

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

**LEAD CITY AGENCY**

City of Los Angeles

**COUNCIL DISTRICT**

CD 14 - JOSE HUIZAR

**PROJECT TITLE**

ENV-2015-3214-MND

**CASE NO.**

ZA-2015-3213-CUB-CUX-ZV

**PROJECT LOCATION**

649 South Olive and 505 West 7th Street

**PROJECT DESCRIPTION**

In conjunction with the adaptive reuse of an existing 12-story commercial office building, that formerly operated as the Bank of Italy (Los Angeles Historical-Cultural Monument #354), into a 151,632 square-foot, 242-room hotel, Conditional Uses and a Zone Variance have been requested to permit the on-site sales and dispensing of a full line of alcoholic beverages, to permit public patron dancing, and to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. In addition to room service and in-room alcohol access cabinets, the hotel proposes the dispensing of alcohol within a basement vault lounge and lobby bar; a ground floor restaurant, bar and café; a mezzanine level dining and lounge area; a 2nd floor level outdoor courtyard; and a roof deck level bar and pool area. Live entertainment, amplified music and public patron dancing will occur incidental to the hotel uses.

As filed, the project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop restaurant, bar and pool in the C2-4D Zone.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

649 South Olive, LLC  
30 West 26 Street, 12th Floor  
New York, NY 10010

**FINDING:**

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

(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**NAME OF PERSON PREPARING THIS FORM**

JENNAFER MONTERROSA

**TITLE**

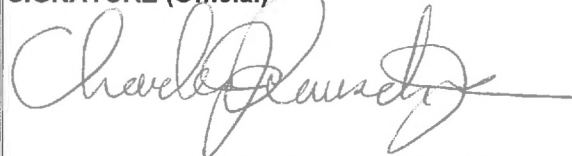
City Planning Associate

**TELEPHONE NUMBER**

(213) 978-1377

**ADDRESS**

200 N. SPRING STREET, 7th FLOOR  
LOS ANGELES, CA. 90012

**SIGNATURE (Official)****DATE**

02/03/2016

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

**III-60. Objectionable Odors (Commercial Trash Receptacles)**

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

**IV-90. Tree Removal (Public Right-of-Way)**

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- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

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

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- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XII-60. Increased Noise Levels (Mixed-Use Development)**

- Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:
- Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Class (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.

**XIV-30. Public Services (Police)**

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



Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XVI-80. Transportation/Traffic**

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should 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.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- 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.

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 14 - JOSE HUIZAR	<b>DATE:</b> 01/14/2016
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2015-3214-MND	<b>RELATED CASES:</b> ZA-2015-3213-CUB-CUX-ZV	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> CONDITIONAL USE PERMIT FOR ALCOHOL, CONDITIONAL USE PERMIT FOR DANCING AND LIVE ENTERTAINMENT, ZONE VARIANCE		
<b>ENV PROJECT DESCRIPTION:</b> In conjunction with the adaptive reuse of an existing 12-story commercial office building, that formerly operated as the Bank of Italy (Los Angeles Historical-Cultural Monument #354), into a 151,632 square-foot, 242-room hotel, Conditional Uses and a Zone Variance have been requested to permit the on-site sales and dispensing of a full line of alcoholic beverages, to permit public patron dancing, and to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. In addition to room service and in-room alcohol access cabinets, the hotel proposes the dispensing of alcohol within a basement vault lounge and lobby bar; a ground floor restaurant, bar and café; a mezzanine level dining and lounge area; a 2nd floor level outdoor courtyard; and a roof deck level bar and pool area. Live entertainment, amplified music and public patron dancing will occur incidental to the hotel uses.		
As filed, the project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop restaurant, bar and pool in the C2-4D Zone.		
<b>ENVIRONMENTAL SETTINGS:</b> The property is a level, square-shaped parcel of land that is located at the northwest corner of 7th and Olive Streets. The site is composed of over 13,000 square feet of lot area and is occupied by a 12 story, 155-foot tall historic bank building (Bank of Italy) that totals approximately 143,112 square feet of existing floor area. The proposed project will involve the adaptive reuse of the existing building into a hotel and entertainment use. The renovation of the building will not increase the total floor area nor will it alter the building footprint.		
The site is located in the C2-4D Zone, within the Central City Community Plan and is designated for Regional Center Commercial uses. The site is located within the CRA's City Center Redevelopment Project area, within the Greater Downtown Housing Incentive Area, a Los Angeles State Enterprise Zone, and the Downtown and Central City Parking Districts. Given the historic designation of the Bank of Italy building (Los Angeles Historic-Cultural Monument #354), the site is subject to Historic Preservation Review.		
The land use and zoning within 500 feet of the project site is reflective of dense commercial uses that are characterized by the nearby Financial and Jewelry Districts. The northerly adjoining property is zoned C2-4D and is developed with a vacant 11-story, commercial office building. The southerly adjoining property, across 7th Street, is zoned C2-4D and is developed with a four-story, mixed use building composed of loft spaces located above ground floor commercial retail and restaurant uses. The easterly adjoining property, across Olive Street, is zoned C5-4D and is developed with a 12-story commercial office building. The westerly adjoining property, located across from an alley, is zoned C2-4D and is developed with a 4-story, commercial office building that contains a ground floor restaurant use.		
<b>PROJECT LOCATION:</b> 649 South Olive and 505 West 7th Street		

