

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 5 - PAUL KORETZ

PROJECT TITLE

ENV-2014-1094-MND

CASE NO.

ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP

PROJECT LOCATION

611 S GAYLEY AVE

PROJECT DESCRIPTION

The subject property is a sloping irregular-shaped interior lot consisting of approximately 8,887 square feet and having a frontage on the west side of Gayley Avenue. The subject site is vacant and located in the [Q]R4-1VL Zone.

The applicant proposes the construction, use and maintenance of a new 57-foot high four-story 15,481 square-foot, fraternity house with 22 guest rooms all above a subterranean garage with 31 vehicular parking spaces and 42 bicycle parking spaces. The project will also include a haul route.

The applicant requests a Conditional Use to allow a fraternity house and Zoning Administrator Adjustments for front and side yards. The project also includes requests for a Specific Plan Adjustment for the height of the subterranean garage, Specific Plan Project Permit Compliance with the North Westwood Village Specific Plan and West Los Angeles Transportation Improvement and Mitigation Specific Plan areas and Design Review Determination for compliance with the Westwood Community Design Review Board Specific Plan.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Kevin K. McDonnell
Jeffer, Mangels, Butler & Mitchell, LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067

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

Kinikia Gardner

TITLE

Planning Assistant

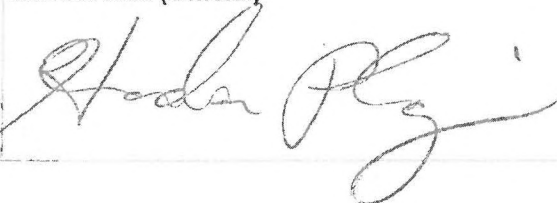
TELEPHONE NUMBER

(213) 978-1340

ADDRESS

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

SIGNATURE (Official)



DATE

JUNE 10, 2015

I-150. Aesthetics

- The project will result in aesthetic impacts. However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The proposed project may not conform to the requirements of the Specific Plan. However, this potential impact will be mitigated to less than significant levels by complying with the recommendations of the Design Review Board.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

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.

X-50. Land Use

- The proposed project may not conform to the requirements of the Specific Plan. However, this potential impact will be mitigated to less than significant levels by complying with the recommendations of the Design Review Board.

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.

XVI-30. Transportation (Haul Route)

-
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- **(Non-Hillside):** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

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

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 5 - PAUL KORETZ	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2014-1094-MND	RELATED CASES: ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: NEW 22-GUEST ROOMS FRATERNITY BUILDING WITH 31 PARKING SPACES		
ENV PROJECT DESCRIPTION: <p>The subject property is a sloping irregular-shaped interior lot consisting of approximately 8,887 square feet and having a frontage on the west side of Gayley Avenue. The subject site is vacant and located in the [Q]R4-1VL Zone.</p> <p>The applicant proposes the construction, use and maintenance of a new 57-foot high four-story 15,481 square-foot, fraternity house with 22 guest rooms all above a subterranean garage with 31 vehicular parking spaces and 42 bicycle parking spaces. The project will also include a haul route.</p> <p>The applicant requests a Conditional Use to allow a fraternity house and Zoning Administrator Adjustments for front and side yards. The project also includes requests for a Specific Plan Adjustment for the height of the subterranean garage, Specific Plan Project Permit Compliance with the North Westwood Village Specific Plan and West Los Angeles Transportation Improvement and Mitigation Specific Plan areas and Design Review Determination for compliance with the Westwood Community Design Review Board Specific Plan.</p>		
ENVIRONMENTAL SETTINGS: <p>The subject property consists of a single 8,887 square-foot sloping irregular parcel of land in the [Q]R4-1VL Zone. The subject property is currently vacant.</p> <p>The property is within the following:</p> <ul style="list-style-type: none"> North Westwood Village Specific Plan Area West Los Angeles Transportation Improvement and Mitigation Specific Plan Area Westwood Community Design Review Board Special Grading Area Transverse Ranges and Los Angeles Basin Santa Monica Fault Zone <p>Adjoining properties are within the [Q]R4-1VL and PF-1XL Zones and improved with multiple-family and fraternity housing and open space.</p> <p>Gayley Avenue, adjoining the property along the east is a Secondary Highway with a variable width ranging between 81 and 90 feet and improved.</p> <p>The National Flood Insurance Program Rate Maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, outside the flood zone.</p>		

PROJECT LOCATION: 611 S GAYLEY AVE		
COMMUNITY PLAN AREA: WESTWOOD STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: WESTWOOD
EXISTING ZONING: [Q]R4-1VL	MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	LA River Adjacent: NO
	PROPOSED PROJECT DENSITY:	

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.

