

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-2714-VZC-SP-SPP-DRB	ENV-2015-2715-MND	11 - BONIN
PROJECT ADDRESS:		
1029-1049 Swarthmore Avenue, 1012-1032 Swarthmore Avenue, 1023 – 1055 Monument Street, and 15229 – 15281 Sunset Boulevard		
APPLICANT/REPRESENTATIVE:	CONTACT INFORMATION :	
Michael Gazzano, Palisades Village Co, LLC.	323-900-8183	
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lakisha Hull	213-978-1319	lakisha.hull@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>A Vesting Zone Change, Specific Plan Amendment, Project Permit Compliance and Design Review to permit the construction and maintenance of a mixed-use project composed of eight new buildings on eleven lots totaling approximately 3.11 acres. The project proposes one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height, with architectural roof features, at 34 feet. The project proposes a mix of uses that total approximately 116,215 square feet of floor area, including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater, a community room; and open space in the form of a public park, paseos, plazas and private balconies totaling approximately 18,000 square feet (0.39 acres).</p> <p>The project includes 470 off-street vehicle parking spaces in two levels of subterranean parking, with designated electric vehicle charging spaces. The project will also include 98 bicycle parking spaces and an on-site Bike Share program. Additionally, the project increases the amount of on-street parking available along Swarthmore Avenue to 29 diagonal spaces.</p> <p>The project requests a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008 to create zoning consistency and permit the construction of portions of the commercial development in properties with split zoning.</p> <p>The project requests a Specific Plan Amendment to include new definitions for roof features, building height, public access way, and to create the Commercial Village Subarea A with specific sign and alcohol use regulations.</p>		

and streetscape design requirements for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard. The streetscape design includes the modification of Swarthmore Avenue between Monument Street and the existing vehicle alley (north of Sunset Boulevard), from a two-way street to a one-way street. The project requests a Specific Plan Design Review Board approval and a Specific Plan Project Permit Compliance for the proposed plans.

Under the related case AA-2015-3312-PMLA, the Deputy Advisory Agency approved a parcel map including a merger and resubdivision to allow for the creation of four (4) lots involving the vacation of a pedestrian alley between Sunset Boulevard and the existing vehicle alley (north of Sunset Boulevard); a street vacation for the existing alley between Swarthmore Avenue and Monument Street, and the vacation of approximately 2,857 square feet of public right-of-way along Sunset Boulevard (vacated land would merge and become part of the project).

Two requests are under separate approvals from other City Agencies: a total of up to 100 non-native trees would be removed pending a tree removal permit issued by the City of Los Angeles, Department of Public Works; and the project will require a haul route to permit the export of approximately 122,000 cubic yards of soil, under separate approval from the Department of Building and Safety.

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. Approved and Recommended that the City Council adopt the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency, for the above referenced project;
2. Approved and Recommended that the City Council adopt a Vesting Zone Change C2-L and R3P-1VL to [T][Q]C2-1VL, consistent with the adopted Community Commercial land use designation.
3. Approved and Recommended that the City Council adopt a Specific Plan Amendment to create the Commercial Village Subarea A as depicted on Map 2, and amend the approved Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
4. Approved a Specific Plan Project Permit Compliance Review and Design Review Determination to permit the construction of a mixed-use development composed of 8 new buildings with a total of 116,215 sf, including public access ways and landscaping on approximately 3.11 acres.
5. Adopted the attached modified Conditions of Approval.
6. Adopted the attached Findings.

Recommendations to City Council:

1. Recommended that the City Council adopt the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency, for the above referenced project;
2. Recommended that the City Council adopt a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL, consistent with the adopted Community Commercial land use designation.
3. Recommended that the City Council adopt a Specific Plan Amendment to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

ZC, SPP

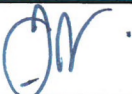
FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
NOTES / INSTRUCTION(S):			
FISCAL IMPACT STATEMENT:			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
*If determination states administrative costs are recovered through fees, indicate "Yes".			
PLANNING COMMISSION:			
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission			
PLANNING COMMISSION HEARING DATE:		COMMISSION VOTE:	
April 28, 2016		7 - 0	
LAST DAY TO APPEAL:		APPEALED:	
May 27, 2016		No	
TRANSMITTED BY:		TRANSMITTAL DATE:	
James K. Williams 		MAY 31 2016	



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801
(213) 978-1300; planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: MAY 12 2016

CASE NO.: CPC-2015-2714-VZC-SP-SPP-DRB

CEQA: ENV-2015-2715-MND

Related Case: AA-2015-3312-PMLA-1A

Council District: 11 - Bonin

Plan Area: Brentwood-Pacific Palisades

Request: Vesting Zone Change,
Specific Plan Amendment, Project
Permit Compliance, Design Review

Location: 1029-1049 N. Swarthmore Avenue, 1012 -1032 N. Swarthmore Avenue,
1023-1055 N. Monument Street, 15229-15281 W. Sunset Boulevard

Applicant: Michael Gazzano, Palisades Village Co., LLC

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

At its meeting of April 28, 2016, the Los Angeles City Planning Commission took the following action:

1. **Adopted the Mitigated Negative Declaration** No. ENV-2015-2715-MND and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency, for the above referenced project.
2. **Approved the Specific Plan Amendment** to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
3. **Approved the Vesting Zone Change** to change the zones from C2-1VL and R3P-1VL to [T][Q]C2-1VL for with the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.
4. **Approved the Specific Plan Project Permit Compliance and Design Review Determination** in compliance with Sections LAMC 11.5.7 and 16.50 and Section 14 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan to permit the construction of a mixed-use development composed of eight new buildings with a total of 116,215 square feet, including public access ways and landscaping on approximately 3.11 acres.
5. **Adopted the attached modified Conditions of Approval.**
6. **Adopted the attached Findings.**

RECOMMENDATION TO CITY COUNCIL:

1. **Recommend** that the City Council **adopt** the **Mitigated Negative Declaration** No. ENV-2015-2715-MND and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency, for the above referenced project.
2. **Recommend** the City Council **adopt** the **Specific Plan Amendment** to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
3. **Recommend** the City Council **adopt** the **Vesting Zone Change** to change the zones from C2-1VL and R3P-1VL to [T][Q]C2-1VL for with the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Ambroz
Seconded: Ahn
Ayes: Katz, Padilla-Campos, Perlman, Dake-Wilson
Absent: Choe, Mack, Millman

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The Los Angeles City Planning Commission's decision is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

Final Appeal Date: MAY 27 2016

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Modified Conditions of Approval, Findings, Maps, Ordinance, Proposed Specific Plan Ordinance
City Planner: Michelle Levy
City Planning Associate: Lakisha Hull

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Dedication(s) and Improvement(s).** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:
 - a. **Responsibilities/Guarantees.**
 - 1) As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - 2) Prior to issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
 - 3) Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 184,054 adopted by the City Council, must be paid in full at the Development Services Division office.
2. **Sewers.** Construction of necessary sewer facilities shall be provided to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. **Drainage.** Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. **Driveway/Parking Area Plan.** Preparation of a parking area and driveway plan to the satisfaction of the WLA District Offices of the Bureau of Engineering and the Department of Transportation.
5. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.
6. **Police Department.** Preparation of a plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting,

information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.

7. **Recreation and Parks Dedication.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
8. **Street Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
9. **Street Trees.** All trees in the public right-of-way shall be provided per the Street Tree Division standards.
10. **Notice:** Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification. Upon the recordation of a final parcel map, pursuant to AA-2015-3312-PMLA involving the merger and resubdivision of the project site, all conditions enumerated below shall apply to the entirety of the project. All conditions shall be in addition to conditions of approval pursuant to AA-2015-3312-PMLA.

General Conditions

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked **Exhibit B**, dated **April 28, 2016**, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the City Planning Department for review.
2. **Use.** Use of the subject property shall be limited to 8 residential units at 10,000 square feet and 107,465 square feet of non-residential uses, including a community room at approximately 1,250 square feet, for a total project of 116,215 square feet.
3. **Height.** The maximum building height shall not exceed 30 feet, as allowed per Section 7 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan. Architectural roof features, as defined in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, shall not exceed 34 feet in height from the adjacent sidewalk grade.
4. **Building Setbacks and Easement.** A minimum of 12-foot wide sidewalk is required along the north and south sides of Swarthmore Avenue between the building front façade and the sidewalk back of curb. A minimum setback of two (2) feet from the property line is required for all buildings.
5. **Floor Area Ratio (FAR).** The Pacific Palisades Commercial Village and Neighborhoods Specific Plan allows 2:1 FAR for C2 zoning. The total floor area of the eight buildings (Buildings A – H) on the property shall not exceed 0.9:1 FAR or 116,215 square feet.
6. **Residential Density.** The project shall be limited to a maximum density of 8 residential units.
7. **Off-Street Automobile Parking.** No surface parking is allowed in the Commercial Village Subarea A. The project shall provide automobile parking pursuant to Section 10 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan. However, notwithstanding the Specific Plan and LAMC Section 12.21 A.4, the project shall provide a minimum of 470 on-site parking spaces within the subterranean parking structure. Of the 470 parking spaces, 20% or 94 parking spaces, shall be configured for electric vehicle charging stations.
8. **On-Street Automobile Parking – Swarthmore Ave.** At least one on-street parking space along Swarthmore Avenue shall be configured for a disabled parking space, in accordance with the applicable code requirements. The applicant shall work with LADOT to determine the feasibility of utilizing parking sensor technology for public parking spaces along Swarthmore Avenue. The applicants shall provide Electric Vehicle charging stations with reflective markers along Swarthmore Avenue, where feasible.

9. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21.A.16. A minimum of 102 bicycle parking spaces, with approximately 48 short-term and 52 long-term parking, shall be provided for the project. Short-term bicycle parking shall be placed no farther than 50 feet from the main pedestrian entrance. Long-term bicycle parking must provide direct access to the public street and be located on the shortest walking distance to the nearest pedestrian entrance.
10. **Loading.** A loading space shall be provided in accordance with Section 12.21 C.6. Loading and unloading activities shall not interfere with traffic on any public street. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning and the Department of Transportation.
11. **Refuse/recycling area.** Each refuse/recycling area shall be secured with an enclosure or constructed to provide full screening of the refuse/recycling area. It shall be constructed in a style similar to that of the main building.
12. **Maintenance.** The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris.

Limitations for Alcohol Uses in Commercial Village Subarea A

1. The Specific Plan limits alcohol uses to a total of six (6) on-site and two (2) off-site establishments in Commercial Village Subarea A of the Pacific Palisades Commercial and Neighborhoods Specific Plan.
2. Individual establishments proposing alcohol serving uses in Commercial Village Subarea A shall follow the procedures as set forth in Section 11 of the Pacific Palisades Commercial and Neighborhoods Specific Plan.

Project Permit Compliance Conditions

These conditions of approval are in accordance with the Citywide Design Guidelines and Section 14 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan:

1. **Commercial Village Subarea A.** The entire project within Commercial Village Subarea A includes Buildings A-H, a park space, streetscape designs and master sign program, including wayfinding signage for the underground parking structure.
2. **Pedestrian Access.** The following public accessways and paseos within the project shall be a minimum of 20 feet wide, between Buildings D/E and Building F, and between Buildings F and G. An average minimum width of 20 feet for the public accessway shall be provided between the east and west wings of Building H. A sidewalk, with a minimum width of five feet, shall be provided along the private alleyway, between Swarthmore Ave. and Monument St, as shown on Sheet A2.1 on Exhibit B. Where feasible, street furniture such as benches, trash receptacles and landscaping shall be provided along public accessways.
3. **Parking Structure.** Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal. The design of the parking structure shall comply with the standards provided in LAMC Section 12.21.A.5. Compact spaces are limited to 40% of parking stalls, or a maximum of 188 parking spaces, pursuant to LAMC Section 12.21.A.5.

4. **Building Orientation and Storefront Character.** All buildings shall be oriented to maximize views to landscaped areas and public spaces, where feasible. Groundfloor formal entrances shall include overhead architectural features such as awnings or canopies for the specialty grocer, movie theater and the residential units. The main entrances for tenant spaces shall be provided from sidewalks or public accessways. Groundfloor entrances shall be recessed from the edge of the building's façade, as shown on Sheets A1.7 – A1.8, A2.8, A2.12 of Exhibit B).
5. **Security Bars.** The project shall not have any exterior security grilles or permanently affixed security bars, or rolldown grilles that conceal storefront doors or windows or openings in the parking structure. If needed, the ground floor retail spaces shall use alternatives such as interior security systems or vandal proof glazing which is resistant to impact.
6. **Mechanical Equipment.** Rooftop equipment and ground level utilities shall be adequately screened from public view.
7. **Building Design and Materials.** The buildings shall be designed in a variety of architectural styles, such as Mid-Century, Modern Contemporary, Art-Deco, and Classical. Building articulation shall be provided on all facades. No blank walls shall be visible from the public access ways and the public right-of-way. The exterior finishings including color, texture, windows and other architectural features shall be applied as shown on Sheets A6.1 – A6.7 of Exhibit B.
8. **Building Transparency.** A minimum of 50% clear and non-reflective storefront glazing shall be provided along the street facing façade and public pedestrian accessways in accordance with Sheets A6.1 – A6.6 of Exhibit B. Glazing must be maintained without interior or exterior obstructions that substantially limit visibility, including, but not limited to, window signs, interior shelving, or window coverings (except window blinds) during hours of business operation. Facades along the alley will be architecturally articulated and include show windows and architectural features.
9. **Site Lighting.** All exterior lighting shall be designed and installed to comply with LAMC Section 93.0117 and mitigation measure AES-1. For general exterior illumination, visible light fixtures will be decorative in nature and lamps will be shielded so as to not to create undue glare or light spillage to adjacent properties.
10. **Landscaping.** All open areas not utilized for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, in accordance to the landscape plan included in Sheet L1.1 in Exhibit B, so that non-residential uses are substantially buffered from the view of single-family dwellings. Landscaping consisting of small trees, shrubs, planter boxes and potted plants shall be placed at entrances, plazas, paseos and public access ways.
11. **Park Space.** The park space located on Monument Street shall remain open to the surrounding paseos and public accessways. A low wall with similar material finishings as the surrounding buildings is allowed along Monument Street and shall not exceed 4 feet in height, per Sheet L1.5 of Exhibit B. The low wall shall have a pedestrian gate along Monument Street and signs indicating public access to the park from dusk until midnight.
12. **Street Trees.** The project shall comply with the Streetscape Design in Appendix A of the Specific Plan, as approved by City Planning Commission.
13. **Sound Transmission.** All buildings or portions thereof within 200 feet of a residential zone shall utilize window assemblies, doors, walls construction materials, and insulation with a lab-

tested Sound Transmission Class (STC) rating of 30 or greater in order to minimize sound transmission to residential uses nearby.

14. **Underground Utilities.** All utility poles and connections within Commercial Village Subarea A shall be placed underground.
15. **Irrigation Plan.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit an Irrigation Plan for review and approval to the West Los Angeles project planner, West/South Project Planning Division, City Planning.
16. **Open Space.** As shown in Exhibit B, the project shall provide 1,000 square feet of private open space and 17,000 square feet of common open space aggregating to 18,000 square feet:
 - a. **Private Open Space.** The project shall provide 8 private balconies.
 - b. **Common Open Space.** The project shall provide park space, paseos and plazas.
17. **Rooftop.** Solar panels shall be installed on roof areas as shown on Sheet A-1.9 of Exhibit B.
18. **Signs.** All tenant and wayfinding signage shall conform to the Master Sign Program in Appendix B of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
19. **Marquee Sign.** Only one marquee sign is allowed for the entire project. The marquee sign is limited to 200 square feet of sign area per face of the sign.
20. **Streetscape Improvements.** All street improvements shall be in conformance with the streetscape design in Appendix A of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, as approved by City Planning Commission.
21. **Sustainable Design.** Incorporate overhangs or, shading screens, or other sun-shading features especially on south-facing windows to reduce solar heat gain, where feasible. In addition, the Applicant shall prepare a water usage reduction plan for the Project that may include the installation of a grey water catchment tank and/or techniques that reflect the best practices for water reduction for projects of similar size and program, if feasible. Such water usage reduction plan shall be prepared and presented to the Director for review and sign-off prior to the issuance of a building permit.

Environmental Conditions

22. The applicant shall prepare and execute a Covenant and Agreement in a manner satisfactory to the Department of City Planning requiring the Applicant to identify mitigation monitors who shall provide periodic status reports on the implementation of applicable mitigation items required by Mitigation Conditions of the project's approval satisfactory to the Department of City Planning. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post/construction/maintenance) to ensure the continued implementation of the below mentioned mitigation measures.

Aesthetics and Visual Resources

- AES-1** The Applicant shall prepare a sitewide lighting plan and sign program for the Project. The lighting plan and sign program shall depict the proposed locations and heights of all light poles, light fixtures, and signs. The Applicant shall incorporate lighting design specifications to meet City standards as outlined in the Section

93.0117 of the LAMC. The lighting plan and sign program for the Project shall be prepared and presented to the Director of Planning for review and sign-off prior to the issuance of a building permit.

The following measures shall be included in all lighting plans:

- Photometric plans depicting the location and foot-candles of all on-site exterior lighting fixtures and luminaries.
- Lighting fixtures shall be dark sky compliant to reduce light pollution. Luminaries shall be designed with cutoff-type fixtures, house-side shields, or other features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties.
- On-site lighting shall be installed along paseos (pedestrian walkways and vehicular access ways). On-site lighting shall be shielded and/or directed onto driveways and walkways and away from adjacent residential uses.
- Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that are not color-corrected shall not be used, except as part of an approved sign or landscape plan.
- The height of street light poles shall be reviewed and approved by the City to ensure consistency with LAMC requirements. Luminary mountings shall be treated with non-glare finishes.

Biological Resources

BIO-1 To prevent the disturbance of nesting native and/or migratory bird species, the City shall require that clearing of street trees or other vegetation must take place between September 1 and February 14. A copy of the pre-construction survey shall be submitted to the Department of City Planning for review and approval, prior to applying for building permits. If construction is scheduled or ongoing during bird nesting season (February 15 to August 31), the Applicant shall:

- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) 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.
- b. 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 (within 500 feet for suitable raptor nesting habitat) until August 31.
- c. 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 (within 500 feet for raptor nests) 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.
- d. 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 records shall be submitted and received into the case file for the associated discretionary action permitting the project.

BIO-2 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:

- a. 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 2:1 ratio, where feasible, with a minimum 48-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.
- b. The removal or planting of any tree or plant material of any kind in the public right-of-way requires approval of the Board of Public Works. Contact the 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.
- c. Urban Forestry requires a tree well minimum dimension of 4 feet by 6 feet and replacement trees are required to be a 48-inch box size in order to achieve the 2-inch City-desired caliper. Additional overflow of trees will be planted in the City's dedication using native species and must follow the Pacific Palisades Street tree designations for replanting. The tree section for the trees in the City's dedication would be as follows: Catalina Ironwood (*Lyonothammus floribundus*) in a 15-foot to 20-foot spacing in a 5-foot parkway along Albright Street, Jacaranda (*Jacaranda mimosifolia*) in a 30-foot spacing in a 4-foot by 10-foot planter along Monument Street, Western Redbud (*Cercis occidentalis*) or Aristocratic Pear (*Pyrus calleryana*) in 5-foot by 5-foot wells along Swarthmore Avenue, and Chinese Flame (*Koelreuteria bipinnata*) in a 4-foot by 10-foot planter along Sunset Boulevard.
- d. Drought-tolerant and native plantings will be used where feasible.