<b>COMMUNITY PLAN AREA:</b> CENTRAL CITY <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> CENTRAL	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> DOWNTOWN LOS ANGELES
<b>EXISTING ZONING:</b> C2-4D	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 guest room/200 square feet	<b>LA River Adjacent:</b>
<b>GENERAL PLAN LAND USE:</b> Regional Center Commercial	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 guest room/200 square feet	
	<b>PROPOSED PROJECT DENSITY:</b> 1 guest room/55 square feet per Adaptive Reuse Ordinance	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

City Planning Associate

(213) 978-1377

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

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

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



## Environmental Factors Potentially Affected:

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

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

## INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

649 South Olive, LLC

**APPLICANT ADDRESS:**

30 West 26 Street, 12th Floor  
New York, NY 10010

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

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

(213) 620-1904

**DATE SUBMITTED:**

08/31/2015

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

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

#### II. AGRICULTURE AND FOREST RESOURCES

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

#### III. AIR QUALITY

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

#### IV. BIOLOGICAL RESOURCES

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

#### V. CULTURAL RESOURCES

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

#### VI. GEOLOGY AND SOILS

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

#### VII. GREEN HOUSE GAS EMISSIONS

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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#### IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

#### X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

#### XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

#### XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>XIII. POPULATION AND HOUSING</b>					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<b>XIV. PUBLIC SERVICES</b>					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
<b>XV. RECREATION</b>					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		



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

#### XVII. UTILITIES AND SERVICE SYSTEMS

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

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-3214-MND** and the associated case(s), **ZA-2015-3213-CUB-CUX-ZV**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

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

### ADDITIONAL INFORMATION:

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

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JENNAFER MONTERROSA	City Planning Associate	(213) 978-1377	01/11/2016

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

### I. AESTHETICS

a.	NO IMPACT	A significant impact would occur if the proposed project would introduce incompatible visual elements within a field of view containing a scenic vista or substantially block views of a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. The site is currently improved and does not contain any scenic resources. No impact would result from the conversion of the space into a hotel use with accessory alcohol sales and public dancing.	
b.	NO IMPACT	Based on the LA CEQA Thresholds Guide, a significant impact would occur only if scenic resources would be damaged and/or removed by development of a project within a State scenic highway. The site is currently improved and does not contain any scenic resources. No impact would result from the conversion of the space into a hotel use with accessory alcohol sales and public dancing.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The surrounding area is characterized by dense commercial uses, with a majority of the properties located within 500 feet of the property developed with commercial office buildings. The northerly adjoining property is zoned C2-4D and is developed with a vacant 11-story, commercial office building. The southerly adjoining property, across 7th Street, is zoned C2-4D and is developed with a four-story, mixed use building composed of loft spaces located above	

Impact?	Explanation	Mitigation Measures
	<p>ground floor commercial retail and restaurant uses. The easterly adjoining property, across Olive Street, is zoned C5-4D and is developed with a 12-story commercial office building. The westerly adjoining property, located across from a walkway, is zoned C2-4D and is developed with a 4-story, commercial office building that contains a ground floor restaurant use. The applicant is seeking Conditional Use permits and Zone Variance in conjunction with the adaptive reuse of an existing 12-story commercial office building, that formerly operated as the Bank of Italy (Giannini Building - Los Angeles Historical-Cultural Monument #354), into a 151,632 square-foot, 242-room hotel. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. No new impacts to related to the building's exterior aesthetics is anticipated to result from the proposed interior renovations. The project will be subject to Historic Preservation Review at the time of permitting. Any trash and graffiti impacts will become less than significant by the enforcement of existing provisions of Municipal Code Section 91.8104. Therefore, the project does not propose any new impact.</p>	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>The project is surrounded by established commercial uses. The proposed outdoor lighting will be similar to other lighting in the immediate vicinity; however, a mitigation measure has been included to reduce potential impacts to surrounding uses. This measure should reduce any potentially new impacts to less than significant levels.</b></p>	I-120
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a. NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The site is designated for Regional Center Commercial land uses and does not contain farmland of any type. No impact</p>	

Impact?	Explanation	Mitigation Measures
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		will result.	
b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The site is designated for Regional Center Commercial land uses and does not contain farmland of any type. No impact will result.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The site is designated for Regional Center Commercial land uses and is improved with an existing apartment building. The site does not contain forest land or timberland uses.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project will not result in the conversion of forest land. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. No new impacts are anticipated.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project will not result in off-site conversion of farmland to non-agricultural use. The site is improved with a 12-story vacant office building that will be converted to a hotel use. No new impacts will result.	