Kindia Gardner

Planning Assistant

(213) 978-1340

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

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

Background

PROPONENT NAME:

Kevin K. McDonnell

PHONE NUMBER:

(310) 201-3590

APPLICANT ADDRESS:

Jeffer, Mangels, Butler & Mitchell, LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/02/2014

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?		✓	
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

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

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		✓		
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		✓		
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓		
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
f.	Otherwise substantially degrade water quality?		✓		
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVI. TRANSPORTATION/TRAFFIC

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

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2014-1094-MND and the associated case(s),

ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
Kinikia Gardner	Planning Assistant	(213) 978-1340	05/15/2015

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	The project site is not located within a state scenic highway or near a scenic vista. There is a less than significant impact.
b.	NO IMPACT	The project site is not located near a scenic resource. There is no impact.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The subject site is located within the North Westwood Village Specific Plan Area. The construction of a 22 room Fraternity House may result in impacts upon aesthetics. The referenced Mitigation Measure shall apply to reduce project related impacts to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house is not expected to create a new source of substantial light for adjacent residential land uses. The impacts will be less than significant.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
c.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
d.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
e.	NO IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
III. AIR QUALITY		
a.	LESS THAN SIGNIFICANT IMPACT	The project is the construction of a 22 room fraternity house and will not conflict with or obstruct implementation of any air quality plan. Impacts will be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house will produce fugitive dust and mobile source emissions as a result of construction activities, but these should be controlled on-site by existing regulations to bring impacts to a less than

Impact?	Explanation	Mitigation Measures
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significant level.

c.	LESS THAN SIGNIFICANT IMPACT	The applicant submitted a "Localized Significance Threshold Analysis" prepared by Meridian Consultants, LLC. According to the results, the project would not cause the air quality to exceed any emissions thresholds.	
d.	LESS THAN SIGNIFICANT IMPACT	The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per SCAQMD. Impacts will therefore be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The construction, use, and maintenance of a 22 room fraternity house will not create objectionable odors that could affect a substantial number of people. Impacts will be less than significant.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	No sensitive species are expected to be located on this site. No impact would result.	
b.	NO IMPACT	The site does not contain riparian habitat or sensitive natural communities. No impact would result.	
c.	NO IMPACT	The site does not contain wetlands. No impact would result.	
d.	NO IMPACT	The site does not contain any wildlife corridors or nursery sites. No impact would result.	
e.	NO IMPACT	No local policy or ordinance protecting biological resources is affected by the project. No impact would occur.	
f.	NO IMPACT	The proposed 22 room fraternity house is an in-fill development project. It will not conflict with any habitat conservation plans. No impact would result.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The proposed construction of a 22 room fraternity house on a vacant lot is not anticipated to cause a substantial adverse change in the significance of historical resources. No impact would result.	
b.	LESS THAN SIGNIFICANT IMPACT	There is a potential impact. Project proposes excavation on a vacant parcel. Existing regulations will bring the impacts to a less than significant level.	
c.	NO IMPACT	The project is not located in an area known for paleontological resources. No impact would result.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	There is a potential impact. Project proposes excavation on an undeveloped property. Existing regulations will bring the impacts to a less than significant level.	
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VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist-Priolo zone. A less than significant impact would result.	
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b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area, within the Santa Monica Fault. Existing regulations will reduce any potential geological impacts to a less than significant level.	
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c.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house is not located within a designated liquefaction zone. Impacts will be less than significant.	
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d.	LESS THAN SIGNIFICANT IMPACT	The project site at 611 South Gayley Avenue is not located within an area known for historically earthquake-induced landslides. Landslides on the site are not anticipated as the site was previously improved with a residential structure. Impacts will be less than significant.	
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may require grading , clearing and excavation activities. Existing regulations shall apply to reduce project related impacts to a less than significant level.	VI-20 Mitigation measures will bring the impact to a less than significant level.
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f.	LESS THAN SIGNIFICANT IMPACT	The project may require grading , clearing and excavation activities. Existing regulations will bring the impacts to a less than significant level.	
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g.	NO IMPACT	The project site is not located in an area known to have expansive soils. There would be no impact.	
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h.	NO IMPACT	No septic tanks are proposed as a part of this project. No impact would result.	
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VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project entails the construction of a 22 room fraternity house, which will include extensive interior and exterior development. Using low-and non-VOC containing paints will reduce the project's impact to a less than significant level.	VII-10 Mitigation measures will bring the impact to a less than significant level.
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b.	NO IMPACT	The proposed single family dwelling is not anticipated to have greenhouse gas emissions and therefore no impact is expected.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project. There would be no impact.	
b.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be released into the environment. Impacts will be less than significant.	
c.	NO IMPACT	No hazardous emissions or materials are proposed to be released into the environment. There would be no impact.	
d.	NO IMPACT	The project site at 611 South Gayley Avenue is not included on a list of known hazardous materials sites. Therefore, no impact will result.	
e.	NO IMPACT	The proposed 22 room fraternity house is not located on an airport land use plan, nor is it within two miles of a public or public use airport. Therefore, no impact will result.	
f.	NO IMPACT	The proposed 22 room fraternity house is not located within an airport land use plan, nor is it within two miles of a private air strip. Therefore, no impact will result.	
g.	NO IMPACT	The project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.	
h.	NO IMPACT	The project is not located where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The proposed single-family residential project is not expected to violate any water quality or waste discharge requirements. There would be no impact.	
b.	LESS THAN SIGNIFICANT IMPACT	No depletion of groundwater supplies or interference with groundwater recharge is anticipated from the proposed 22 room fraternity house. Impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house is within an urbanized area and no natural watercourses are located on-site nor in the vicinity. Runoff from the site and surrounding area is removed by way of street flows and storm drains and will comply with L.A.M.C. Section 64.70. Therefore, the project will not alter the existing drainage pattern. Impacts will be less than significant.	

