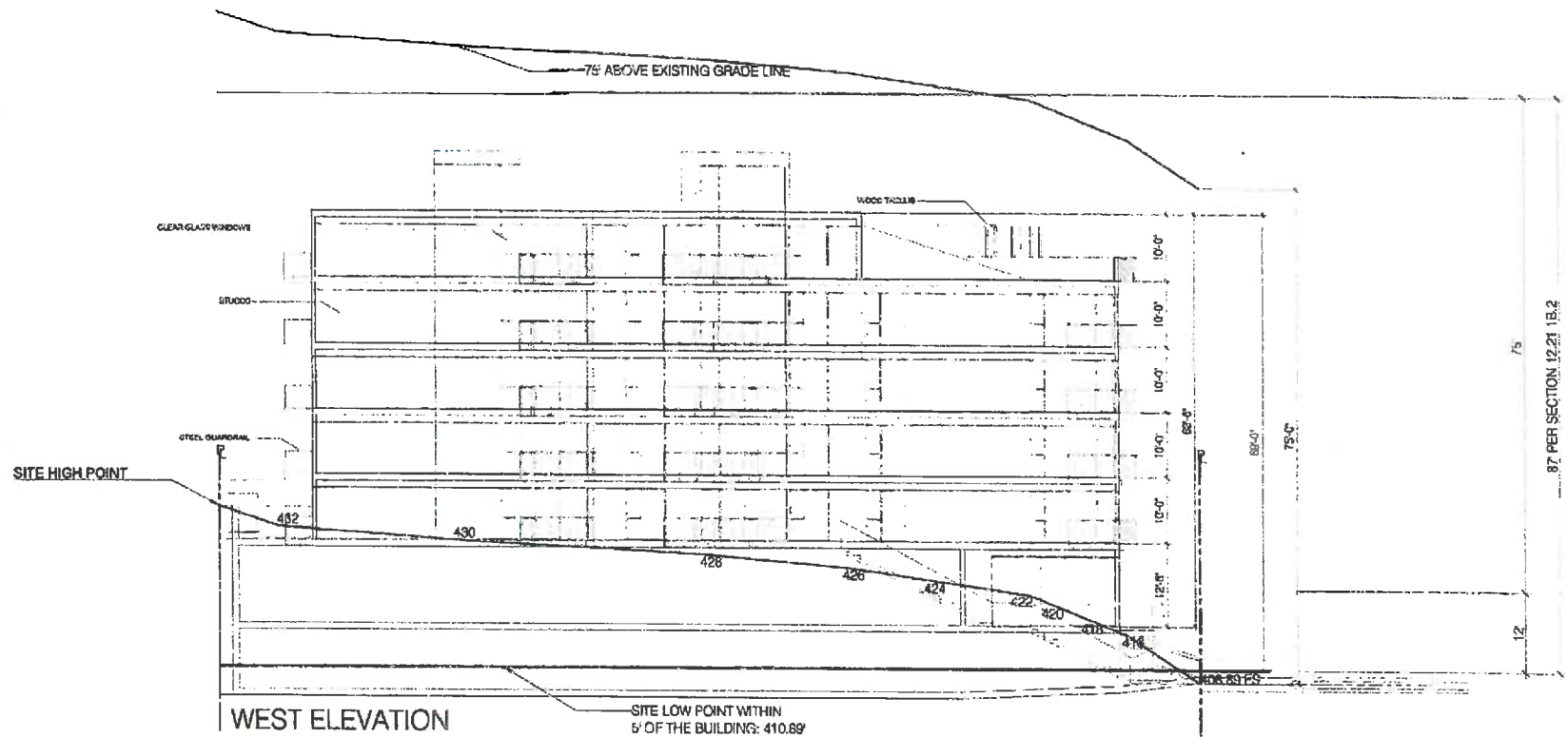
Source: Van Tilburg, Barvard & Sodarbergh, AIA, November 2014.



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Figure II-19
East Elevation



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Figure II-22
Project Rendering A



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Figure 11-23
Project Rendering B



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



CAJA Environmental Services, LLC

Figure II-24
Project Rendering C



Source: Van Tilburg, Barvard & Soderbergh, AIA, November 2014.



Figure II-25
Project Rendering D



Source: Van Tilburg, Barvard & Soderbergh, AIA, November 2014.



Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

CAJA Environmental Services, LLC

Figure II-27
Project Rendering F



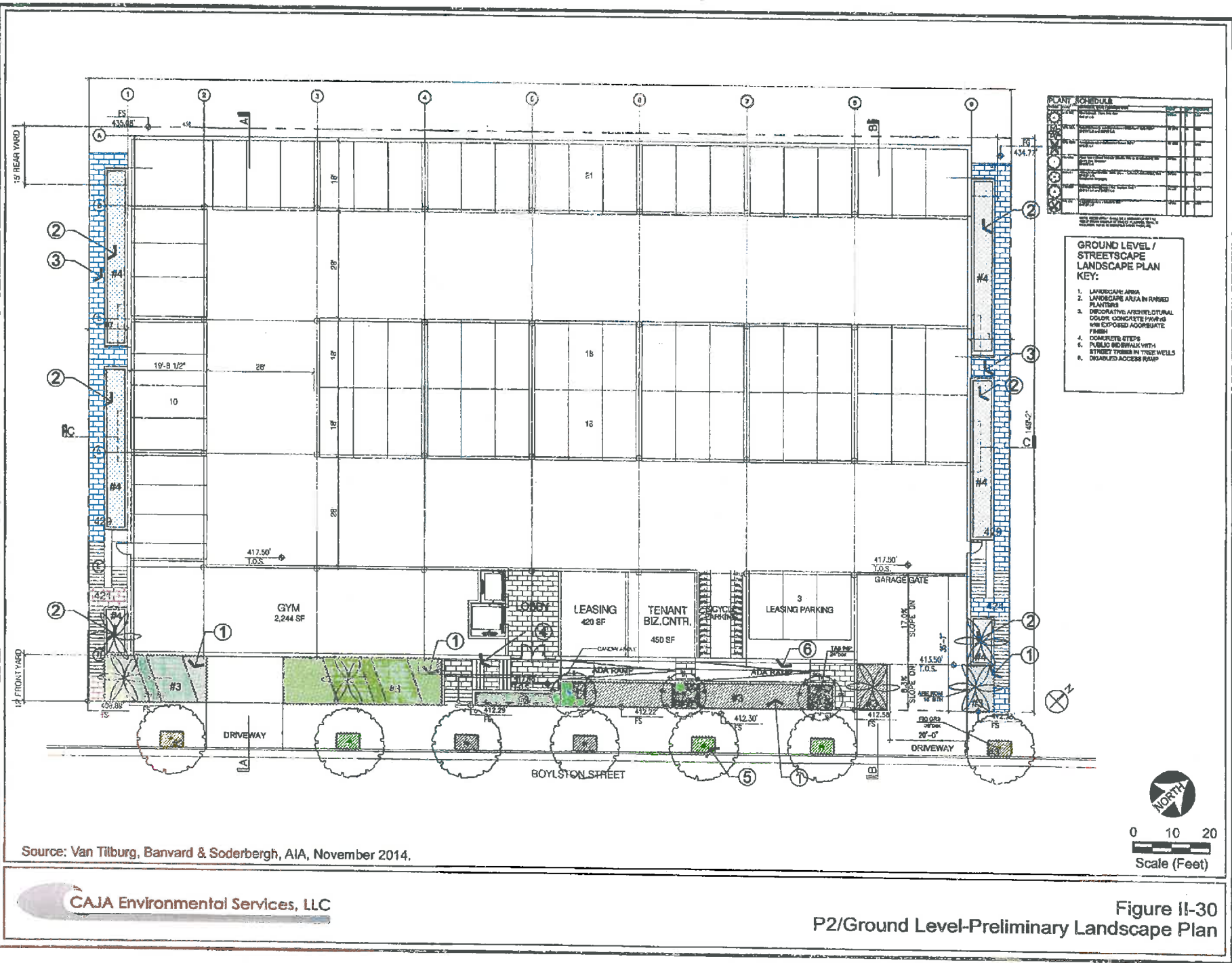
Source: Van Tilburg, Barward & Soderbergh, AIA, November 2014.