### III. AIR QUALITY

a.	NO IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air	
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Impact?	Explanation	Mitigation Measures
	<p>Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed conversion of an existing vacant, historic bank building into a hotel use will not conflict with or obstruct implementation of any air quality plan. All interior renovations will be completed in accordance with all applicable building codes.</p>	
b. NO IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is located within an existing vacant, historic, bank building, will involve tenant improvements only, and will not conflict with or obstruct any air quality plan. As such, the project does not reach an established threshold of potential significance for air quality per SCAQMD. No significant impacts will occur.</p>	
c. NO IMPACT	<p>The proposed project will not conflict or obstruct air quality. No impact related to cumulative net increases in pollutants relative to Federal and State standards are anticipated. No impact would result.</p>	
d. NO IMPACT	<p>The subject site is occupied by a vacant, 12-story historic building that was previously occupied by Bank of Italy. The proposal to convert the use to a 242-room hotel use with associated alcohol sales, public dancing, and roof top dining is not anticipated to create negative impacts on potential residents. The building will be subject to current building/code regulations and will be inspected to ensure compliance at the time of permitting and before the issuance of a Certificate of Occupancy. Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child</p>	

Impact?	Explanation	Mitigation Measures
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		care centers, and athletic facilities. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoid siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is located approximately 2,143 feet (0.4 miles) from the 110 freeway and approximately 4,000 feet (0.8 miles) from the nearest gas station located at 504 West Olympic Boulevard. The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. As the proposed project consists of new hotel guest rooms, the proposed project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from the proposed project implementation and therefore, the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors. Therefore, the proposed project would have no new impacts.	
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. No objectionable odors are anticipated to result from this project as all work to be performed will be interior to the existing structure. The subject property is built out to its property line with the subject building and centralized trash will be located within the ground floor level of the existing building; however, a mitigation measure has been included to ensure that the project does not create any new potential impacts.</b>	III-60
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<b>IV. BIOLOGICAL RESOURCES</b>			
a.	NO IMPACT	A project would have a significant impact on biological resources if it could result in: the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a species of special concern; the loss of individuals or the reduction of existing	

Impact?	Explanation	Mitigation Measures
	<p>habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or interference with habitat such that normal species behaviors are disturbed (i.e. from the introduction of noise, light) to a degree that may diminish the changes for long-term survival of a sensitive species. The site is located on a fully developed lot, with no identified sensitive species located on-site and no cited plans for removal of any significant biological resources. No impact will result.</p>	
b. NO IMPACT	<p>A project would have a significant impact on biological resources if it could result in: the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species or Special Concern; the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; the alteration of an existing wetland habitat; or interference with habitat such that normal species behaviors are disturbed (i.e. from the introduction of noise, light) to a degree that may diminish the changes for long-term survival of a sensitive species. The site does not contain riparian habitat or identified sensitive natural communities. No impact will result.</p>	
c. NO IMPACT	<p>A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The site does not contain wetlands. No impact will result.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The project site is fully developed with an existing building is located within an area designated for Regional Center Commercial Uses. The subject site does not contain any landscaping and no existing wildlife corridors are located on-site. No new impacts are anticipated.</p>	

Impact?	Explanation	Mitigation Measures
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The subject site is improved with a 12-story, vacant commercial office building that previously operated as a bank. The public right-of-way contains two (2) street trees. As such, mitigation measures have been incorporated to ensure proper removal and replacement if planned in the future.	IV-90
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The proposed project will not conflict with any habitat conservation plans.	

#### V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject building is a designated Historic Cultural Monument (Giannini Building aka Bank of Italy - HCM-354). As a result, the project will subject to existing regulatory measures that ensure compliance with the Secretary of the Interior's Standards for the treatment of historic properties. Less than significant impacts are anticipated.	
b.	NO IMPACT	The project is not located in an area of known archeological resources. Furthermore, with no new grading or construction proposed no impact would result.	
c.	NO IMPACT	The project is not located in an area of known paleontological resource. Furthermore, with no new grading or construction proposed no impact would result.	
d.	NO IMPACT	No human remains are anticipated to be located at the project site and the project does not involve any excavation. No impact would result.	

#### VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is not located within a State-designated Alquist-Priolo Zone but is located within 0.93 kilometers of the Puente Hills Blind Thrust Fault. However, with only interior renovations proposed, only less than significant impacts will result from the conversion of an existing commercial office building to a hotel use. No changes to the building footprints are proposed and the project, if approved, will need to be reviewed by the Department of Building and Safety to ensure that it meets all applicable building code requirements before a change of use is approved. Less than significant impacts.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone and within 0.9 kilometers of the Puente Hills Blind Thrust Fault; however, with only interior renovations proposed, only less than significant impacts will result from the conversion of an existing apartment development into a hotel. No changes to the building footprints are proposed and the project, if approved, will need to be reviewed by the Department of Building and Safety to ensure that it meets all applicable building code requirements before a change of use is approved. Less than significant impacts.	
LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site has not been identified as being located in a liquefaction zone per the California Department of Conservation's Seismic	



Impact?	Explanation	Mitigation Measures
	Hazard Zones Map. Furthermore, with only interior renovations proposed, no impacts will result from the conversion of an existing commercial office building into a hotel. No changes to the building footprints are proposed and the project, if approved, will need to be reviewed by the Department of Building and Safety to ensure that it meets all applicable building code requirements before a change of use is approved. Less than significant impacts.	
d. NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According, to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for the Hollywood Quadrangle shows the project site is not located within a landslide hazard zone. No impact would result.	
e. NO IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project does not involve any grading or excavation and therefore will not result in any soil erosion of loss of topsoil.	
f. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. However, with only interior tenant improvements proposed, less than significant impacts are anticipated to occur with the conversion of the commercial office building into a hotel.	
g. NO IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Expansive soil has not been identified on the property and, with the project proposing interior improvements only, no impacts will result.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	
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## VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone.</p> <p>Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). Without the greenhouse effect, the Earth would be a frozen globe with an average surface temperature of about 5°F. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green</p>	VII-10
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Impact?	Explanation	Mitigation Measures
	<p>Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.</p>	
<p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would reuse an existing commercial office building as a hotel use located within a dense urban area and would not interfere with SCAG's ability to implement the regional</p>	<p>See MM VII-10.</p>