Impact?	Explanation	Mitigation Measures	
d.	LESS THAN SIGNIFICANT IMPACT	No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns. Further, the project will comply with L.A.M.C. Section 64.70 to ensure that surface runoff will not result in flooding. Impacts will be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house may create increased and/or polluted runoff during its construction phase as a result of the new building and paved area proposed on the site. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 unit fraternity house could degrade water quality through increased and/or polluted runoff during its construction phase as a result of the new building and paved area proposed on the site. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
g.	NO IMPACT	The project site at 611 South Gayley Avenue is not located within a 100-year flood hazard area. There will be no impacts.	
h.	NO IMPACT	The project site at 611 South Gayley Avenue is not located within a 100-year flood hazard area. There will be no impacts.	
i.	NO IMPACT	The project site at 611 South Gayley Avenue is not located within a potential dam inundation zone. No impact will result.	
j.	NO IMPACT	The proposed 22 unit fraternity house is not located in an inundation zone or area subject to seiches, tsunamis, or mudflow. No impact will result.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The proposed 22 unit fraternity house will not divide an established community. The site is planned and zoned for residential uses. No Impact will result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is located within the North Westwood Village Specific Plan area. The proposed 22 room fraternity house may be impacted by the Specific Plan development and design standards. The referenced Mitigation Measure shall apply to reduce project related impacts to a less than	X-50 Mitigation measures will bring the impact to a less than significant level.

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	<p>significant level.</p> <p>The proposed 22 unit fraternity house is located in an urbanized area that is not subject to any habitat conservation plan or natural community conservation plan. No impact will result.</p>	
XI. MINERAL RESOURCES		
a. NO IMPACT	The project is not located in a known area of mineral resources. No impact is expected to result.	
b. NO IMPACT	The site is not in a known area of mineral resources. No impact would result.	
XII. NOISE		
a. LESS THAN SIGNIFICANT IMPACT	The proposed 22 unit fraternity house does not propose to deviate from any requirements of the Noise Element of the General Plan, Section 111 of the L.A.M.C., or any other applicable noise standard. Therefore, a less than significant impact would occur.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may create significant groundbourne noise at times during its construction phase. However, the Mitigation Measure will reduce the impacts to a less than significant level.	XII-20 Mitigation measures will bring the impact to a less than significant level.
c. LESS THAN SIGNIFICANT IMPACT	The new 22 room fraternity house will not cause a substantial permanent increase in ambient noise levels. Impacts will be less than significant.	
d. LESS THAN SIGNIFICANT IMPACT	The 22 unit fraternity house will not cause a substantial temporary increase in ambient noise levels. Impacts will be less than significant.	
e. NO IMPACT	The proposed 22 unit fraternity house is not located within two miles of a public airport or public use airport. No impact will result.	
f. NO IMPACT	The proposed 22 unit fraternity house is not located within two miles of a private airstrip. No impact will result.	
XIII. POPULATION AND HOUSING		
a. NO IMPACT	The proposed 22 unit fraternity house will not induce substantial population growth in the area. Therefore, no impact will result.	
b. NO IMPACT	The proposed 22 unit fraternity house will not displace any existing residential housing as it will be constructed on a vacant lot within an established residential neighborhood. No impact will result.	
c. NO IMPACT	The project will not displace any people. Therefore, no impact will result.	