Cultural Resources

CUL-1 Prior to construction, a qualified paleontologist shall prepare a Cultural Resources (Paleontological). Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. Prior to the issuance of a grading permit, the services of a paleontologist shall be secured by contacting the Center for Public Paleontology—USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum—who shall prepare resource monitoring and mitigation plan.
- b. The paleontologist's resource monitoring and mitigation plan shall contain recommendations for the preservation, conservation, or relocation of important fossils within high paleontological sensitivity geological formations given that there are native soils, which will be disturbed. This shall include monitoring all soils below 5 feet below ground surface (bgs) in areas outside of existing fill soils, and below 20 feet bgs below existing fill soils. The plan shall indicate that

a qualified paleontologist shall monitor initial excavations within these high paleontological sensitivity soils.

- c. The Project Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. The paleontologist shall have the authority to determine when sufficient monitoring has occurred to determine that the potential for encountering important fossil resources has diminished. In this case, spot inspection of the excavation by the monitor may ensue if the paleontologist considers it necessary. The monitor (who will be a professional paleontologist) shall have the authority to temporarily divert grading or excavation away from exposed surfaces in order to examine disturbed areas more closely and/or recover fossils. If potential fossils are discovered by construction crews or the monitor, all earthwork or other types of ground disturbance within 50 feet of the find shall be immediately redirected until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the monitor may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology 1995 guidelines and currently accepted scientific practice. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

CUL-2 Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. The Project Applicant shall retain a qualified professional archaeologist and commission a survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of archaeological resources discovered during construction of the Project. Within the report, a cultural landscape study shall be conducted to identify areas of cultural sensitivity such as consideration of nearby water resources, native plants, and the characteristics of the prehistoric landscape in order to best determine where cultural activity is most likely to have occurred. This report shall be provided to the Gabrieleno/Tongva San Gabriel Band of Mission Indians for review prior to construction.
- b. The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
- c. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.
- d. Prior to the issuance of building permits, the Project Applicant shall submit a letter to the casefile indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

CUL-3 If human remains are encountered unexpectedly during construction demolition and/or grading activities, the State Health and Safety Code Section 7050.5 requires

that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to.

Hazards and Hazardous Materials

HAZ-1 Due to the age of the buildings being demolished, toxic and/or hazardous construction materials may be located in the structures existing on the Project Site. Exposure to such materials during demolition or construction activities could potentially be hazardous to the health of the demolition and/or construction workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measures:

- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the Applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACMs) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl and Other Hazardous Building Materials – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, an appropriately credentialed hazardous building materials inspector, qualified to identify and abate polychlorinated biphenyl (PCB) materials, shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB and other hazardous building materials (e.g., mercury in switches and lighting) removal and disposal.

HAZ-2 For the Proposed Project scenario, environmental impacts may result from soil, soil gas and groundwater contamination from existing and/or previously removed underground storage tanks (USTs) used by the gas station to store petroleum products. However, such potential impacts will be mitigated to a less than significant level by the following measures:

- Existing USTs shall be removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division and with concurrence of DTSC. An environmental response plan for the Acquisition Parcel is currently being developed by the Project Applicant in conjunction with DTSC, and DTSC will be the regulatory agency that approves and oversees the implementation of such an environmental response plan. The environmental response plan shall also meet applicable SCAQMD air emission requirements and management practices associated with the release of dust and other

particulate matter and the release of VOCs. The environmental response plan shall address the remediation of soil, soil gas, or groundwater impacted by total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and/or other constituents affecting the Acquisition Parcel based on an acceptable level of risk for site users, including use of a hazard index of 1 and cancer risk of 1 in a million as a point of departure, and occupational standards for construction workers.

The environmental response plan approved by DTSC shall use one or a combination of the following measures, as deemed necessary by DTSC to meet the foregoing performance standard:

1. Excavating, managing, transporting, and disposing of soils impacted by TPH or other chemicals in accordance with applicable air quality (e.g., through tarping, appropriate wetting) and hazardous materials management, transportation and disposal requirements (e.g., through profiling soils in advance of transporting for disposal);
 2. Remediating residual TPH or other chemicals in soil, soil vapor and groundwater through extraction or application of other mass reduction remedial techniques (e.g., oxidation, bioremediation), followed by appropriate monitoring to document the efficacy of remedial efforts;
 3. Implementing of engineering controls (e.g., vapor barriers, ventilation) to achieve protective health-based goals;
 4. Monitoring and reporting of natural attenuation of hydrocarbons or other chemicals and/or implementing worker health and safety plans consistent with standards required by the California Occupational Safety and Health Administration
- Prior to issuance of a use of land or building permit for construction of the parking structure on the Acquisition Parcel, a letter from DTSC shall be submitted to the decision maker certifying that work has commenced, or will be undertaken as part of parking structure development, under an approved environmental response plan.
 - Prior to the issuance of any use of land, grading, or building permit for construction of the parking structure on the Acquisition Parcel, the Project Applicant shall obtain a sign-off letter from either DTSC or the Los Angeles City Fire Department confirming that the construction of the Proposed Project on the Acquisition Parcel will not materially impede completion of remediation measures required under the approved environmental response plan for the Acquisition Parcel that are ongoing or have not otherwise been completed.

HAZ-3 Prior to approval of final construction plans, the Project Applicant shall cause to be prepared by an individual of appropriate expertise a construction health and safety plan (HASP) that shall include the following components:

- The plan shall identify all hazardous materials that would be present on any portion of the construction site, including, but not limited to, fuels, solvents, and petroleum products. The plan shall address storage, use, transport, and disposal of each hazardous material anticipated to be used at the site to minimize the potential for upset conditions. The plan shall establish inspection procedures, storage requirements, storage quantity limits, inventory control, non-hazardous product substitutes, and disposition of excess materials.

- The plan shall identify secondary containment and spill prevention countermeasures, as well as a contingency plan to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures shall be in place throughout construction so that if any leaks or spills occur, responses would occur immediately.
- The plan shall identify materials (and their locations) that would be on site and readily accessible to clean up small spills (i.e., spill kit, absorbent pads, and shovels) and an on-site safety officer who will oversee the plan's implementation. Such emergency spill supplies and equipment shall be clearly marked and located adjacent to all areas of work and in construction staging areas. The plan shall identify the spill-response materials that must be maintained in vehicles and substation sites during construction and procedures for notification of the appropriate authorities.
- The plan shall identify adequate safety and fire suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices shall be readily accessible on the Project Site, as specified by the State Fire Marshall and per the Uniform Building Code and Uniform Fire Code. The plan shall be included as part of all contractor specifications and final construction plans to the satisfaction of the City. The plan shall also identify requirements for notices to federal and local emergency response authorities, and shall include emergency response plans.

A copy of the Construction HASP that meets the requirements of CalOSHA shall be submitted to the decision maker before Project construction activities commence at the site.

- HAZ-4** During soil excavation activities, the Project shall comply with soil stockpiling/monitoring and fugitive dust requirements as prescribed under SCAQMD Rules 1166 and 403. When applicable such requirements include application of water to keep soil damp during excavation and loading activities, covering stockpiles with plastic sheeting, and covering loaded soils with secured tarps. Prior to approval of final construction plans, the Project Applicant shall cause to be prepared by an individual of appropriate expertise a soils management plan (including soil and material segregation and mitigation), a stockpile management plan, methods and procedures for soil decontamination, and required truck loading procedures for soil, all of which shall be consistent with SCAQMD Rules 1166 and 403.

Hydrology and Water Quality

- HYD-1** For all dewatering discharges of groundwater during construction, the construction contractor shall obtain written authorization for the discharge from the Los Angeles Regional Water Quality Control Board (LA RWQCB), or alternatively, obtain authorization from the City of Los Angeles (City) to make dewatering discharges to the City's sanitary sewer system. Prior to construction, the contractor shall submit a Notice of Intent to the LA RWQCB for compliance with the terms of the General National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters (LA RWQCB Order R4-2013-0095). The construction contractor shall implement a treatment system as required to ensure all groundwater discharges are treated to meet the effluent limitations specified in

the order, and treat the water prior to discharge if water quality testing exceeds screening criteria.

Noise and Vibration

- NOI-1** To comply with the state's 45 A-weighted decibel (dBA) community equivalent sound level (CNEL) interior noise standard, an interior noise analysis will be required for the residential units fronting Sunset Boulevard, prior to issuance of building permits. The analysis shall be prepared by a qualified acoustical engineer. The analysis shall recommend specific noise attenuation measures to reduce interior noise to the 45 dBA CNEL standard. The analysis shall be subject to review and approval by the City Building Department to confirm that this standard has been achieved before building permits for those units are issued. The interior noise study shall consider requiring mechanical ventilation, air conditioning systems, sound-rated windows, or other measures as necessary to achieve the applicable interior noise standard. If windows must be closed in order to meet the interior standard, provide a notification to future occupants that interior noise standards would not be achieved with windows open.
- NOI-2** The hauling operations shall be restricted to times determined by the Department of Building and Safety. Haul vehicles may not arrive at the site before the designated start time. The project shall comply with the City of Los Angeles Noise Ordinance 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses, unless technically infeasible. The Project Applicant shall require all construction and demolition activities to adhere strictly to the Los Angeles construction schedule restrictions, with noise-generating construction activities occurring only within the period from 7 a.m. to 9 p.m. Monday to Friday; and between 8 a.m. and 6 p.m. on Saturdays and national holidays. Construction-related truck trips shall be limited to the same hours, for the portion of haul routes in the vicinity of the project site.
- NOI-3** Provide notification to home occupants adjacent to the study area at least 1 month prior to initiation of construction activities that proposed activities could substantially affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures.
- NOI-4** Equip all internal combustion engine driven equipment with intake mufflers (where feasible) and exhaust mufflers that are in good condition and appropriate for the equipment. No internal combustion engine shall be operated on the area without said muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.
- NOI-5** Locate stationary noise generating equipment as far as possible from sensitive receptors adjoining the construction project area.
- NOI-6** During construction, electric or solar-powered compressors and generators shall be used to reduce construction noise. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.
- NOI-7** Install a temporary construction sound barrier wall along the eastern boundary of the Project Site. The barrier should be made of sound attenuating material (not landscaping). To effectively reduce sound transmission through the barrier, the

material chosen must be rigid and sufficiently dense (at least 20 kilograms/square meter). All noise barrier material types are equally effective, acoustically, if they have this density. For example, 5/8-inch plywood, mounted with no gaps between adjacent sheets, would be of sufficient density to achieve the target attenuation of 10 decibels (dB). The barrier shall be 8 feet in height from the ground surface on the construction side of the wall, to achieve the goal of blocking direct line of sight to the adjacent first-floor residence windows. It is estimated that a noise barrier of the prescribed density would reduce average noise levels to sensitive receptors by up to 10 dB by blocking direct line of sight to ground-level receptors.