Impact?	Explanation	Mitigation Measures
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		<p>strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide a new hotel use intended to meet demand for such accommodations in proximity to urban/entertainment uses, including transportation/transit and would provide a healthy environment by reducing vehicle trips and corresponding GHG emissions. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to GHG reduction plans.</p>	
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#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. No hazardous materials are proposed to be routinely transported, used, or disposed of as part of this project.</p>	
b.	NO IMPACT	<p>The subject site has not been identified as being located on a site containing existing hazardous materials. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. With no new construction or excavation proposed the request to convert existing space into a hotel use, without expanding the building footprint, will not result in the creation of any new impacts related to the release of hazardous materials. No impact will result.</p>	
c.	NO IMPACT	<p>No hazardous materials are proposed to be used with this project. No impact would result.</p>	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is not located on an identified hazardous materials site. Furthermore, with no new construction or excavation proposed the request convert existing floor area into a hotel use will not create any new impacts that are related to the release of Methane or other hazardous materials. No impact will result.	
e.	NO IMPACT	The site is not located within an airport land use plan. No impact will result from the proposed project.	
f.	NO IMPACT	The site is not located within an airport hazard zone. No impacts will result from the proposed project.	
g.	NO IMPACT	With only interior work proposed, the proposed project would not impair implementation of or interfere with an adopted emergency response plan or emergency evacuation plan. No impact would result.	
h.	NO IMPACT	The site is not located in an area of wildlands. No impact would result.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. While some new plumbing fixtures may be installed as a part of the of project, the request to convert an commercial office building into a hotel is not anticipated to result in the violation of any water quality or discharge requirements as the renovations will be required to meet Building and Safety code requirements.	
b.	NO IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LA DWP. Further, the project will comply with LAMC Section 64.70 and no significant impact will occur.	

Impact?		Explanation	Mitigation Measures
c.	NO IMPACT	The project site does not contain a stream or river. The site currently drains into the storm drain. Further, the project will comply with LAMC Section 64.70 and no significant impact will occur.	
d.	NO IMPACT	The proposed interior renovations to convert a commercial office building into a hotel use without altering the building footprint or existing drainage pattern of the site or area. Further, the project will comply with LAMC Section 64.70 and no significant impact will occur.	
e.	NO IMPACT	The conversion of a commercial office building into a hotel building will not alter the existing drainage pattern of the site or area. Further, the project will comply with LAMC Section 64.70 and no significant impact will occur.	
f.	LESS THAN SIGNIFICANT IMPACT	All interior renovations will be required to obtain a building permit and will be subject to building requirements that will prevent any further degradation of water quality at the project site. No new impacts are anticipated to result from the project.	
g.	NO IMPACT	The property is not located in a flood zone. No impact would result.	
h.	NO IMPACT	The property is not located in a flood zone. No impact would result.	
i.	NO IMPACT	The property is not located in a potential dam inundation zone. No impact would result.	
j.	NO IMPACT	The subject property is not located within an inundation zone for seiches, tsunamis or mudflow. No impact would result.	
<b>X. LAND USE AND PLANNING</b>			
a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The project is located within an existing vacant commercial office building and does not involve any new construction. Therefore, it will not divide an established community. No impact will result.	



Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. The approval of the requested entitlements will allow for alcohol sales, public dancing and rooftop use of the proposed hotel. The adaptive reuse of the hotel, without these proposed uses, would still be permitted. If the requested actions are approved, the project as a whole, with the proposed accessory land uses, would have less than significant impacts.	
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The proposed project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed urban area.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Regional Center Commercial and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Regional Center Commercial uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
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## XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the phase of interior work being done. The proposed project would result in a less than significant impacts related to construction with implementation of Mitigation Measures. Post construction, noise impacts may result from the proposed entertainment uses proposed within the new hotel. As a result, mitigation measures have been included to reduce impacts on potential visitors of the hotel.	XII-60 See MM XII-20.
b.	NO IMPACT	The project will not create significant groundbourne noise because it will be located within an existing building and does not involve any grading or excavation.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level	

Impact?	Explanation	Mitigation Measures
	<p>on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level. Beyond the possible installation of rooftop equipment, permanent substantial increase ambient noise levels are not anticipated with the proposed project as the project proposes a residential type that is within the permitted density allowed on site and is surrounded by improved parcels. The request to allow the hotel use is not anticipated to create any permanently substantial noise increases and potential inhabitants will utilize the building in the similar fashion as it has in the past. The building is intended for accommodations only and does not contain an event space that could potentially be a new source of noise in the area. Less than significant impacts will occur.</p>	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. Although proposed work will be conducted within the existing subject building, the project has the potential to create noise during the tenant improvement phase of the project. Proposed mitigation measures that restrict hours of construction, the use of multiple tools at once, and require sound muffling devices will serve to further reduce potential impacts beyond what is required by existing regulations.</b></p>	XII-20
e. NO IMPACT	<p>A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The project is not located within an airport hazard area. No impact will result.</p>	
f. NO IMPACT	<p>A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The project is not located within an airport hazard area. No new impact will result.</p>	