Impact?	Explanation	Mitigation Measures
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XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The project is not in any designated fire hazard area and is not expected to pose an impact to fire safety. Project impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 22 room fraternity house will not significantly impact police service as the use has existed previously.	
c.	NO IMPACT	The project does not include any construction or alteration to the existing environment, or use which would require school services beyond the existing demand. No impact would occur.	
d.	NO IMPACT	The project does not include any construction or alteration to the existing environment, or use which would require park services beyond the existing demand. No impact would occur.	
e.	NO IMPACT	The project does not include any construction or alteration to the existing environment, or use which would require other governmental services beyond the existing demand. No impact would occur.	

XV. RECREATION

a.	NO IMPACT	The addition of a 22 room fraternity house will not create substantial physical deterioration of existing park facilities. No impact would occur.	
b.	NO IMPACT	The project does not include any recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact will occur.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project will result in the net increase of one, 22 room fraternity house. No significant increase of traffic on Gayley Avenue is anticipated, and therefore, there will be a less than significant impact as a result.	
b.	LESS THAN SIGNIFICANT IMPACT	The construction of a 22 room fraternity house will not result in a substantial increase in the level of service on the local streets, and therefore, there would be a less than significant impact.	
c.	NO IMPACT	No change in air traffic patterns will result from the project, and as such there is no impact.	
d.	NO IMPACT	The construction of a 22 room fraternity house does not include any hazardous design features. No impact would result.	

Impact?	Explanation	Mitigation Measures
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Emergency access may be impaired during the construction phase. The referenced mitigation measures shall apply to reduce impacts to a less than significant level.	XVI-30, XVI-50 Mitigation measures will bring the impact to a less than significant level.
f.	NO IMPACT	The construction of a new 22 room fraternity house will not conflict with any proposed alternative transportation programs. No impact would result.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The construction of a 22 room fraternity house will not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Board. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The construction of a 22 room fraternity house will not require the construction of new stormwater facilities. The project's impact would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is the construction of a 22 room fraternity house and should not require the construction of new stormwater drainage facilities. The project's impact would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to increase the demand for water, and will not create a need for new water entitlements or resources. The impact is expected to be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	Any increase in wastewater can be accommodated by the wastewater treatment provided. The impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The local landfills have sufficient capacity to serve the local project. The impacts would be less than significant.	
g.	LESS THAN SIGNIFICANT IMPACT	During construction, the project may produce additional waste. However, this potential impact is considered to be less than significant.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed construction of a 22 room fraternity house does not result in any impacts that would substantially degrade the quality of the environment.	
b.	LESS THAN SIGNIFICANT IMPACT	While the project will result in environmental impacts, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the impact of the proposed project will not result in any increased cumulative impacts.	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	With the integration of the referenced mitigation measures, the project will not have any significant impacts either directly or indirectly to persons	
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MITIGATION MONITORING PROGRAM

Biology

VI-20 Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

Green House Gas Emissions

Greenhouse Gas (architectural coatings):

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.

Enforcement Agency: Los Angeles Department of Building and Safety; SCAQMD

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

Noise

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

- 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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Transportation and Traffic

XVI-30 Transportation (Haul Route)

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- (*Non-Hillside*): Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

XVI-50 Inadequate Emergency Access

Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:

- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Engineering, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permit.

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

Regulatory Compliance Measure RC-AE-6 (Westwood Community Design Review Board Specific Plan). The proposed project may not conform to the requirements of the Specific Plan. However, this potential impact will be mitigated to less than significant levels by complying with the recommendations of the Design Review Board.

LAND USE AND PLANNING

Regulatory Compliance Measure RC-LU-2 (Westwood Community Design Review Board Specific Plan). The proposed project may not conform to the requirements of the Specific Plan. However, this potential impact will be mitigated to less than significant levels by complying with the recommendations of the Design Review Board.