NOI-8 The Project Applicant shall designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, faulty muffler) and will require that reasonable measures warranted to correct the problem be implemented. The Project Applicant shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the Project Site. Additionally, the Project Applicant shall send a notice to neighbors in the vicinity of the Project Site with information on the construction schedule and the telephone number for noise complaints.

NOI-9 Concrete, not metal, shall be used for construction of parking ramps. Interior parking structure ramps shall be textured to prevent tire squeal at turning areas.

Public Services, Recreation, and Parks

PS-1 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to “Design Out Crime Guidelines: Crime Prevention Through Environmental Design,” published by the Los Angeles Police Department.

Transportation and Traffic

TT-1 The Project Applicant shall prepare a Construction Traffic Management Plan, including street closure information, finalized haul routes, and staging plans. The Construction Traffic Management Plan shall be submitted to the Los Angeles Department of Transportation for review and approval prior to the issuance of a grading permit. The Construction Traffic Management Plan would include such elements as haul routes for construction activities, temporary traffic control devices, travel time restriction for construction-related traffic, consolidating construction truck deliveries, and designation of staging and parking areas for workers and equipment. Also, while not anticipated, if oversized vehicles or loads are to be transported over state highways, a permit shall be obtained from Caltrans. Where construction activities would occur within a public street right-of-way, such as directly adjacent to the Project Site, the following shall be included in the Construction Traffic Management Plan:

- A site-specific construction work-site traffic control plan shall be prepared for each construction phases and submitted to the City for review and approval prior to the issuance of a grading permit. This plan shall include such elements

as the location and hours of any necessary lane closures, protective devices and traffic controls (such as barriers, cones, flag persons, lights, warning beacons, temporary traffic signals, warning signs), the location and hours of any necessary access limitations for abutting properties, and provisions to maintain emergency access through construction work areas.

- Prepare a Construction Worker Parking Plan that identifies off-site parking location(s) for construction workers and the method of transportation to and from the Project Site for approval by the City. Prohibit construction worker parking on residential streets in the vicinity, except as approved by the Construction Traffic Management Plan.
- Provide advance notice of planned construction activities to the affected residents and property owners in the vicinity of the construction site.
- Coordinate with emergency providers (police/sheriffs, fire, ambulance, and paramedic services) to provide advance notice of ongoing construction activity and construction hours.
- Prior to hauling, the Project Applicant shall provide the following information to Los Angeles Fire Department Station No. 69 located at 15045 Sunset Boulevard, Pacific Palisades, California 90272, 310.575.8569:
 - Contact information for the construction superintendent or contractor
 - A copy of the approved haul route staff report
 - A map clearly illustrating the approved hauling route and involved street names
 - The approved hauling hours
 - The estimated completion date of hauling
- Prior to hauling, the Project Applicant shall contact the Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department at 213.486.0777 at least 24 hours prior to the start of hauling.
- Hauling vehicles shall not stage on any streets adjacent to the project.
- 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 6 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).
- The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. 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.

TT-2 Project Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases, as feasible. This requires the Applicant to maintain adequate and safe pedestrian protection, including physical separation (including use of barriers such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

TT-3 Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility when feasible. For public safety reasons,

Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.

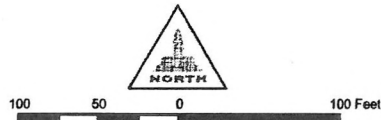
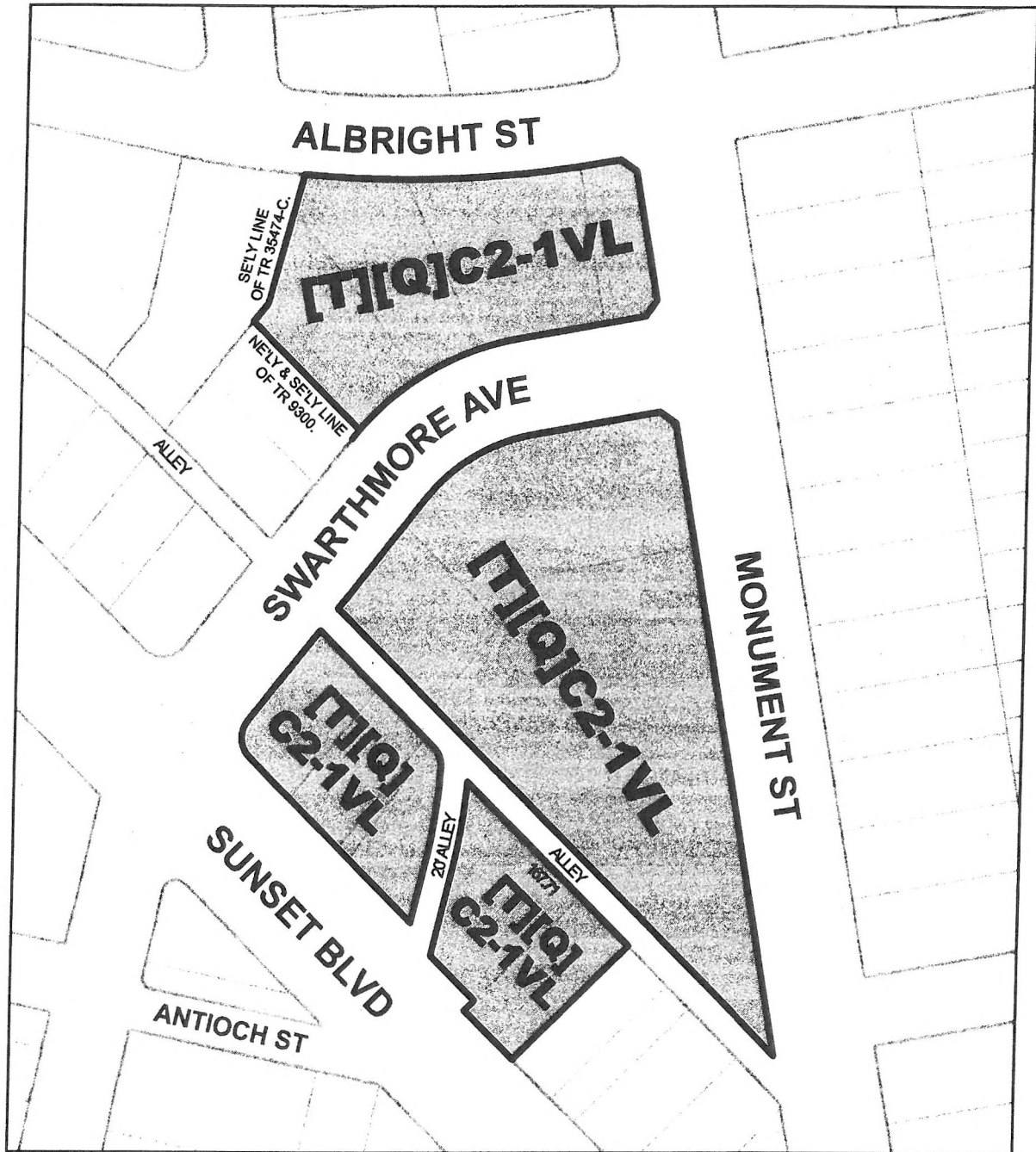
- TT-4** Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.
- TT-5** Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible, taking construction and construction staging into account. For public safety reasons, Swarthmore Avenue will be closed during construction. Every effort will be made to keep Swarthmore Avenue open when public safety is not at risk.
- TT-6** 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. Streets shall be cleaned of spilled materials during grading and hauling and at the termination of each workday.
- TT-7** A Transportation Demand Management (TDM) program shall be adopted as part of the Project features that support alternative transportation strategies and alleviate any potential impact on transportation and traffic. Elements of the TDM program are as follows:
- The owner shall contact the Los Angeles County Metropolitan Transportation Authority (Metro) to become informed about various TDM programs. Explicit notice to employees of the TDM program(s) shall be provided to existing and new employees when they are hired.
 - Notice of Metro bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to all employees.
 - Employees shall be made aware of a ride-sharing program, or similar successor programs administered by Caruso Affiliated or relevant property management company relevant to the Project Site or a successor agency. The owner shall ask employees register semi-annually in the ride-sharing program and shall make an effort to encourage participation in the program.
 - Bicycle storage locations shall be provided.
 - A bicycle sharing program shall be developed for the property.
 - The applicant shall provide monthly transit passes to employees. The number of transit passes shall be agreed upon by the Department of City Planning, prior to issuance of a building permit.
 - Should the property owner determine that during special events or peak seasonal period when additional on-site customer parking is needed, the property owner shall be responsible for coordinating a parking program with tenants to provide employee parking and shuttle service between the off-site parking and the development.