### XIII. POPULATION AND HOUSING

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. The project will not result in a General Plan amendment. Population and housing growth are not considered significant effects on the environment. Secondary or indirect impacts, such as increased traffic or noise, may or may not be significant; however, these impacts have been analyzed in their own prescribed impact category.	
b.	NO IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The presently vacant commercial office building has not contained housing. Therefore, the conversion to a hotel will not result in a loss of housing. As a result, no significant impacts on housing are anticipated.	
c.	NO IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The existing development is vacant and will not result in the displacement of any residents. No impact.	

#### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project is the proposed conversion of an existing commercial office building into a hotel use in the C2-4D Zone. Without increasing the building footprint or floor area, the applicant proposes to convert an existing structure into a 242-room hotel building. Although existing, during the permitting process, the subject building will be required to adhere to all current	
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Impact?	Explanation	Mitigation Measures
	<p>residential fire safety requirements which will serve to reduce any impacts on fire safety resources to less than significant levels. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAFD Fire Station 7, located at 430 East 7th Street (approximately 0.8 miles southeast of the project site). The proposed project would result in a net increase of 242 residential (hotel) units, which may increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that an existing fire station is in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less than significant impact.</p>	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project is the proposed conversion of an existing commercial office building into a hotel use in the C2-4D Zone. Without increasing the building footprint or floor area, the applicant proposes to convert an existing structure into a 242-room hotel building. A significant impact</p>	XIV-30

Impact?	Explanation	Mitigation Measures
	<p>would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 242 hotel guest rooms and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Central Community Police Station, located at 251 E. 6th Street (approximately 0.6 mile east of the project site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD, and may request the retrofitting of the existing building. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The establishment of a hotel intended for temporary residents will not have an impact on the demand of existing schools in the immediate area.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision,</p>	

Impact?	Explanation	Mitigation Measures
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		<p>maintenance, and operation of public recreational and park facilities and services in the City. The conversion of an existing commercial office building into a hotel may result in the increased use of parks in the vicinity; however, given the temporary nature of hotel guests and than amenities will be provided on-site, impacts would be less than significant.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The conversion of an existing vacant office building into a hotel for temporary guests will not create a potential new impact on other public facilities in the immediate vicinity. Visitors to the newly established hotel will stay on a temporary basis and are anticipated to be visiting the area for the existing entertainment resources that existing in and around the Downtown Los Angeles community. As such, less than significant impacts are anticipated.</p>	

#### XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The conversion of an existing commercial office building into a hotel has the potential to impact park use; however, potential impacts will be less than significant given that occupancies at the hotel will be on a temporary basis, that the property site is located within 650 feet of Pershing Square, and that the hotel use will provide amenities for visitors. Less than significant impacts.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is</p>	



Impact?	Explanation	Mitigation Measures
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responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The conversion of an existing commercial office building into a hotel has the potential to impact park use; however, potential impacts will be less than significant given that occupancies at the hotel will be on a temporary basis, that the property site is located within 650 feet of Pershing Square, and that the hotel use will provide amenities for visitors. Less than significant impacts. Less than significant impacts.

#### **XVI. TRANSPORTATION/TRAFFIC**

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED

The threshold for completion of a traffic study is if a proposed project would generate and/or cause a diversion or shift of 500 or more daily trips or 43 or more p.m. peak hour vehicular trips on the street system. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. The approval of the requested entitlements will allow for alcohol sales, public dancing and rooftop use of the proposed hotel. The adaptive reuse of the hotel, without these proposed uses, would still be permitted. Without increasing the building footprint or floor area, the applicant proposes to convert an existing commercial office building into a 242 room hotel. Given the existing use and size of the subject building, a traffic study determined that the project would result in a net increase of 1,674 daily trips, with 109 new morning peak trips and 123 new afternoon peak trips. The study analyzed the impact the proposed project would have on 14

XVI-80

Impact?	Explanation	Mitigation Measures
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		<p>intersections surrounding the project site. Upon completion of the study it was determined that the project was not anticipated to result in a significant traffic impact at any of the 14 study intersections under Existing and Future plan Project Conditions and no mitigation measures are warranted. The project was approved by the Los Angeles Department of Transportation on January 11, 2016. The approval letter stated that the results of the completed traffic analysis adequately evaluated the project's traffic impacts on the surrounding community. The project will still be required to submit a parking and driveway plan to LADOT's construction services for review and approval. The project is, however, anticipated to have impacts on pedestrian traffic during the time of renovations. As such, mitigation measures have been included to ensure that sidewalk access is maintained throughout all proposed tenant improvements.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would add 50 or more a.m. or p.m. peak hour trips to a freeway on- or off-ramp, or add 150 or more one-way vehicle trips to a Congestion Management Program (CMP) mainline freeway monitoring segment during either the a.m. or p.m. peak hours. The project is in request of a Conditional Use to permit the on-site sales of a full line of alcohol, in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone; a Conditional Use to permit dancing to occur throughout the hotel, within the ground floor restaurant, lobby bar, and rooftop restaurants; and a Zone Variance to permit the use of an outdoor rooftop bar and pool in the C2-4D Zone. The approval of the requested entitlements will allow for alcohol sales, public dancing and rooftop use of the proposed hotel. The adaptive reuse of the hotel, without these proposed uses, would still be permitted. Without increasing the building footprint or floor area, the applicant proposes to convert an existing commercial office building into a 242 room hotel. Given the existing use and size of the subject building, a traffic study determined that the project would result in a net increase of 1,674 daily trips, with</p>	