CAJA Environmental Services, LLC

Figure II-28
Project Rendering G



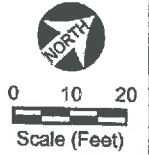
Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

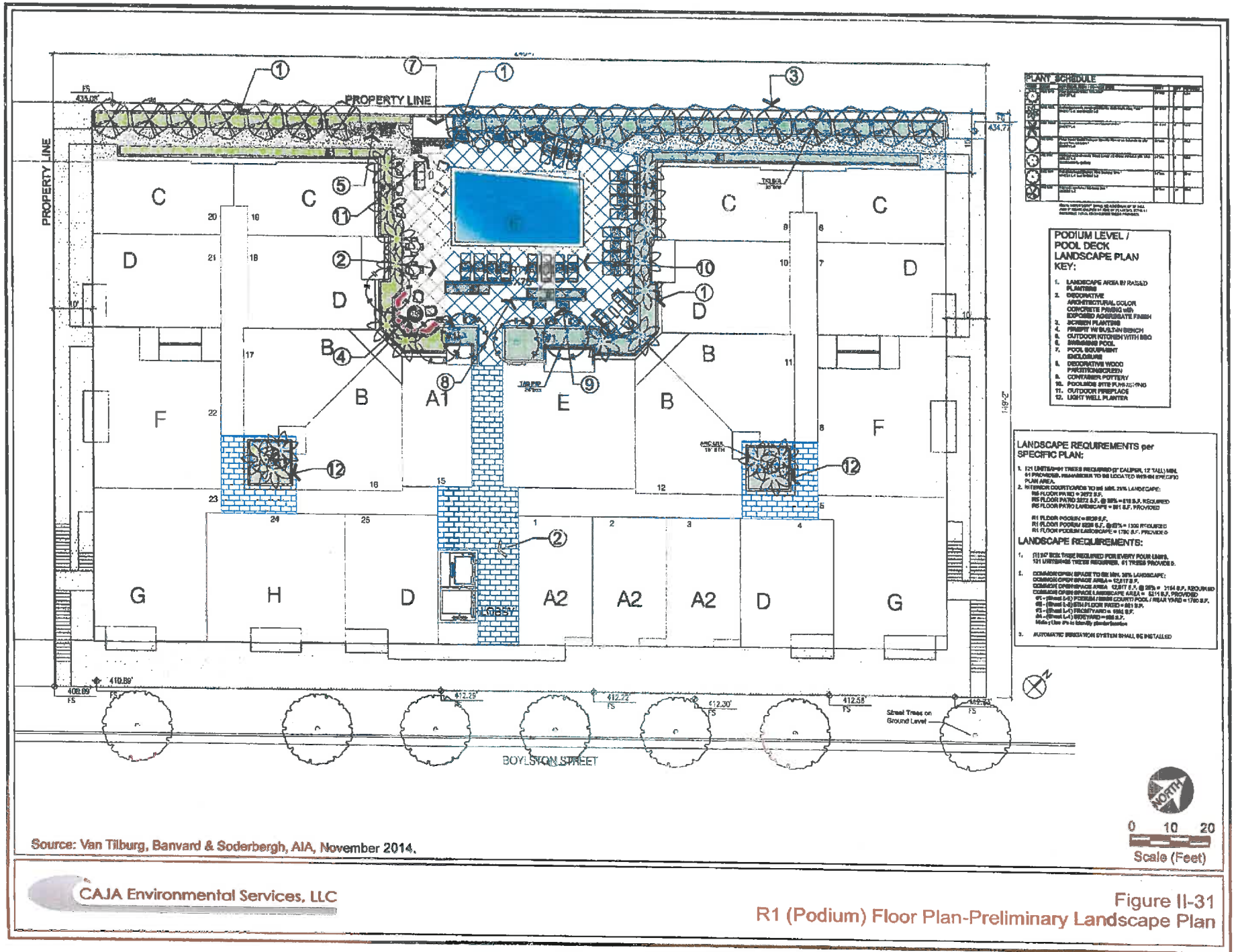


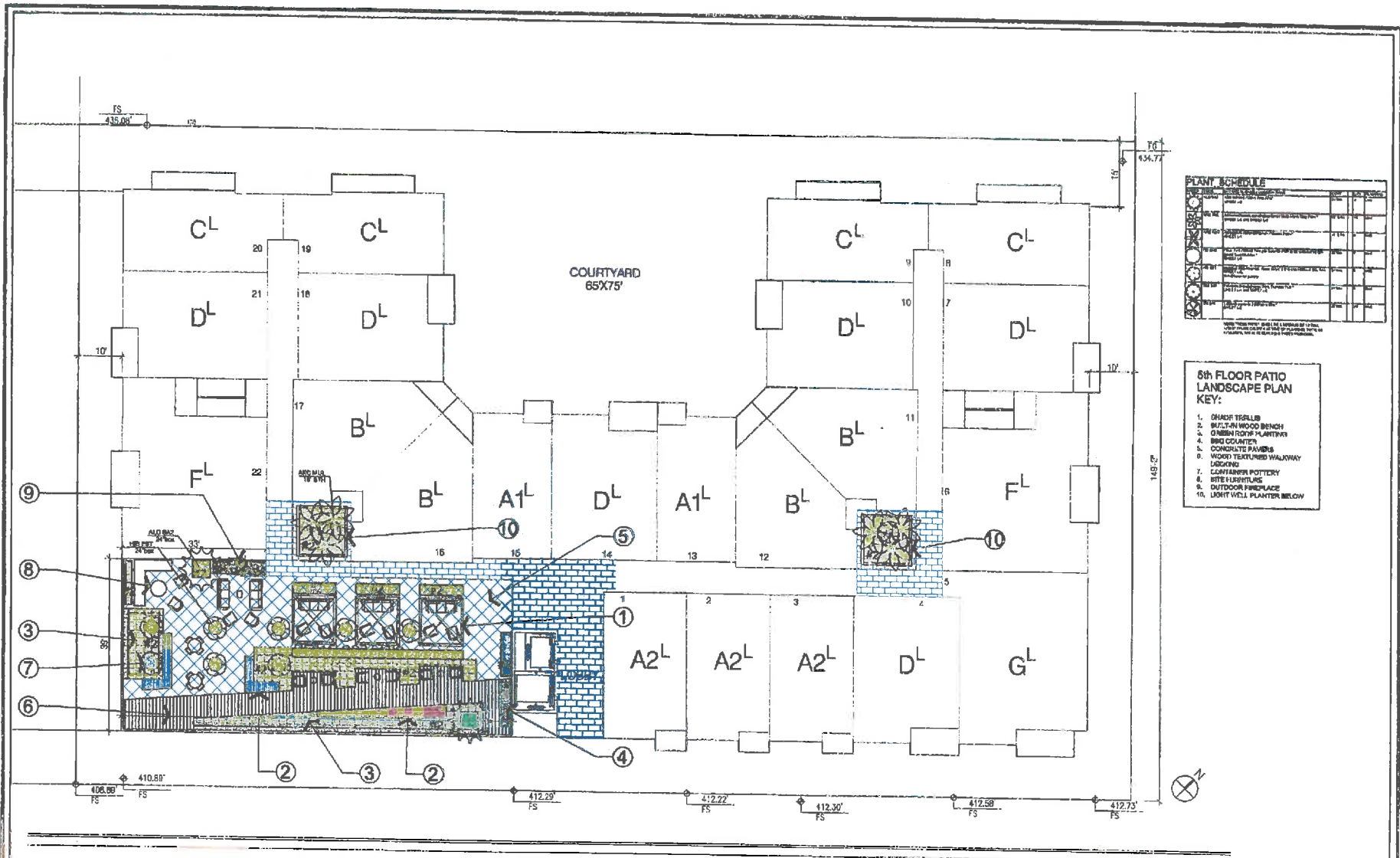
Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.



Figure II-30
P2/Ground Level-Preliminary Landscape Plan







PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	SHADE TRELLIS	1	
2	(Symbol)	BUILT-IN WOOD BENCH	1	
3	(Symbol)	ONION TOP PLANTING	1	
4	(Symbol)	BIRD COUNTER	1	
5	(Symbol)	CONCRETE PAVING	1	
6	(Symbol)	WOOD TRELLISED WALKWAY	1	
7	(Symbol)	LOCKING	1	
8	(Symbol)	CONTAINER POTTERY	1	
9	(Symbol)	SITE LIGHTING	1	
10	(Symbol)	OUTDOOR FIREPLACE	1	
11	(Symbol)	LIGHT WELL PLANTER BELOW	1	

- 5th FLOOR PATIO LANDSCAPE PLAN KEY:**
1. SHADE TRELLIS
 2. BUILT-IN WOOD BENCH
 3. ONION TOP PLANTING
 4. BIRD COUNTER
 5. CONCRETE PAVING
 6. WOOD TRELLISED WALKWAY
 7. LOCKING
 8. CONTAINER POTTERY
 9. SITE LIGHTING
 10. OUTDOOR FIREPLACE
 11. LIGHT WELL PLANTER BELOW

