

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-2014-4049-MND

CASE NO.

ZA-2014-4048-CUB-CUX-ZV

PROJECT LOCATION

424 W 8TH ST

PROJECT DESCRIPTION

The project is the adaptive reuse of an existing commercial building into an 116,954-square-foot, 226-room hotel/hostel located in Downtown. The following discretionary actions are requested: 1) a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages for two guest lounges, two restaurants, a lobby bar, a pool deck, and 228 in-room access cabinets; 2) a Conditional Use to permit public dancing throughout the premises; and 3) a Variance to permit an outdoor rooftop bar and pool in the C5 Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Elizabeth Peterson Group, Inc. (representative)

400 South Main Street, Suite 808

Los Angeles, CA 90013

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

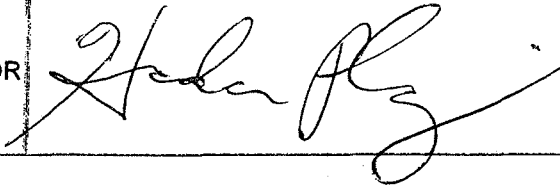
MICHAEL SIN

TITLE

Project Planner

TELEPHONE NUMBER

(213) 978-1345

ADDRESS200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012**SIGNATURE (Official)****DATE**

JUNE 10, 2015

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.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

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

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

XIV-10. Public Services (Fire)

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

XIV-30. Public Services (Police)

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

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

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

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 14 - JOSE HUIZAR	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2014-4049-MND		RELATED CASES: ZA-2014-4048-CUB-CUX-ZV	
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: SALE OF FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A NEW HOTEL WITHIN AN EXISTING BUILDING.			
ENV PROJECT DESCRIPTION: The project is the adaptive reuse of an existing commercial building into an 116,954-square-foot, 226-room hotel/hostel located in Downtown. The following discretionary actions are requested: 1) a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages for two guest lounges, two restaurants, a lobby bar, a pool deck, and 228 in-room access cabinets; 2) a Conditional Use to permit public dancing throughout the premises; and 3) a Variance to permit an outdoor rooftop bar and pool in the C5 Zone.			
ENVIRONMENTAL SETTINGS: The subject property is a level, rectangular-shaped, approximately 9,004-square-foot corner parcel of land with frontages of approximately 165 feet on the southerly side of West 8th Street and 55 feet on the easterly side of Olive Street. The property is located approximately 0.69 kilometers from the Puente Hills Blind Thrust fault. The property is further located within the Central City Revitalization Zone, Los Angeles State Enterprise Zone, and Downtown Adaptive Reuse Incentive Area. The property is developed with a 13-story with basement, approximately 116,954-square-foot commercial building ("Commercial Exchange Building") which has a footprint that substantially covers the lot. The building was first constructed in 1924. Surrounding properties are all located within the C5-4D and C2-4D Zones, and they are developed with commercial office, retail, automobile parking, and residential uses.			
PROJECT LOCATION: 424 W 8TH ST			
COMMUNITY PLAN AREA: CENTRAL CITY STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES
EXISTING ZONING: C5-4D		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		PROPOSED PROJECT DENSITY:	
		LA River Adjacent: NO	

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.


Project Planner

(213) 978-1345

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

Background

PROPONENT NAME:

Elizabeth Peterson Group, Inc. (representative)

PHONE NUMBER:

(213) 620-1904

APPLICANT ADDRESS:

400 South Main Street, Suite 808
Los Angeles, CA 90013

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

10/29/2014

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?				✓
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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?				✓
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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)?				✓
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b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
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c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
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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?		✓		
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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?		✓		
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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?				✓
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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?				✓
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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?			✓	
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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?				✓
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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?				✓
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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-2014-4049-MND** and the associated case(s), **ZA-2014-4048-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/ 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:
	Project Planner	(213) 978-1345	05/14/2015

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

I. AESTHETICS

a.	NO IMPACT	The project site is not located within or near any known scenic vista.	
b.	NO IMPACT	The project is not located near any scenic resources.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is a change of use from an office building to a hotel/hostel with ancillary restaurant and bar uses. The project consists primarily of interior improvements. As such, the existing visual character or quality of the site and its surroundings will not be substantially degraded as a result of the project. Less than significant impact.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to create a new source of substantial light for adjacent residential land uses. The referenced Mitigation Measures shall apply to reduce impacts to a less than significant level.	I-120, I-130