Impact?	Explanation	Mitigation Measures
	<p>109 new morning peak trips and 123 new afternoon peak trips. The study analyzed the impact the proposed project would have on 14 intersections surrounding the project site. Upon completion of the study it was determined that the project was not anticipated to result in a significant traffic impact at any of the 14 study intersections under Existing and Future plan Project Conditions and no mitigation measures are warranted. The project was approved by the Los Angeles Department of Transportation on January 11, 2016. The approval letter stated that the results of the completed traffic analysis adequately evaluated the project's traffic impacts on the surrounding community. As such, no new significant impacts on the surrounding circulation system are anticipated.</p>	
c. NO IMPACT	No change in air traffic patterns will result from the proposed project as all work to be performed will be interior.	
d. NO IMPACT	The project will be within an existing commercial building and will not involve any change in design features of the surrounding streets or other means of access to the site. No impact will result.	
e. NO IMPACT	A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The project does not propose any changes to emergency access, will require approval of plans by the Fire Department, and the project must comply with all applicable City fire safety regulations. No impact will occur.	
f. NO IMPACT	The proposed project will not conflict with any alternative transportation policies. No impact will result.	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>		
a. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the (Los Angeles Regional Water Quality Control Board). A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. It is important to consider the existing and anticipated wastewater generation of the project in relation to</p>	

Impact?	Explanation	Mitigation Measures
	<p>current average daily flows experienced at Hyperion Treatment Plant (HTP), as well as in proportion to remaining capacity of the system. The HTP experiences an average daily flow of 362 million gallons per day (mgd), below a capacity of 450 mgd. As a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project (12,100 gpd) would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. The adaptive reuse of an existing building into a hotel has the potential to create a permanent increase in temporary occupancy at the site. Any potential impacts created by the new residential units will be reduced to less than significant levels with the implementation of existing regulations for hotel uses. The Los Angeles Department of Water and Power updates its Urban Water Management Plan every five years to account for changing conditions. This Plan project water supply and distribution needs based on anticipated growth in population, housing, and employment, and identifies water supply strategies, including wastewater, to meet this demand. LADWP currently expects to have adequate water supplies for all anticipated development in the City.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. With only interior tenant improvement proposed, the proposed project would not require the construction of new stormwater drainage facilities.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The project proposes the conversion of a 12-story commercial office building into a hotel use with 242 guest rooms. Any potential impacts created by the new residential units will be reduced to less than significant levels with the implementation of existing regulations for residential buildings. The Los Angeles Department of Water and Power updates its Urban Water Management Plan every five years to account for changing conditions. This Plan project water supply and distribution needs based on anticipated growth in population, housing, and employment, and identifies water supply strategies to meet this demand. LADWP currently expects to have adequate water supplies for all anticipated development in the City. Less than significant impacts.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the (Los Angeles Regional Water Quality Control Board). A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. It is important to consider the existing and anticipated wastewater generation of the project in relation to current average daily flows experienced at Hyperion Treatment Plant (HTP), as well as in proportion to remaining capacity of the system. The HTP experiences an average daily flow of 362 million gallons per day (mgd), below a capacity of 450 mgd. As a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed conversion of a 12-story commercial office building into a 242-room hotel (12,100 gpd) would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's hotel use is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would no impacts on compliance with such regulations.	
NO IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's hotel use is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less than significant impact related to solid waste.	
I. MANDATORY FINDINGS OF SIGNIFICANCE		



Impact?	Explanation	Mitigation Measures
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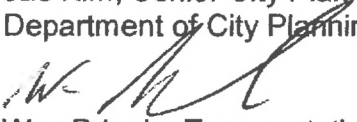
a.	NO IMPACT	The proposed project to convert an existing vacant commercial office building into a hotel use does not have the potential to significantly impact the environment of any natural wildlife/habitat. The nearest landscaping includes two trees that are located in the public right-of-way and mitigation measures have been included in the event the project subsequently involves their removal. The existing site does not maintain any natural environment for wildlife.	
b.	LESS THAN SIGNIFICANT IMPACT	With existing regulations and the implementation of mitigation measures, the proposed project will not result in any significant environmental impacts.	
c.	NO IMPACT	Any potential impacts, direct or indirect, will be mitigated by existing city, state, and federal regulations and will be further reduced with the adopted of mitigation measures.	