BOYLSTON STREET

Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

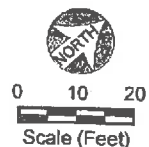


Figure II-32
R5 Floor Patio Plan-Preliminary Landscape Plan

TREES



Aloe bainesii



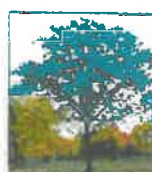
Archontophoenix - Multi cunninghamiana



Araucarium robinsonianum



Brachycten populneum



Gleditsia bicaricata Inermis 'Moraine'



Hibiscus rosa-sinensis 'Rosa Ealey'



Jacaranda mimosifolia



Tabebuia impetiginosa



Tristania conferta



Washingtonia robusta

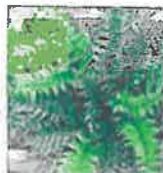
SHRUBS, GROUND COVER AND VINES



Agapanthus s. 'Peter Pan'



Chondropetalum elephantinum



Cytisium falcatum



Dianella revoluta 'Little Rev'



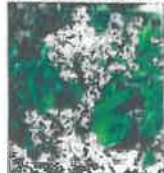
Diates vegeta



Echeveria x 'Blue Curl'



Hemerocallis x 'Yellow'



Ligularia lasiocarpa



Lirioden 'Viregata'



Lomandra longifolia 'Breeze'



Nandina domestica



Nephtolepis cordifolia



Ocularia deltoidea



Philodendron x 'Xanadu'



Phormium tenax



Pittosporum l. 'Wheeler's Dwarf'



Prunus caroliniana



Rosa 'Iceberg'



Sarcocolla bifasciata



Streptocarpus reginae

PLANT SCHEDULE

TREES	QTY	REMARKS	
Aloe bainesii / Giant Tree Aloe	20'x20'	Low	
Archontophoenix cunninghamiana / Multi-Trunk King Palm	16' BTH	Med	
Araucarium robinsonianum / Queen Palm	16' BTH	Med	
Brachycten populneum / Bottle Tree	36'x36'	Low	
Gleditsia bicaricata Inermis 'Moraine' / Moraine Honeylocust	36'x36'	Med	
Hibiscus rosa-sinensis 'Rosa Ealey' / Chinese Hibiscus Shrub Tree	24'x36'	Med	
Jacaranda mimosifolia / Jacaranda, Multi	48'x36'	High	
Tabebuia impetiginosa / Pink Trumpet Tree	24'x36'	Med	
Tristania conferta / Brisbane Box	36'x36'	Med	
Washingtonia robusta / Mexican Fan Palm	20' BTH	Low	
SHRUBS	QTY	REMARKS	
Agapanthus s. 'Peter Pan' / Dwarf Blue Lily of the Nile	1 gal	Med	
Chondropetalum elephantinum / Large Deep Rust	6 gal	Low	
Cytisium falcatum / Holly Fern	6 gal	Med	
Dianella revoluta 'Little Rev' / Little Rev Rex Lily	6 gal	Low	
Diates vegeta / African Iris	6 gal	Low	
Echeveria x 'Giant Blue Curl' / Giant Blue Curl Echeveria	6 gal	Low	
Hemerocallis x 'Yellow' / Daylily	1 gal	Med	
Ligularia lasiocarpa / Texas Phlox	15 gal	Low	
Lirioden 'Viregata' / Variegated Lily Turf	6 gal	Med	
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal	Low	
Nandina domestica / Heavenly Bamboo	6 gal	Low	
Nephtolepis cordifolia / Southern Sword Fern	5 gal	Med	
Ocularia deltoidea / Pink Iceplant	1 gal	Med	
Philodendron x 'Xanadu' / Philodendron	15 gal	Med	
Phormium tenax 'Firebird' / Fire Bird Flax	5 gal	Low	
Phormium tenax 'Sea Jade' / New Zealand Flax	5 gal	Low	
Pittosporum l. 'Wheeler's Dwarf' / Wheeler's Dwarf Mock Orange	3 gal	Low	
Prunus caroliniana 'Bright N Tight' / Carolina Laurel	15 gal	Med	
Rosa 'Iceberg' / Iceberg Rose	6 gal	Med	
Sarcocolla bifasciata / Mother-in-Law's Tongue	6 gal	Low	
Streptocarpus reginae / Bird Of Paradise	15 gal	Med	
VINE SPALIER	QTY	REMARKS	
Ocularia deltoidea / Blood Red Trumpet Vine	18 gal	Med	
Flou pumila / Creeping Fig	6 gal	Med	
Hibiscus rosa-sinensis / Chinese Gold Vine	15 gal	Med	
Trachelospermum jasminoides / Star Jasmine	15 gal	Med	
GROUND COVERS	QTY	SPACING	REMARKS
Campylopusis poschanyana / Siberian Bellflower	1 gal	12" o.c.	Med
Fragaria chiloensis / Beach Strawberry	1 gal	12" o.c.	Med
Sedum brevifolium / Green Stonecrop	4'x4'	6" o.c.	Low
Thymus herba-barona / Caraway Thyme	4'x4'	6" o.c.	Med
Turf Sod / Marathon II	1 sod		High
MULCH	QTY	SPACING	REMARKS
Coated Gravel (3" deep over filter fabric, per detail) / 1/2" grey	mulch		
Pebble Mulch (3" deep over filter fabric, per detail) / Gravel	mulch		