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section _____. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



C.M. 129 B 125, 129 B 129	CPC 2015-2714 VZC SP DRB SPP
LH/QE	041416

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING

City of Los Angeles



CONDITIONS OF APPROVAL

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **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.
3. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
4. **Building Plans.** All the Conditions of Approval, and any other written modifications, shall be printed on the final building plans / drawings submitted to the Department of City Planning and the Department of Building and Safety.
5. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
6. **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.
7. **Department of Building and Safety.** The granting of this Determination by the Director of Planning does not in any way indicate compliance with applicable provisions of the Los Angeles Municipal Code (LAMC). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect the uses, or 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.
8. **Expiration.** In the event that this grant is not utilized within six 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.
9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these Conditions of Approval shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on

any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the Department of City Planning for attachment to the subject file.

10. 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, in whole or in part, 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, in whole or in part, 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 (ii).
- 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.

FINDINGS

General Plan Findings

The General Plan defines the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element, seven required Elements that are mandated by State law including Land Use, Transportation/Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality and Service Systems. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for the Staff's recommended actions for the proposed project.

1. General Plan Land Use Designation

The Pacific Palisades Commercial Village and Neighborhoods Specific Plan ("Specific Plan") is located within the Brentwood-Pacific Palisades Community Plan ("Community Plan"), which was adopted by the City Council on June 17, 1998 (City Planning Case No. 95-0351 CPU). The Community Plan map designates the subject properties in the Palisades Village project as Community Commercial.

2. General Plan Text

General Plan Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Framework Element establishes categories of land use including Single-Family Residential, Multi-Family Residential, and Community Commercial that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns.

The Citywide General Plan Framework text, adopted in December 1996, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed Project is in conformance with several objectives and policies of the Framework Element as described below.

Land Use Policies (Chapter 3)

The Community Plan designates the project site as Community Commercial. Community Centers are intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods and contain a diversity of neighborhood-oriented uses. Generally, Community Centers range from FAR 1.5:1 to 3:1 and the scale and density of community centers would be greater than the neighborhood districts, generally with building heights ranging from two- to six-stories depending on the character of the surrounding area. Community Centers should be planned for both night and day use. Street, pedestrian, and area lighting shall be provided to recognized standards commensurate with planned nighttime use.

The Project proposes approximately 116,215 square feet for a 0.9:1 FAR with building heights of one and two stories which is consistent with the scale and density of Community Centers.

The proposed changes to the adopted Pacific Palisades Commercial Village and Neighborhoods Specific Plan further enhance the function of the Specific Plan to implement the land use policies of the Framework Element. The Specific Plan is an implementation tool for redeveloping the Pacific Palisades Commercial Village, and the requested changes will revitalize the portion of the Village encompassed by the Project Site that has experienced a gradual decline over the years, accommodate a broad range of uses that includes retail, personal services, restaurant uses, office, a neighborhood cinema, residential uses, and a specialty grocery market, and create a pedestrian friendly Village with appropriately scaled buildings that include a diverse array uses. The proposed changes are a further refinement to the Specific Plan's intent to organize and locate precise uses, densities and design characteristics that are unique to the Pacific Palisades.

Within the Land Use chapter of the Framework Element, the following goals, objectives and policies relevant to the Community Center are applicable to the Project:

Goal 3. Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9. Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.9.5. Promote pedestrian activity by the design and siting of structures in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3.

Policy 3.9.6. Require that commercial and mixed-use buildings located adjacent to residential zones be designed and limited in height and scale to provide a transition with these uses, where appropriate.

Policy 3.9.7. Provide for the development of public streetscape improvements, where appropriate.

Policy 3.9.8. Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

The proposed Project would revitalize Swarthmore Avenue which has experienced a gradual decline over the years with a number of vacant storefronts and neglect of building facades, landscaping, and streetscape elements. It would also replace auto-oriented uses such as a corner gas station and surface parking lot with pedestrian amenities, housing, a park space and paseos. The Project would accommodate a broad range of uses that includes retail, personal services, restaurant uses, office, a neighborhood cinema, residential uses, and a specialty grocery market that is compatible with the Specific Plan's vision for the Village and wanted by Palisades residents who desire to have convenient options within their neighborhood rather than driving to more distant locations.

Central to the Project vision is to create a pedestrian friendly Village with appropriately scaled buildings that include a diverse array uses. The core principles of creating a pedestrian friendly

environment and enhancing walkability in the Village is achieved with enhanced sidewalks and pedestrian promenades and paseos between buildings that connect to a series of courtyards, parks, plazas and small gathering places. Complementing the pedestrian experience are streetscape and landscape elements that include new mature trees, flowerbeds and other plantings. Opportunities for sidewalk seating and dining terraces are incorporated along Swarthmore Avenue, Sunset Boulevard, and within the Project. A landscaped open space is proposed within a portion of the existing surface parking lot flanked with retail spaces and restaurants with outdoor terraces and is designed to accommodate occasional events, group activities and relaxation.

The Project respects the surrounding low density residential uses with buildings no more than two stories in height, consistent with the existing scale of development on the Project Site and surrounding commercial development in the Village.

The provisions for Pedestrian-Oriented Districts in the General Plan Framework are also applicable to the project, including the following:

Goal 3L. *Districts that promote pedestrian activity and provide a quality experience for the City's residents.*

Objective 3.16. *Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.*

Policy 3.16.1. *Enhance pedestrian activity in areas designated as a Pedestrian-Oriented District by the design and siting of buildings in accordance with the policies contained in Chapter 5: Urban Form and Neighborhood Design.*

Policy 3.16.2. *Locate parking in pedestrian districts to the rear, above, or below the street-fronting uses.*

Housing Policies (Chapter 4)

The proposed project includes eight residential units on the second floor level of Building H. Building H is oriented towards Sunset Boulevard, the main thoroughfare in Palisades Village. Although transit options are generally limited in Pacific Palisades, the Project Site is located within 1,500 feet of a Metro Bus Line 2/302 and Big Blue Bus 9 bus stop at the intersection of Swarthmore Avenue and Sunset Boulevard. As part of the request, detailed development standards are proposed in the Specific Plan to ensure that the project, once built, is compatible with neighborhood needs and to streamline the approval of future commercial amenities. The proposed changes to the Specific Plan allows for the construction of two-story buildings with appropriate ceiling heights for each floor, without flat roofs. The inclusion of architectural roof elements in the Specific Plan amendments will allow for building articulation while reducing a monotonous feel along the local streets in the Commercial Village. Building H will be designed as a two-story, mixed-used development with a pitched roof, which will add to the variety of architectural styles in the Palisades Commercial Village.

The revised Specific Plan is in conformance with the Housing policies of the Framework Element listed below.

Objective 4.2. *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

Policy 4.4.1(a). Establish development standards that are sufficiently detailed and tailored to community and neighborhood needs to reduce discretionary approvals requirements

Urban Form & Neighborhood Design Policies (Chapter 5)

The Project would directly implement Objective 5.1 of the Framework Element by complying with the urban design standards already established in the Specific Plan as identified above. Consistent with Policy 5.2.1, the Project Site is located in an established area where commercial uses are already concentrated and the Project proposes a range of uses already existing in the Village, envisioned, and permitted under the Specific Plan. Further, consistent with Policy 5.2.2, the Project would result in additional business, retail, and development near public transit available on Sunset Boulevard and within close walking distance to the surrounding residential neighborhoods and commercial areas in the Village.

Within the Urban Form and Neighborhood Design chapter of the Framework Element, the following policies would be applicable to the Project:

Objective 5.1. Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.

Objective 5.2. Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.

Policy 5.2.1. Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.

Policy 5.2.2. Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.

Objective 5.5. Enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Policy 5.5.4. Determine the appropriate urban design elements at the neighborhood level, such as sidewalk width and materials, street lights and trees, bus shelters and benches, and other street furniture.

Objective 5.8. Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Policy 5.9.1. Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions such as child care or recreation areas.

Policy 5.9.2. *Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes. Mixed-use should also be enhanced by locating community facilities such as libraries, cultural facilities or police substations, on the ground floor of such building, where feasible*

Open Space and Conservation (Chapter 6)

The Project includes a 0.35 acre landscaped open space within a portion of the existing surface parking lot (which will be eliminated in the project) flanked with retail spaces and restaurants with outdoor terraces and is designed to accommodate occasional events, group activities and individual relaxation available to the public.

Within the Open Space and Conservation chapter of the Framework Element, the following policies are applicable to the proposed Project:

Policy 6.4.9. *Encourage the incorporation of small-scaled public open spaces within transit-oriented development, both as plazas and small parks associated with transit stations, and as areas of public access in private joint development at transit station locations.*

Policy 6.4.10(a). *Provide for the joint use of open space with existing and future public facilities, where feasible.*

Economic Development Policies (Chapter 7)

The project will enhance the commercial vitality of the Pacific Palisades community. Since the 1950s when the Pacific Palisades Commercial Village was created, revitalization efforts have been undertaken almost every 20 years. The current tenant spaces located in the proposed Commercial Village Subarea A will be redeveloped with up to 40 individual storefronts to provide more neighborhood-serving uses that are allowed under the C2 zones, such as retail spaces, movie theater, restaurants, a specialty grocer and a walk-up bank. This project will also include residential units, which could possible serve as housing for local residents that work in the Commercial Village. This pedestrian-oriented development will include public access ways and paseos that will connect to the other businesses in the Commercial Village.

The following Economic Development policy is applicable to the project:

Policy 7.3.2: *Retain existing neighborhood commercial activities within walking distance of residential areas.*

The Project would enhance commercial activities at the Project Site, which is within walking distance of residential areas, by attracting local Palisades visitors and creating an urban and interactive pedestrian environment.

Mobility Element

The adopted Specific Plan includes a network of local streets, which are in conformance with the 2035 Mobility Element of the General Plan. The proposed changes to the Specific Plan do not modify street designations or widths to Albright Street, Monument Street and Swarthmore Avenue (local streets) or to Sunset Boulevard (a Scenic Corridor Avenue II). Swarthmore Avenue is being reconfigured from a two-way street to a one-way street, but will retain the right-of-way standards for a Local Street. Therefore, the revised Specific Plan is in conformance with the Mobility Element policies listed below.