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

649 S Olive St  
DOT Case No. CEN 15-43608

Date: January 11, 2016

To: Jae Kim, Senior City Planner  
Department of City Planning

From:   
Wes Pringle, Transportation Engineer  
Department of Transportation

Subject: **TRANSPORTATION STUDY ASSESSMENT FOR THE PROPOSED  
HOTEL PROJECT AT 649 SOUTH OLIVE STREET (ENV-2015-3214-  
EAF/ZA-2015-3213-CUB-CUX-ZV)**

The Department of Transportation (DOT) has reviewed the traffic analysis prepared by Gibson Transportation Consulting, Inc., dated December 2015, for a proposed hotel project located at 649 South Olive Street. Based on DOT's traffic impact criteria<sup>1</sup>, the traffic study included the detailed analysis of 14 intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic analysis (summarized in **Attachment 1**), which accounted for other known development projects in evaluating potential cumulative impacts, adequately evaluated the project's traffic impacts on the surrounding community.

## DISCUSSION AND FINDINGS

A. Project Description

The adaptive reuse project proposes to convert an unoccupied existing building known as Giannini Place (Bank of Italy) into a 241-room hotel at 649 South Olive Street. Parking would be provided off-site in garages in close proximity to the project. The project proposes to provide curbside valet services at the entrance of the hotel on 7<sup>th</sup> street (illustrated in **Attachment 2**). The project is expected to be completed by 2017.

B. Trip Generation

The project is estimated to generate a net increase of approximately 1,674 daily trips, 109 trips during the a.m. peak hour and 123 trips during the p.m. peak hour. These estimates were derived using trip generation rates from the Institute of Transportation Engineers (ITE) "Trip Generation Handbook, 9<sup>th</sup> Edition." A copy of the trip generation table from the traffic study can be found in **Attachment 3**.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP)

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<sup>1</sup> Per DOT's Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

## PROJECT REQUIREMENTS

### A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

### B. Highway Dedication and Street Widening Requirements

On August 11, 2015, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Olive Street** and **7<sup>th</sup> Street** have been designated as a Modified Avenue II which would require a 28-foot half-width roadway within a 40-foot half-width right-of-way. The applicant should check with Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

### C. Parking Requirements

The traffic study indicated that since the project is an adaptive reuse project, parking would be provided offsite in garages in close proximity to the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

### D. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

*K:\Letters\2016\CEN15-43608\_649 Olive\_Bank of Italy\_ ts ltr.docx*

c: Kevin Ocubillo, Council District No. 14  
Jenna Monterrosa, City Planning  
Mehrdad Moshksar, Central District  
Taimour Tanavoli, DOT Case Management  
Gregg Vandergriff, BOE Central District  
Patrick Gibson/Hassan Ahmed, Gibson Transportation Consulting, Inc.

**TABLE 8**  
**FUTURE PLUS PROJECT CONDITIONS (YEAR 2017)**  
**INTERSECTION LEVELS OF SERVICE AND IMPACTS**  
**REGIONAL AND LOCAL PROJECT TRIPS [A]**