Source: Van Tilburg, Banvard & Soderbergh, AIA, November 2014.

**Table II-2
Project Parking**

Dwelling Units	LAMC Parking Requirement	Project Parking
19 Studio	1.0 space/unit	19 spaces
78 1-Bedroom	1.0 space/unit	78 spaces
24 2-Bedroom	2.0 space/unit	48 spaces
Total Vehicle Parking		145 spaces
Bicycle Parking		133 spaces
<i>LAMC = Los Angeles Municipal Code</i>		
<i>Source: Van Tilburg, Banvard & Soderbergh, AIA, 2014</i>		

**Table II-3
Project Open Space**

Project Open Space Area	Size (square feet)
Main Court	4,572
Other Rear Yard	800
Portion Front Yard	1,415
5th Floor Patio	3,272
Gym + Business Center	2,694
<i>Common Open Space Total</i>	<i>12,753</i>
<i>Plus Private Open Space</i>	<i>2,850</i>
Total	15,603
<i>Open Space Required</i>	<i>12,800</i>
<i>sf = square feet</i>	
<i>Source: Van Tilburg, Banvard & Soderbergh, AIA, 2014</i>	

RELATED PROJECTS

Section 15130 of the *CEQA Guidelines* states that an environmental impact report (EIR) must consider the significant environmental effects of a Project as well as “cumulative impacts.” A cumulative impact is defined as an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts (*CEQA Guidelines* Section 15355). As stated in the *CEQA Guidelines* Section 15130(a)[1], the cumulative impacts discussion in an EIR need not discuss impacts that do not result in part from the project evaluated in the EIR.

All projects that are proposed (i.e., with pending applications), recently approved, under construction, or otherwise reasonably foreseeable that could produce a cumulative impact on the local environment when considered in conjunction with a Project are required to be evaluated in an EIR. These projects can include, if necessary, projects outside of the control of the lead agency. If a concise list of related projects is not available, cumulative impacts may be analyzed using the regional or area-wide growth projections contained in an adopted or certified general plan or related planning document.

In this Initial Study/Mitigated Negative Declaration (IS/MND), cumulative impact analyses are provided for each environmental issue discussed in Section IV (Environmental Impact Analysis), and can be found in each respective subsection (e.g., Air Quality, Transportation/Traffic, etc.) in Section IV. Table II-4 lists 65 reasonably foreseeable related projects within the Project area that were considered in the cumulative impact analyses. In addition to these related projects, some of the cumulative analyses in this MND (such as in Section IV, 16 [Transportation/Traffic]) consider a regional growth factor.