Policy 1.2 Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.

Policy 2.3 Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 2.14 Designate a street's functional classification based upon its current dimensions, land use context, and role.

Policy 3.3 Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Housing Element

The Housing Element of the General Plan contains several policies that are implemented through the adopted Specific Plan. The proposed amendments to the Specific Plan will continue to enforce these policies and provide for a more livable community for residents. The proposed changes to the Specific Plan allows for the construction of two-story buildings with appropriate ceiling heights for each floor, with the option of having a variety of roof types. Building H will be designed as a two-story, mixed-used development with a pitched roof, which will add to the variety of architectural styles in the Palisades Commercial Village. Therefore, the revised Specific Plan is in conformance with the policy of the Housing Element listed below.

Objective 2.4. Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

Brentwood – Pacific Palisades Community Plan

The Brentwood-Pacific Palisades Community Plan contains the following goals, objectives, and policies, all of which are reflected in the adopted Pacific Palisades Commercial Village and Neighborhoods Specific Plan. The proposed changes to the Specific Plan do not conflict with any of these objectives, goals, and/or policies. The project reduces the visual impact of parking and driveways on the local neighborhood and wider community by removing two existing parking lots and by creating an underground parking structure that will be accessed only from the existing alley. The project will include a large, landscaped open park space in the location of one of the existing parking lots. Utility equipment will be screened from view from the public right-of-way through landscape buffering and screening. All rooftop equipment will be screened from view from the public right-of-way either by dedicated screen walls or by careful building roofscape and massing. The proposed eight buildings will be connected by paseos and plazas. The building designs will be comprised of a variety of architectural styles, building materials and a combination of flat and pitched rooflines to provide articulation and avoid a monotonous feel along the public streets. Eight residential units, which are located within 1,500 feet of a bus stop, will create multi-housing opportunities along Sunset Boulevard. Trash compactors and other service equipment shall be screened from view from the public right-of-way through the use of gates, screens and landscape buffering. Service and back of house facilities have been minimized and embedded within the building forms of buildings. Green technology is proposed for the project, such as solar panels, electric car charging stations and 'smart irrigation' for landscaping to minimize water usage. The

project will include a bikeshare program and provide on-site bicycles to be used by the community. The project also includes a master sign program and streetscape design that will complement the surrounding commercial buildings in the Commercial Village.

Therefore, the revised Specific Plan is in conformance with the policies of the Brentwood-Pacific Palisades Community Plan listed below.

Objective 1-2. *To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.*

Policy 1-2.1. *Retain higher residential densities near commercial centers and major bus routes where public service facilities, utilities, and topography will accommodate such development and circulation system.*

Policy 2-1.1 *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

Policy 2-1.3. *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

Objective 2-3. *To enhance the appearance of commercial districts and to identify pedestrian-oriented areas.*

Policy 2-3.2. *New development should add to and enhance the existing pedestrian street activity.*

Policy 2-3.3. *Ensure that commercial projects achieve harmony with the best of existing development.*

Policy 2-3.4. *New development in pedestrian oriented areas shall provide parking at the rear of the property or underground.*

Policy 2-3.5. *Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses directed at pedestrian traffic.*

Policy 2-3.6. *Promote mixed-use projects along transit corridors, and in appropriate commercial areas.*

Policy 2-4.1. *Establish commercial areas and street identity and character through appropriate sign control, landscaping, and street scape.*

Goal 3. *Provide adequate recreation and park facilities which meet the needs of the residents in the plan area.*

Objective 11-1. *To pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length and reduce the number of vehicle trips.*

Policy 13-1.2. *New development projects shall be designed to minimize disturbance to existing traffic flow with proper ingress and egress to parking.*

Objective 14-2. *To promote pedestrian oriented areas and pedestrian routes for commuter, school, recreational use, economic revitalization, and access to transit facilities.*

Policy 15-1.1. Consolidate parking where appropriate, to minimize the number of ingress and egress points onto arterials.

Pacific Palisades Commercial Village and Neighborhood Specific Plan

The project is also located within the Pacific Palisades Commercial Village and Neighborhood Specific Plan and designated as a Commercial Village with a C2-1VL and R3P-1VL Zone and Community Commercial land use designation. The Pacific Palisades Commercial Village and Neighborhood Specific Plan was adopted by City Council through Ordinance 160,515 (effective on December 31, 1985) with more recent amendments through Ordinance 168,579 (effective on March 21, 1993). The proposed project is consistent with the following Purposes in Section 2 of this Specific Plan by ensuring that the visual continuity of the Commercial Village is retained through the design of low-rise buildings and the implementation of a streetscape design for streets connecting to surrounding neighborhoods and businesses:

- A. To assure that the Pacific Palisades Commercial Village and Neighborhoods continue to function as significant commercial areas in the Pacific Palisades and that any future development is compatible with the surrounding residential community, the character of the commercial areas and the capacity of the circulation system as defined in the District Plan;
- B. To enhance the aesthetic qualities of development, protect the low intensity, community-oriented uses and preserve the individual qualities of the areas;
- C. To enhance the pedestrian-orientation of the business centers by reducing the size and location of signs within the Specific Plan Area; by promoting design coordination between a building or structure and its use; by removing temporary signs and clutter; by enhancing windows as display areas for merchandise; and by unifying the characteristics of each of the Specific Plan Areas through block signs, promotion banners and symbol signs;
- D. To assure that the commercial uses are consistent with the general character of the Pacific Palisades community, which consists of single-family residences, some multiple residential structures and significant open space and park-like development;
- E. To provide guidelines and a process for review and approval of exterior and site design, renovations, signs for buildings and structures and other developments;
- F. To promote orderly, attractive and harmonious development, minimize environmental effects of development, stabilize land values and investments and promote the general welfare by prohibiting buildings, structures or uses which are inconsistent with the purposes or standards of this Specific Plan or which are inappropriate to their sites, surroundings, traffic circulation impacts or their environmental setting; and
- H. To assure that development along Sunset Boulevard incorporates design characteristics that provide a unifying element to the Commercial Village and to each Neighborhood and enhances their status as scenic highways while providing a beautifying element to the Commercial Village and Neighborhoods through landscaping and other means.

City Charter Sections 556 and 558

Section 556 of the City Charter requires that the City Planning Commission make findings that determine whether the requested Specific Plan Amendment and Vesting Zone Change are either

in substantial conformance or not in substantial conformance with the purposes, intent and provisions of the General Plan.

Section 558 of the City Charter establishes the procedures for the adoption, amendment or repeal of ordinances, orders or resolutions proposed by the City Council, City Planning Commission, or Director of Planning or by application of the owner of the affected property if authorized by ordinance.

The proposed Specific Plan Amendment does comply with Charter Sections 556 and 558 in that the recommended amendments do reflect the land use patterns, trends and uses in the immediate area and do further the intent, purposes and objectives of the Community Plan.

The requested Vesting Zone Change is consistent with the Community Plan land use designation of Community Commercial, as well as the Community Plan's Objectives and Policies such as:

Objective 2-1. To conserve and strengthen viable commercial development.

Policy 2-1.1 New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.3. Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-3. To enhance the appearance of commercial districts and to identify pedestrian-oriented areas.

Policy 2-3.1. Pedestrian-oriented areas to be identified and preserved.

Policy 2-3.2. New development should add to and enhance the existing pedestrian street activity.

Policy 2-3.3. Ensure that commercial projects achieve harmony with the best of existing development.

Policy 2-3.6. Promote mixed-use projects along transit corridors, and in appropriate commercial areas.

Policy 2-4.1. Establish commercial areas and street identity and character through appropriate sign control, landscaping, and street scape.

Entitlement Findings

Specific Plan Amendment and Vested Zone Change Findings

Findings under Charter Section 556 and 558: Conformance with the General Plan and Procedure for Adoption, Amendment

The Project requests the adoption of two land use ordinances that includes an amendment to the Pacific Palisades Commercial Village and Neighborhood Specific Plan ("Specific Plan") and a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A.

Los Angeles City Charter ("City Charter") Section 558 and LAMC Section 12.32(C)(7) require

that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice and that proposed land use ordinance conform to the goals, objectives and policies General Plan.

As required by City Charter Section 556, the Specific Plan Amendment and Vesting Zone Change are in substantial conformance with the purposes, intent and provisions of the General Plan. As described above under the Section A., General Plan Findings, the project would conform to the goals, objectives and policies General Plan Framework, and General Plan Transportation Element, the Brentwood-Pacific Palisades Community Plan ("Community Plan"), and Pacific Palisades Commercial Village and Neighborhoods Specific Plan ("Specific Plan").

Findings under Charter Section 558: Procedure for Adoption, Amendment

In accordance with City Charter Section 558, and as discussed in detail below, the Specific Plan Amendment and Vesting Zone Change would conform with the public necessity, convenience, general welfare and represent good zoning practice.

a. Public necessity.

Redevelopment of the project site and construction of a mixed-use development with eight (8) new buildings comprised of retail, personal services, restaurant uses, office, a neighborhood cinema, eight apartment units, and a specialty grocery market, connected by pedestrian walkways, plazas, paseos, landscaping, and open space would revitalize the Village and create a pedestrian-oriented neighborhood centerpiece that would strengthen the existing commercial area. As part of the amendment to the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, a new subarea within the Commercial Village will be created to establish regulations for development and use for the project site. Additionally, the master sign program and streetscape design will contribute to the overall urban design of the Commercial Village Subarea A. The master sign program includes regulations and standards for appropriately scaled tenant and wayfinding signage. The subarea would establish the maximum number of establishments permitted within the subarea that may offer alcohol and define the procedures for when specific tenants are identified. The Specific Plan Amendment will limit alcohol uses up to a total of six (6) on-site establishments and two (2) off-site establishments.