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
b.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
c.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
d.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
e.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. 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	
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Impact?		Explanation	Mitigation Measures
		of potential significance for air quality per AQMD. Impacts will therefore be less than significant.	
b.	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 AQMD. Impacts will therefore be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project has the potential to contribute to a reduction in air quality by generating additional vehicle 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.	
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 proposed use of a hostel/bar is not likely to create objectionable odors that could affect a substantial number of people. Impacts will be less than significant.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
b.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
c.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
d.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
e.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
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V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject building does not presently have an individual or separate designation as a significant historic resource, and the project consists primarily of interior improvements. As such, impacts as a result of the project are less than significant.	
b.	NO IMPACT	The project will not have an impact on any archeological resources as defined in CEQA 15064.5, since the project will not involve any grading. No impact will result.	
c.	NO IMPACT	The project will not have an impact on any paleontological resources as defined in CEQA 15064.5, since the project will not involve any grading. No impact will result.	
d.	NO IMPACT	The project will not have an impact on any human remains, including those interred outside of formal cemeteries, as the project will not involve grading or any other such similar activity. No impact will result.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located within the Alquist-Priolo Fault Zone. No impact would occur and no mitigation measures are required.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area approximately .69 kilometers from the nearest fault (Puente Hills Blind Thrust Fault), but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
c.	NO IMPACT	The site is not located within a designated liquefaction zone.	
d.	NO IMPACT	The site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	NO IMPACT	The site is not located in an area of known or suspected erosion hazards.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The site is not located within an unstable soil area, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	NO IMPACT	The project site is not located in an area known to have expansive soils. Impacts will be less than significant.	
h.	NO IMPACT	No septic tanks or alternative waste disposal systems are proposed. The project will be served by the City's sewer system. No impact will result.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore, impacts are assumed to be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore, impacts are assumed to be less than significant.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project.	
b.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be a part of the project. Less than significant impact.	
c.	NO IMPACT	The project site is not located within a quarter-mile of an existing school. No impact.	
d.	NO IMPACT	The project site is not included on a list of known hazardous materials sites. Therefore, no impact will result.	
e.	NO IMPACT	The project site is not located within 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 project site 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 will result.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The proposed mixed-use project is not located within a Very High Fire Hazard Severity Zone, and is in a developed urbanized area that is not subject to wildland fires. No Impact will result.	
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IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	No violations of any water quality or waste discharge requirements are anticipated from the proposed sale and dispensing of alcoholic beverages for on-site consumption. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	No depletion of groundwater supplies or interference with groundwater recharge is anticipated from the sale of alcoholic beverages. Impacts will be less than significant.	
c.	NO IMPACT	The sale of a full line of alcoholic beverages will not alter existing drainage at the site. No impact will result.	
d.	NO 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. No impact will result.	
e.	LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, stormwater pollution during construction can be mitigated to less than significant impacts by complying with L.A.M.C. Section 64.70.	
f.	NO IMPACT	No violations of any water quality or waste discharge requirements are anticipated from the proposed sale and dispensing of alcoholic beverages for on-site consumption. No impact will result.	
g.	NO IMPACT	The project is not located within a 100-year flood hazard area. There will be no impacts.	
h.	NO IMPACT	The project is not located within a 100-year flood hazard area. There will be no impacts.	
i.	NO IMPACT	The project site is not located within a potential dam inundation zone. No impact will result.	
j.	NO IMPACT	The project site is not located in an inundation zone or area subject to seiches, tsunamis, or mudflow. No impact will result.	

Impact?	Explanation	Mitigation Measures
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X. LAND USE AND PLANNING

a.	NO IMPACT	The project will not divide an established community. No Impact will result.	
b.	NO IMPACT	The Municipal Code requires specific entitlements to allow the proposed project, which the project is seeking through this request. With the approval of the requested entitlement(s), the project will be in conformance with the Municipal Code and all applicable land use regulations. No impact.	
c.	NO IMPACT	The project is located in an urbanized area that is not subject to any habitat conservation plan or natural community conservation plan. No impact will result.	