**Table II-4
Related Projects**

Map No.	Land Use/Description	Size	Units	Address
1	<u>Mixed Use</u> Condominiums (High-Rise) Supermarket	420 38,500	units sq. ft.	848 S. Grand Avenue
2.	Apartments	157	units	1430 W. Beverly Boulevard
3.	<u>Mixed-Use</u> Retail Condominiums	12,000 330	sq. ft. units	250 S. Hill Street
4.	Office (Medical)	56,450	sq. ft.	1245 W. Wilshire Boulevard
5.	<u>Mixed-Use</u> Condominiums Hospital Retail	800 56 15,000	units beds sq. ft.	2000 Stadium Way
6.	<u>Mixed-Use</u> Condominiums Retail Restaurant	65 7,775 7,775	units sq. ft. sq. ft.	2225 W. Sunset Boulevard
7.	<u>Mixed-Use</u> Hotel Office Retail/Restaurant	900 383,665 51,952	rooms sq. ft. sq. ft.	900 W. Wilshire Boulevard

**Table II-4
Related Projects**

Map No.	Land Use/Description	Size	Units	Address
8.	<u>Mixed-Use</u> Condominiums Retail Restaurant Cultural Center	223 25,000 15,000 7,000	units sq. ft. sq. ft. sq. ft.	900 N. Broadway
9.	Hall of Justice Reuse Project	456,900	sq. ft.	211 W. Temple Street
10.	<u>Mixed-Use</u> Apartments Retail	600 25,000	units sq. ft.	327 N. Fremont Avenue
11.	Bus Maintenance Facility	2	acres	454 E. Commercial Street
12.	<u>Mixed-Use</u> Condominiums Retail	210 9,000	units sq. ft.	215 W. 9th Street
13.	<u>Mixed-Use</u> Condominiums Retail	402 7,428	units sq. ft.	1027 W. Wilshire Boulevard
14.	<u>Mixed-Use</u> Condominiums Retail	300 3,400	units sq. ft.	225 S. Los Angeles Street
15.	<u>Mixed-Use</u> Apartments Restaurant	615 16,309	units sq. ft.	427 W. 5th Street
16.	Condominiums	300	units	
17.	<u>Mixed-Use</u> Condominiums Retail	247 10,675	units sq. ft.	745 S. Spring Street
18.	<u>Mixed-Use</u> Condominiums Hotel Retail Restaurant	225 200 30,000 32,000	units rooms sq. ft. sq. ft.	609 W. 8th Street
19.	MTA Bus Facility			920 N. Vignes Street
20.	<u>Mixed-Use</u> Apartments Retail	649 39,996	units sq. ft.	1102 W. 6th Street
21.	<u>Mixed-Use</u> Condominiums (High-Rise) Condominiums Retail	132 73 19,103	units units sq. ft.	1924 W. Temple Street
22.	Apartments	52	units	619 S. Westlake Avenue
23.	<u>Mixed-Use</u> Apartments Retail Restaurant	700 27,000 5,000	units sq. ft. sq. ft.	710 S. Grand Avenue
24.	<u>Mixed-Use</u> Apartments Retail	122 5,000	units sq. ft.	1435 W. 3rd Street
25.	<u>Mixed-Use</u> Apartments	265	units	237 Grand Avenue

**Table II-4
Related Projects**

Map No.	Land Use/Description	Size	Units	Address
	Restaurant	5,020	sq. ft.	
26.	Mixed-Use	27,675	sq. ft.	201 S. Broadway
27.	LA Civic Center			150 N. Los Angeles Street
	Office	712,500	sq. ft.	
	Retail	35,000	sq. ft.	
	Child Care	2,500	sq. ft.	
28.	Mixed-Use			899 S. Francisco Street
	Condominiums	836	units	
	Hotel	480	rooms	
	Retail	46,000	sq. ft.	
	Office	988,225	sq. ft.	
29.	Mixed-Use			1501 W. Wilshire Boulevard
	Apartments	217	units	
	Retail	2,400	sq. ft.	
	Restaurant	4,450	sq. ft.	
30.	Mixed-Use			534 S. Main Street
	Apartments	160	units	
	Retail	18,000	sq. ft.	
	Restaurant	3,500	sq. ft.	
	Restaurant (Fast Food)	3,500	sq. ft.	
31.	Mixed-Use			1329 W. 7th Street
	Apartments	94	units	
	Retail	2,000	sq. ft.	
32.	High School	600	students	1552 W. Rockwood Street
33.	Mixed-Use			840 S. Olive Street
	Condominiums	303	units	
	Retail	1,500	sq. ft.	
	Restaurant	9,680	sq. ft.	
34.	Mixed-Use			400 S. Broadway
	Apartments	430	units	
	Retail	10,000	sq. ft.	
	Bar	5,000	sq. ft.	
35.	Apartments	210	units	1185 W. Sunset Boulevard
36.	Mixed-Use			920 S. Hill Street
	Apartments	216	units	
	Retail	3,900	sq. ft.	
37.	Mixed-Use			801 S. Olive Street
	Apartments	331	units	
	Restaurant	10,000	sq. ft.	
38.	Mixed-Use			601 S. Main Street
	Apartments	444	units	
	Retail	32,000	sq. ft.	
39.	Mixed-Use			820 S. Olive Street
	Apartments	589	units	
	Retail	4,500	sq. ft.	
40.	Mixed-Use			700 W. Cesar Chaves Avenue
	Apartments	247	units	
	Retail	8,000	sq. ft.	
41.	Mixed-Use			960 S. Olive Street