As part of the Specific Plan Amendment, a streetscape design is proposed to guide the implementation of the street configuration, paving materials, landscaping, street trees, street lighting, and street furnishings. The project proposes to transform the remaining portion of Swarthmore from the alley to Monument Street from two-way to one-way access that would narrow the existing street width. Narrowing the street width would create a safer and pedestrian-friendly street experience with enhanced sidewalks, provide opportunities for landscape plantings and street trees, and accommodate café seating. Tightening the width of the street would also serve as a traffic calming measure by reducing vehicular speeds making it safer for pedestrians walking on the sidewalks and crossing Swarthmore Avenue. In addition, this change allows for diagonal parking along Swarthmore Avenue which is consistent with Objective 3: Augment the Streetscape Environment with Pedestrian Amenities in the Citywide Design Guidelines for On-street Parking, and will also increase the amount of street parking from what exists today from 21 to 29 stalls.

The Brentwood-Pacific Palisades Community Plan designates the project site as Community Commercial that corresponds to the CR, C2, C4, P, PB, RAS3, and RAS4 zones. The portion of Project Site on the north side of Swarthmore Avenue are split zoned C2-1VL and R3P-1VL with the existing buildings within the C2-1VL zone and the surface parking to the rear of the buildings within the R3P-1VL zone. The portion of Project Site on the south side of Swarthmore Avenue is also split zoned C2-1VL and R3P-1VL. The portion of the project site with buildings fronting on the south side of Swarthmore Avenue is within the C2-1VL zone with a small portion to the rear of the buildings within the R3P-1VL zone. The triangular shaped surface lot adjacent to the east is zoned R3P-1VL. The portion of the project site along Sunset Boulevard are zoned C2-1VL. As noted, the entire project site has a Community Commercial land use designation. The Project proposes a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A.

b. Convenience.

The proposed project will provide a concentration of pedestrian and commercial activity in an established neighborhood, thereby increasing the amenities and services within convenient walking distance of hundreds of local residents. Residents within the Pacific Palisades neighborhood will have access to grocery stores, retail stores, eateries, and a theater without the need to drive out to surrounding regional centers such as Santa Monica. The diversity of food service and the ancillary sale of alcoholic beverages provide a desired and expected amenity for patrons and are vital to the success and operation of restaurants and the other proposed establishments.

Furthermore, the Vesting Zone Change would facilitate the unified development of the project on the project site. The project proposes uses that are permitted within the C2 zone and therefore would not introduce a new use within the Specific Plan area. As such, Vesting Zone Change does not propose any new land uses, but rather uses have already been determined to be appropriate for this area, and are necessary to facilitate the development of the project as proposed. Without a Vesting Zone Change, the Applicant could not develop the R3P-1VL zoned portions with multi-use buildings, plazas and public access ways, and the landscaped open space as these areas would likely remain as surface parking which would not allow for the pedestrian-oriented design as proposed by the project.

c. General welfare.

The proposed project will increase the activity of the Commercial Village by creating a walkable urban neighborhood center at the heart of the Palisades community and more 'eyes on the street' to promote public safety. The project removes all surface parking from the site and improves the flow of Swarthmore Avenue and the vehicular alley in exchange for clustered commercial mixed-use structures connected by pedestrian paths and paseos, thereby organizing circulation patterns and eliminating opportunities for potential vehicle-pedestrian conflict wherever possible. Enhanced paving, landscaping, and lighting will further improve pedestrian safety by clearly identifying clear paths of travel and directing pedestrian activity along strategic paths, thereby reducing opportunities for crime.

Furthermore, the Specific Plan Amendment and Vesting Zone Change would promote orderly and harmonious development, meanwhile minimizing environmental effects of development, stabilize land values and investments and promote the general welfare

by prohibiting buildings, structures, or uses which are inconsistent with the purposes of the Specific Plan or which are inappropriate to their sites, surroundings, traffic circulation impacts or their environmental setting.

In consideration of the character of the proposed operations, it is anticipated that the restaurants will attract patrons primarily interested in full meal service or light snacks, and who may wish to accompany such meal or snack with wine, beer or another alcoholic beverage. The grocery store will attract individuals, likely drawn primarily from surrounding neighborhoods and will therefore serve the convenience and/or general welfare of the local public. The sale of alcohol within the project would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The project would be required to incorporate security design features subject to approval by LAPD relative to security of semi-public and private spaces within the project, which may include but not be limited to access control to building, secured parking facilities, well-illuminated public and semi-public spaces, and provision of onsite security as may be necessary. In addition, the sale of alcohol would be regulated by the Specific Plan. Each individual establishment selling alcohol would be required to obtain a subsequent Plan Approval. The decision-maker may consider additional conditions, as appropriate to a particular establishment, such as hours and days of operation, security; maximum seating capacity, noise, mode, character and nature of the operation, food service and age limits.

d. Good zoning practice.

The Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL zoning for the entire Commercial Village Subarea A would represent good zoning practice by creating a single zone that is consistent with the underlying Community Commercial land use for the Commercial Village in the Specific Plan. The R3P-1VL zone is an antiquated zone no longer used by the City and is not a corresponding zone under the Community Commercial land use designation whereas C2 is consistent with this underlying land use. The Vesting Zone Change would reconcile this inconsistency.

The Project represents good zoning practice by collocating community-serving uses with public open space, emphasizes pedestrian activity over vehicular traffic, and is in conformance with the General Plan and other related requirements. The Project will not contain any type of use which may typically be associated with adverse effects upon the welfare the surrounding neighborhood such as a night club or stand-alone bar. The Project will positively affect the economic vitality of the community by comprising a well-balanced development including the market use, cinema, restaurants, and retail uses. Under the proposed amendment to the Specific Plan, the operators of the alcohol-serving establishments will be required to obtain plan approvals from the Director of Planning, who will review the details of the establishment's operations for consistency with the Specific Plan regulations and in compliance with LAMC Section 12.24. Additionally, the master sign program has been tailored to complement the scale and development pattern of Buildings A –H. For these reasons, and the reasons discussed above, the approval of the Vesting Zone Change and the Specific Plan amendment will not detrimentally affect nearby residential zones or sensitive uses in the area.

Overall, the Specific Plan Amendment and Vesting Zone Change conforms to public necessity, convenience, general welfare and good zoning practice.

Specific Plan Project Permit Compliance and Design Review Board Findings

Specific Plan Project Permit Compliance

In accordance with LAMC Section 11.5.7, the Project satisfies each of the following requirements.

- A. That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The project has been designed within the existing development parameters of the Specific Plan's Commercial Village as feasible. Given the assemblage of properties by the Applicant and the unique opportunity to create a vibrant new Village to replace the declining series of storefronts, buildings, and streetscape that currently define the project site, there is a need to create for the project to seek certain amendments to the Specific Plan development standards to facilitate the project as envisioned. Upon adoption of the Specific Plan amendment, the project would substantially comply with applicable regulations, findings, standards and provisions of the specific plan as set forth below.

- a. Land Use. As specified in the Specific Plan, in the Commercial Village, lots zoned C2 are permitted uses allowed in the City's C4 zone. The Project proposes a Vesting Zone Change for the entire Project Site currently zoned C2-1VL and R3P-1VL. With approval of the Vesting Zone Change, the entire project site would be zoned [T][Q]C2-1VL, consistent with the underlying Community Commercial land use designation. The proposed mix of uses that includes retail, restaurant, residential units, a movie theater, grocery store, office, and ancillary uses are all permitted uses in the C2-1VL zone as set forth in the City's Supplemental Use List.
- b. Height. The Specific Plan currently limits height to two stories and 30 feet and provides that no building shall exceed 27 feet in height, as measured from grade to the ceiling of the upper story. The Specific Plan does not contain a definition for grade. The LAMC defines grade as "the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building."

The project site slopes downward from the surrounding residential neighborhoods with an elevation ranging from 327 to 335 feet along its northern border (Albright Street) to 322 to 329 feet along its southern border (Sunset Boulevard). Given the slope differential across the site, measuring the building height from the lowest elevation five feet from a building would create an artificial height measurement. The project proposes to add a definition of height added to the Commercial Village Subarea A to confirm that the height of a building as measured from any point along adjacent sidewalk grade to the top of the building's roof features vertically above would not exceed 34 feet.

All proposed buildings are designed to comply with the 27-foot height rule (grade to uppermost ceiling) and are no more than two stories in height. The Project proposes to allow architectural elements such as roof pitches and dormers above 30 feet up to a maximum of 34 feet to create an organic aesthetic and street appearance. The amendment to the Specific Plan would add a definition for architectural roof features which the Project would comply with.