XI. MINERAL RESOURCES

a.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
b.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in the generation of noise during its construction/tenant improvement phase. However, the measures incorporated herein shall mitigate any such impacts to a less than significant level.	XII-20
b.	LESS THAN SIGNIFICANT IMPACT	The project may create significant groundbourne noise at times during its construction phase. However, the Mitigation Measures will reduce the impacts to a less than significant level.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may create a substantial permanent increase in ambient noise levels in the project vicinity. However, Mitigation Measures will reduce the impacts to a less than significant level.	XII-50
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity. However, Mitigation Measures will reduce the impacts to a less than significant level.	XII-50
e.	NO IMPACT	The project is not located within two miles of a public airport or public use airport. No impact will result.	
f.	NO IMPACT	The project is not located within two miles of a private airstrip. No impact will result.	

XIII. POPULATION AND HOUSING

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project will not induce substantial population growth in the area. Therefore, no impact will result.	
b.	NO IMPACT	The project will not displace any existing housing. Therefore, no impact will result.	
c.	NO IMPACT	The project will not displace any people. Therefore, no impact will result.	

XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project entails a potential increase in the occupancy of the subject building, which may result in an increased demand for fire protection. The project will be reviewed by the Fire Department to ensure adequate response times are maintained. The referenced Mitigation Measures shall apply to assure impacts are less than significant.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The additional sale of alcoholic beverages has the potential to increase the demand for police services in the area. The referenced Mitigation Measures shall apply to reduce impacts to a less than significant level.	XIV-30
c.	NO IMPACT	No new housing will be provided. Therefore, the project will not increase the demand for schools in the area. No impact will occur.	
d.	NO IMPACT	No new housing will be provided. Therefore, the project will not increase the demand for parks in the area. No impact will occur.	
e.	LESS THAN SIGNIFICANT IMPACT	The newly active use may require more attention from other public facilities than the retail use before it, but the impact will be less than significant.	

XV. RECREATION

a.	NO IMPACT	No new housing will be provided. Therefore, the project is not expected to increase the use of existing neighborhood and regional parks. Therefore, no impact will 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

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project will increase the number of daily trips for the site; however it does not reach a threshold that requires preliminary review by the Department of Transportation for the potential need of a traffic study. Therefore, it is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will increase the number of daily trips for the site; however it does not reach a threshold that requires preliminary review by the Department of Transportation for the potential need of a traffic study. Impacts will be less than significant.	
c.	NO IMPACT	As the project mainly consists of interior renovations, the existing air traffic patterns in the area will not be impacted. No impact will result.	
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	No changes to emergency access are proposed. The project must comply with all applicable City fire safety regulations. No impact will occur.	
f.	NO IMPACT	The new hotel/hostel, restaurant, and bar uses is not expected to significantly affect any adopted policies, plans, or programs regarding public transit, bicycle, pedestrian or alternative transportation facilities in the area. No impact.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The project will be served by the City's sewer system and is not expected to exceed wastewater treatment requirements in the area. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will be served by the City's sewer system and is not expected to exceed wastewater treatment requirements in the area. Impacts will be less than significant.	
c.	NO IMPACT	The project does not include a component that would result in an increase in storm water drainage. No impact.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The operation of the proposed bar may strain existing water supplies from existing entitlements and resources. Conservation measures will reduce the strain on existing water supplies and entitlements. The referenced Mitigation Measures will reduce impacts to a less than significant level.	XVII-60
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not expected to significantly affect the demand for water or wastewater facilities in the area. Impacts will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The following regulatory compliance measure shall reduce impacts to a less than significant level: Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project shall comply with federal, state, and local statutes and regulations relating to solid waste. No impact.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area and will not disrupt or hinder any known habitats. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The area around the subject property is undergoing a transformation into a high profile entertainment/dining destination. Impacts including noise, air quality, utilities, hazardous materials, aesthetics, and public services may arise from the area's on-going evolution. The Mitigation Measures required herein will reduce the potential cumulatively considerable impacts to a less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The mitigation measures required herein will reduce the potential impacts of the proposed project on human beings to a less than significant level.	