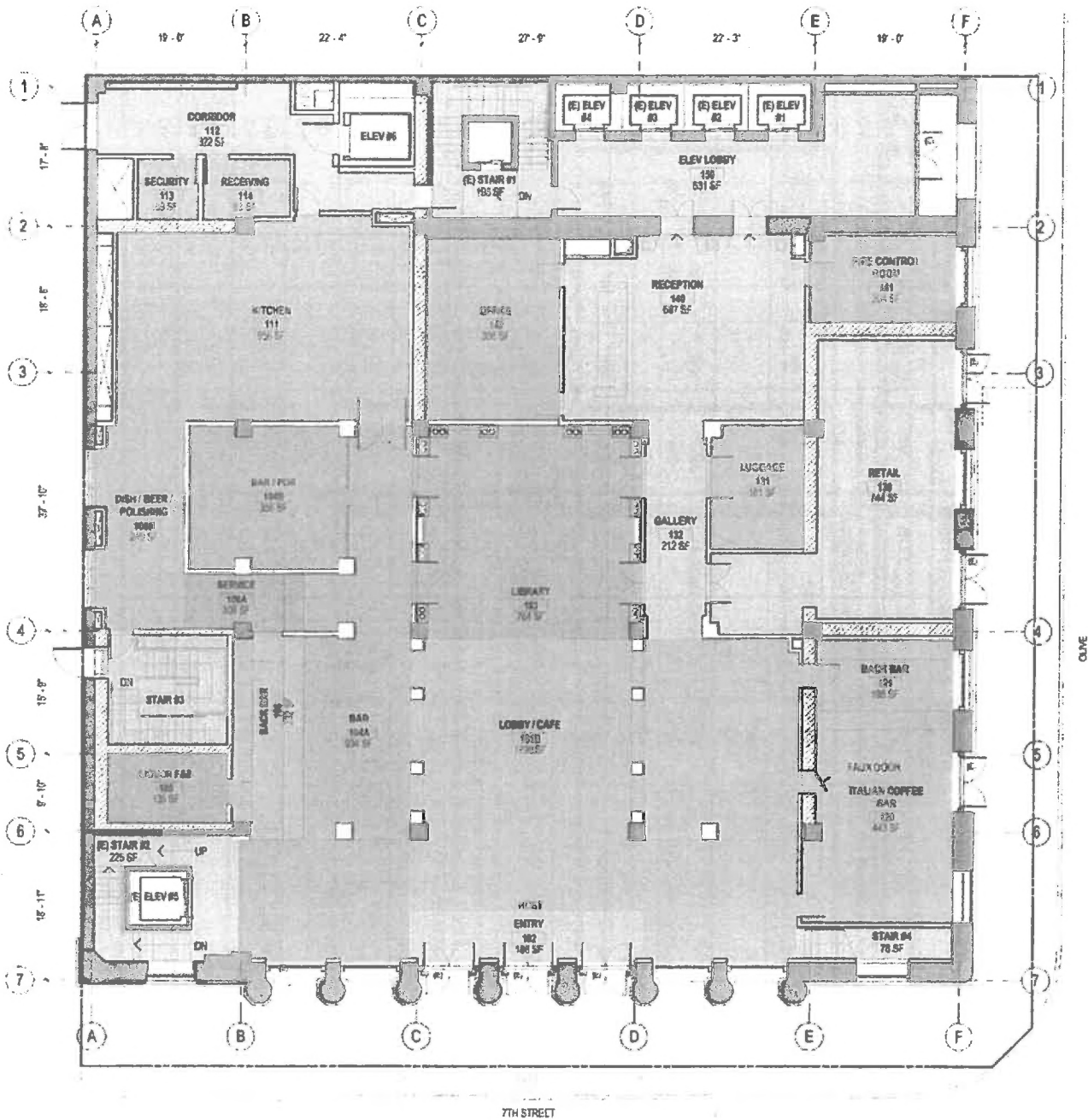
No	Intersection	Peak Hour	Future without Project		Future Plus Project			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact
1.	Figueroa Street & 6th Street	AM	0.445	A	0.448	A	0.003	NO
		PM	0.475	A	0.477	A	0.002	NO
2.	Figueroa Street & 8th Street	AM	0.775	C	0.778	C	0.003	NO
		PM	0.648	B	0.653	B	0.005	NO
3.	Figueroa Street & 9th Street	AM	0.734	C	0.737	C	0.003	NO
		PM	0.630	B	0.633	B	0.003	NO
4.	Flower Street & 6th Street	AM	0.359	A	0.362	A	0.003	NO
		PM	0.370	A	0.373	A	0.003	NO
5.	Flower Street & 8th Street	AM	0.445	A	0.451	A	0.006	NO
		PM	0.539	A	0.545	A	0.006	NO
6.	Flower Street & 9th Street	AM	0.325	A	0.330	A	0.005	NO
		PM	0.661	B	0.665	B	0.004	NO
7.	Grand Avenue & 6th Street	AM	0.292	A	0.300	A	0.008	NO
		PM	0.398	A	0.406	A	0.008	NO
8.	Grand Avenue & 7th Street	AM	0.395	A	0.430	A	0.035	NO
		PM	0.752	C	0.790	C	0.038	NO
9.	Grand Avenue & 9th Street	AM	0.440	A	0.446	A	0.006	NO
		PM	0.780	C	0.786	C	0.006	NO
10.	Olive Street & 6th Street	AM	0.279	A	0.285	A	0.006	NO
		PM	0.362	A	0.369	A	0.007	NO
11.	Olive Street & 7th Street	AM	0.485	A	0.509	A	0.024	NO
		PM	0.772	C	0.785	C	0.013	NO
12.	Olive Street & 9th Street	AM	0.592	A	0.609	B	0.017	NO
		PM	0.847	D	0.865	D	0.018	NO
13.	Hill Street & 6th Street	AM	0.407	A	0.416	A	0.009	NO
		PM	0.625	B	0.626	B	0.001	NO
14.	Hill Street & 7th Street	AM	0.589	A	0.600	A	0.011	NO
		PM	0.725	C	0.737	C	0.012	NO

**Notes:**

V/C = volume to capacity ratio per LADOT CMA calculations

LOS = Level of Service based on V/C

[a] Regional project trips represent trips generated by the Project traveling outside of the study area. Local project trips represent trips generated by the Project traveling between the Project's valet drop-off area and the parking structures being used by the Project.



Source: Killefer Flammang Architects, 2015

SITE PLAN

FIGURE  
1



**TABLE 6  
PROJECT TRIP GENERATION ESTIMATES**

Trip Generation Rates [a]									
Land Use	ITE Land Use Code	Rate	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Hotel	310	per room	8.17	59%	41%	0.53	51%	49%	0.60

Trip Generation Estimates									
Land Use	ITE Land Use Code	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Proposed Uses</u>									
Hotel	310	241 rooms	1,969	76	52	128	74	71	145
Less 15% Transit/Bike/Walk-In Credit [b]	-	- -	(295)	(11)	(8)	(19)	(11)	(11)	(22)
PROJECT TRIPS			1,674	65	44	109	63	60	123

**Notes**

DU = Dwelling Unit

SF = Square Feet

[a] Source: *Trip Generation*, 9th Edition (Institute of Transportation Engineers, 2012).[b] Based on *Traffic Study Policies and Procedures* (LADOT, August 2014), a 15% transit reduction was applied due to a Metro Rail stop being located less than 1/4 mile from the Project Site and to account for bike or walk-in trips.