- c. Floor Area Ratio. The floor area ratio of a project within the Commercial Village shall not exceed 1.5:1; except that a mixed-use project shall be permitted a floor area ratio of 2:1. The lot area for the project is 135,505 square feet (prior to lot area proposed to be acquired with vacation of the alleys on the site). The project proposes 116,215 square feet of lot area for a floor area ratio of 0.9:1.
- d. Setbacks. All buildings are proposed to be setback a minimum of 2 feet from the sidewalk.
- e. Parking. The Specific Plan contains parking standards that supersede the standards set forth in the Municipal Code. Based on the proposed mix of uses, the Project requires a total of 476 parking spaces. The Project would utilize the permitted by-right bicycle parking reduction set for in LAMC 12.21.A.4 to reduce four vehicular parking spaces. Therefore, the Project's 470 parking spaces would comply with the Specific Plan. Pursuant to LAMC 12.21.A.4, the Project could utilize up to 20 percent, or 94 required vehicle parking may be replaced by bicycle parking.
- f. Bicycle Parking. The Specific Plan currently requires bicycle parking at an equivalent to one percent of the floor area of a Project or at a ratio of two bicycle parking spaces per 1,000 square feet of floor area of the building or structure, whichever is less. The Specific Plan also requires that the bicycle parking shall be located as close to the front entrance of the building and not within the sidewalk public right-of-way. The Project requests an amendment to the Specific Plan to provide bicycle parking spaces in compliance with the Citywide Bicycle Parking Ordinance (Ordinance No. 182,386) adopted in 2013. The Ordinance includes standards that require both long and short-term bicycle spaces, design standards for permitted racks, location and installation to better meet the current needs of cyclists. Under the Ordinance, long-term space must be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.
- g. Underground Utilities. The project would place all utilities underground.
- h. Landscaping Standards and Urban Design Features. The amendment includes an appendix with a streetscape design that would guide the improvement of the Project's public realm that includes street configuration, paving materials, landscaping, street trees, street lighting, and street furnishings. The project would provide new street trees along Swarthmore Ave, Albright St, Sunset Blvd, and Monument St that conform to the overall streetscape design. Landscaping would be placed along the sidewalks, along the walkways and paseos, and in the new open space park area. In addition, the Applicant would be responsible for maintaining all landscape and hardscape features within the project site.
- i. Signage: The project would comply with the existing Specific Plan signage regulations with the exception of the proposed cinema marquee which serves as a defining architectural element of the Project. The amendment would allow the marquee to exceed the maximum 100 square feet for any individual sign to permit a 200 square foot marquee as outlined in the Master Sign Program (Appendix B). The amendment would also allow the marquee to project outward from Building B. The height of the marquee is limited to 30 feet, consistent with the heights of the surrounding buildings.
- j. Alcohol: The Amendment proposes adding provisions to regulate the limited sale and consumption of alcohol. The Commercial Village Subarea A would include standards

and procedures to regulate the sale and consumption of alcohol within the project's restaurants, cinema, specialty retail and market. Alcohol is typically permitted in the Zoning Code with approval of a Conditional Use Permit (CUB). The Subarea would set a limit on the maximum number of establishments within the Subarea that may offer alcohol and create a regulatory framework to approve such uses when specific tenants are identified.

- B. That the project 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 (MND) was prepared in compliance with CEQA that analyzed the potential environmental effects that could result from the construction and operation of the proposed project. The MND identifies mitigation measures and monitoring measures which would mitigate the negative environmental effects of the project (and incorporated into the Conditions of Approval herein).

Design Review Board

In accordance with LAMC Section 16.50 and as set forth in Section 14.A of the Specific Plan, the Project complies with the Specific Plan's design criteria and guidelines.

- A. All proposed buildings or structures shall be designed in such a fashion that all ventilation, heating or air conditioning ducts, equipment or other related appurtenances are adequately screened from public view;

The Project has been designed such that all ventilation, heating or air conditioning ducts, equipment or other related appurtenances are adequately screened from public view. Utility equipment such as electrical transformers will be screened from view from the public right-of-way through landscape buffering and screening. Any rooftop equipment will be screened from view from the public right-of-way either by dedicated screen walls or by careful building roofscape and massing. Trash compactors and other service equipment shall be screened from view from the public right-of-way through the use of gates, screens and landscape buffering or by locating underground.

- B. Any exterior treatment of a building or structure including color, texture, windows or other architectural features shall be applied to all exterior walls in a similar manner;

The Project includes eight distinct buildings as shown on the Project elevations. The exterior treatment of the proposed eight buildings along all facades incorporates and alternates different textures, colors, materials, and distinctive architectural treatments that add visual interest while maintaining continuity. The architectural language for the Project is varied in form, style and articulation with distinctive facades and details to create an organic street character with unique tenant storefronts and elements compatible with the Palisades village character. Proposed building materials will be authentic, high-quality and consistent with the architectural style of the buildings. The buildings propose a combination of flat and pitched rooflines and other architectural elements to provide articulation and create an interesting profile along the street wall. The architectural design for all the buildings will create a credible streetscape that integrates with and enhances the existing village-like urban fabric and texture of the area while creating the architectural variety, including among others mid-century modern, modern/contemporary, coastal village style, of a street that has been built over the course of time.

- C. Colors and types of building materials shall be reasonably consistent with the colors and types of building materials used in existing structures in each area and shall be harmonious with the character of each area;

Under existing conditions, the assortment of neighborhood serving commercial uses are developed with various architectural styles along the Sunset Boulevard corridor. Existing businesses are relatively eclectic and reside in highly altered buildings displaying a wide range of materials and elements including wood shingles, stucco-clad concrete, red clay tiles, brick, stone, flat and pitched roofs, and rectangular and arched windows. Commercial development nearest to the Project Site consists of one- and two-story buildings that display a variety of architectural styles including Spanish, Mission Revival, modern, and mid-century modern.

Similar to the architecture of the existing commercial district, the architectural design of the Project varies in form, style, and articulation and features distinctive facades, flat and pitched rooflines, and other elements to avoid a monotonous, single theme that is appropriate to the character of the commercial village.

- D. The exterior building components, sun shading devices, lighting plan and fixtures shall be compatible with the general character of each area;

Low key building signage, building lighting, street lighting, street signage, utility and service elements are carefully designed and integrated into the Project aesthetic to complement the pedestrian scale experience and organic building composition. New custom designed street lighting is an integral part of the overall Project design to highlight pedestrian paths and entrances, and to create a comfortable pedestrian experience at all times. These new fixtures will be installed along the length of Swarthmore Avenue, around the perimeter of the project and internally at all pedestrian walkways, promenades and other open spaces. The design and placement of lighting fixtures will be carefully considered to avoid uneven light distribution, harsh shadows and any light spill onto adjacent properties.

- E. The proposed buildings or structures shall be designed, to the extent feasible, so as not to cast shadows on adjacent property;

The new buildings are designed as to not cast shadows on adjacent properties. Along Sunset Boulevard, the easternmost proposed two-story building (Building H) located adjacent to an existing two-story commercial building of similar scale. Buildings D and E, two-stories in height, are buffered from the residential development to the north by the Monument Street right-of-way which is approximately 70 feet wide as measured from the property line. Buildings B and C are located adjacent to an existing three-story multi-family building fronting on Albright St. A shade study was prepared that concluded the two proposed buildings would not cast shadows on the multi-family building.

- F. Buildings and structures shall be oriented to maximize the potential for landscaped areas and public spaces and to minimize obstruction of mountain views;

Due to the existing development and landscaping near the Project Site and in adjacent neighborhoods, views to and from the Project Site are limited to the immediate area. Long and/or broad views to the mountains from the Project Site and nearby roadways are blocked and restricted by surrounding development and mature landscaping. Specifically, the presence of one and two-story commercial and residential development and tall, spreading street trees limit the availability of views to the Santa Monica Mountains.

The orientation of the Project and buildings are intended to maximize landscaped areas, public spaces, and to minimize obstruction of limited mountain views. The project proposes pedestrian promenades and paseos between buildings that connect to a series of courtyards, parks, plazas and gathering places that create an open feel and provide view corridors throughout the Project site. A large, landscaped open space park replaces the existing asphalt parking lot. The park is flanked with retail spaces and restaurants with outdoor terraces and is designed to encourage pedestrians to linger and to accommodate occasional events and group activities. Throughout the Project are numerous landscape and planting areas, including mature trees. In addition, the Project has been designed with low scale one and two story buildings, consistent with the existing scale in the surrounding Palisades commercial village.

- G. The size of proposed buildings or structures shall be similar in scale to surrounding buildings or structures and shall be appropriate to the character of the areas;

Existing commercial retail spaces on the Project Site are located in one- and two-story structures and proposed commercial/retail uses would likewise be located in one and two-story structures. The surrounding neighborhood includes an assortment of neighborhood serving commercial uses that includes the Ralph's grocery store, a single-story pharmacy, the two-story Norris Hardware building, the two-story Madison building on Swarthmore, multiple two-story buildings on Sunset Boulevard between Monument and Swarthmore, and two two-story buildings on Monument north on Sunset. Single-story retail storefronts are located along the southern end of the corridor. Commercial development nearest to the Project Site consists of one- and two-story buildings. Immediately across the Project Site, along Monument and Albright Streets are two-story single-family residential dwelling. Immediately to the west and abutting the Project Site is a three-story multi-family residential building.

The Project proposes demolition of existing multi-tenant neighborhood serving commercial retail space and existing surface parking lots, and redevelopment of the site with neighborhood-serving commercial/retail uses. The Project proposes eight new buildings one and two stories in height which is consistent with the range of building scale of the existing development on the Project Site and surrounding neighborhood.

- H. All open areas not utilized for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped so that multifamily or commercial uses are substantially buffered from the view of single-family dwellings;

Courtyards, parks, plazas, landscape, and planting areas are proposed throughout the Project Site. A landscaped open space park is proposed within a portion of the existing surface parking lot along a portion of Monument Street across from single-family residences located to the north. In addition, numerous mature street trees and landscaping will also be planted along the length of Monument Street to buffer the views of the Project from these residences. Street trees and dense landscape planting will also be incorporated along the Albright Street frontage to buffer the views from single-family residences located to the west of the Project Site.

- I. Landscape design and plant types shall be compatible with the building design, site location, and the general character of each area.

Complementing the proposed buildings are streetscape and landscape elements dispersed throughout the Project. The proposed landscape plan includes new street trees along

Albright, Monument, Sunset and Swarthmore. In addition, a variety of shrubs, flowers, ground covers, vines, and turf elements are proposed in a number of courtyards, plazas, bulb outs along Swarthmore, and within the park area that enhance the character of the Project Site and surrounding commercial village.

CEQA Findings

A Mitigated Negative Declaration (ENV-2015-2715-MND) was issued on February 18, 2016. The MND was published for a period of 20 days. The MND includes mitigation measures that address the impacts of the project on Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Public Services, Hydrology and Water Quality, and Transportation/Traffic. Under Case No. AA-2015-3312-PMLA, the Deputy Advisory Agency approved ENV-2015-2715-MND and the associated Mitigation Monitoring Program on March 31, 2016.

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, 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, Los Angeles, CA.

**DETERMINATION LETTER
CPC-2015-2714-VZC-SP-DRB-
SPP & AA-2015-3312-PMLA
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