**Table II-4
Related Projects**

Map No.	Land Use/Description	Size	Units	Address
	Apartments	263	units	
	Restaurant	14,500	sq. ft.	
42.	<u>Mixed-Use</u> Office Restaurant Bar	3,295 10,056 5,119	sq. ft. sq. ft. sq. ft.	940 S. Figueroa Street
43.	Office	34,000	sq. ft.	1550 W. 8th Street
44.	<u>Mixed-Use</u> Apartments Retail Restaurant	345 44,000 11,000	units sq. ft. sq. ft.	527 N. Spring Street
45.	Condominiums	250	units	433 S. Spring Street
46.	Federal Courthouse	600,000	sq. ft.	SWC 1st Street and Broadway
47.	Apartments	120	units	Spring Street S/O 5th Street
48.	Government Building (Jail)	209,000	sq. ft.	Los Angeles Street and Temple Street
49.	<u>Mixed-Use</u> Apartments Retail	280 22,000	units sq. ft.	Cesar E. Chavez and Broadway
50.	<u>Mixed-Use</u> Condominiums Retail	130 7,037	units sq. ft.	662 S. Lucas Avenue
51.	<u>Mixed-Use</u> Restaurant Retail Health Club	11,018 8,927 5,066	sq. ft. sq. ft. sq. ft.	101-131 E. 6th Street
52.	Bar/Lounge	8,770	sq. ft.	701 E. 3rd Street
53.	<u>Mixed-Use</u> Supermarket Retail	17,000 4,200	sq. ft. sq. ft.	500 N. Bunker Hill Avenue
54.	<u>Mixed-Use</u> Office Retail	960,000 100,000	sq. ft. sq. ft.	Block Bounded by 3rd Street, Olive Street, Hill Street and 4th Street
55.	<u>Mixed-Use</u> Apartments Office Supermarket Restaurant Retail Event Facility Health Club Hotel	412 681,000 53,000 67,000 225,250 250 50,000 275	units sq. ft. sq. ft. sq. ft. sq. ft. seats sq. ft. rooms	Parcel W - Bounded by 1st Street, Grand Avenue, Hill Street and Upper 2nd Street Parcel L/M-2 - Bounded by GTK Way, Hope Street and Upper 2nd Street
56.	<u>Mixed-Use</u> Condominiums Retail	130 7,000	units sq. ft.	1135 W. 7th Street Olive Street, Hill Street and 4th Street
57.	<u>Mixed-Use</u> Condominiums Retail	420 40,000	units sq. ft.	1111 W. Wilshire Boulevard
58.	<u>Mixed-Use</u> Condominiums	186	units	1247 W. 7th Street

**Table II-4
Related Projects**

Map No.	Land Use/Description	Size	Units	Address
	Retail	6,200	sq. ft.	
59.	Condominiums	102	units	433 S. Spring Street
60.	Medical Office	24,075	sq. ft.	2100 W. 3rd Street
61.	<u>Mixed-Use</u>			418 Spring Street
	Condominiums	96	units	
	Hotel	122	rooms	
	Restaurant/Retail	10,000	sq. ft.	
	Spa	2,000	sq. ft.	
	Drinking Place	4,000	sq. ft.	
62.	Apartments	75	units	431 S. Lucas Avenue
63.	<u>Mixed-Use</u>			1234 W. 3rd Street
	Apartments	363	units	
	Retail	7,740	sq. ft.	
64.	<u>Mixed-Use</u>			1111 Sunset Boulevard
	Apartments	92	units	
	Retail	7,350	sq. ft.	
65.	<u>Mixed-Use</u>			330 Union Drive
	Apartments	49	units	
	Coffee Shop	625	sq. ft.	

Source: Hirsch/Green Transportation Consulting, 2014.