



## DEPARTMENT OF CITY PLANNING

### REVISED RECOMMENDATION REPORT (Second Revision)

#### City Planning Commission

**Date:** May 11, 2017

**Time:** After 8:30 a.m.

**Place:** Los Angeles City Hall,  
Public Works Board Room 350  
200 North Spring Street  
Los Angeles, CA 90012

**Public Hearing:** August 30, 2016 for project as  
originally proposed

**Appeal Status:** N/A

**Expiration Date:** July 27, 2017

**Multiple Approval:** N/A

**Case No.:** CPC-2015-4184-GPA-ZC-  
BL-SPR  
**CEQA No.:** ENV-2015-4183-MND  
**Related Cases:** VTT-73939-CN 2A  
**Council No.:** 7 - Herb Wesson (caretaker)  
**Plan Area:** Mission Hills-Panorama  
City-North Hills  
**Specific Plan:** NA  
**Certified NC:** North Hills East  
**GPLU:** Medium Residential & Low  
Residential  
**Zones:** R3-1 and R1-1  
  
**Applicant:** Williams Homes  
Attn: Scott Oullette  
  
**Representative:** Scott Oullette

**PROJECT LOCATION:** 9433 Sepulveda Boulevard and 15500 – 15508 Plummer Street

**PROPOSED PROJECT:** The development of a 75-unit multi-family project comprised of a 54-unit apartment building over the existing R3-1 zoned portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site consisting of a 21-unit detached residential condominiums spread throughout the west side of the parcel with frontage off of Plummer Street. The maximum height of the three-story apartment building is 45 feet, and each of the three-story, 21-unit detached condominiums are a maximum of 36 feet in height with a pitched roof. The apartment building will include an at-grade parking garage with three (3) levels of apartments above. The condominium project includes common open space park areas, individual private yards, an interior common access area for vehicle entry to the condominium units, and individual garages with two (2) parking spaces for each unit, driveway spaces, and guest spaces to total 69 parking spaces.

\*Only the General Plan Amendment is currently before the City Planning Commission.

At its meeting on December 21, 2016, the City Planning Commission approved and recommended that the City Council adopt the project. Subsequent to that, in consultation with the Council Office, the applicant has modified the project, including a change to the original GPA request. On March 28, 2017, the Planning and Land Use Management (PLUM) Committee heard the project and the applicant's testimony that the project features were changed from City Planning Commission recommended action dated December 21, 2016 to address the issues raised by the surrounding single-family neighborhood. PLUM then directed the Department of City Planning to review the modified project submitted by the applicant on March 28, 2017 and make any recommendations as necessary for PLUM reconsideration at a public hearing scheduled for April 25, 2017.

**REQUESTED ACTION:**

1. Pursuant to the California Public Resources Code and the California Environmental Quality Act, the environmental analysis in Case No. ENV-2015-4183-MND, the environmental review letter dated April 14, 2017, and the associated Mitigation Monitoring Program, all adopted by City Council on April 28, 2017.
2. Pursuant to Charter Section 555 (d) and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), **recommend** that the City Council **adopt** a resolution approving a General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium II Residential.

**RECOMMENDED ACTIONS:**

1. **Approve and recommend** that the Council FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND, and environmental review letter dated April 14, 2017, adopted by City Council on April 28, 2017 ; and pursuant to CEQA Guidelines Section 15162 and 15164, no substantial revisions are required to the Mitigated Negative Declaration; and no subsequent environmental analysis is required for approval of the project."
2. **Approve and recommend** that the City Council **adopt** a resolution approving a General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium II Residential.
3. **Adopt** the attached revised Findings for the requested approval.

VINCENT P. BERTONI, AICP  
Director of Planning

  
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## PROJECT ANALYSIS

### Summary and Background

On March 28, 2017, the Planning and Land Use Management (PLUM) Committee heard the project and was made aware by the applicant's testimony that the project was changed from its original City Planning Commission recommended action to address the issues raised by the surrounding single-family neighborhood. The original project request includes a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II Residential land use category, a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a 22-foot Building Line Removal originally established pursuant to Ordinance 99739, and Site Plan Review for the development of 50 or more residential dwelling units. The original project was reviewed as a development for a 75-unit detached residential condominium with a townhome style of 4-unit to 6-unit buildings spread throughout the entire site with open space park areas and an interior common access area for vehicles. The request included varying unit sizes ranging from approximately 1,190 to 1,390 square-feet and having either two (2) or three (3) bedrooms with a maximum height of three stories and 41 feet with roof top decks. The project included a total of 169 parking spaces.

On March 28, 2017, the project applicant submitted a modified project to address community concerns. At that time, PLUM Committee directed the Department of City Planning to review and analyze the modified project and make any recommendations as necessary for PLUM reconsideration at a public hearing scheduled for April 25, 2017.

The Department of City Planning prepared two letters dated April 14, 2017 that 1) revised the conditions, and findings to the City Planning Commission action letter dated December 21, 2016 and 2) reviewed the original adopted Mitigated Negative Declaration and Mitigation Monitoring Program Mitigated Negative Declaration ENV-2015-4183-MND to determine if the environmental document adequately analyses the revised modified project. As required for the record, the changes were identified as ~~strikeouts~~ for text to be removed and underlined for text to be added. (See April 14, 2017 PLUM letter). After careful review, it was determined by staff that the proposed modified project will have a less significant impact than the original project or will have no change in impact from the original project. As such the revised project did not require an Addendum, Supplemental, or Subsequent recirculated environmental mitigated negative declaration. Any change in impact resulting from the modified project, including those resulting from project density, vehicular access, traffic, grading, and height was discussed in the April 14, 2017 letter to PLUM.

The project also requires a revision to the Map layout but does not create any new impacts beyond what has already been analyzed by the revised adopted CEQA No. ENV-2015-4183-MND. For these reasons, the revised Mitigated Negative Declaration ENV-2015-4183-MND and Mitigated Monitoring Program prepared for the Mitigated Negative Declaration as adopted by the Los Angeles City Planning Commission on October 27, 2016, does not require recirculation or subsequent analysis for the revised Vesting Tentative Tract 73939-CN-2A.

The applicant provided staff with copies of the revised Map date-stamped March 28, 2017 to reflect the new modified project and said Maps have been distributed to the respective City agency for comment. Staff has not yet prepared a Map modification letter since we are still waiting for final City Council action for the revised project.

On April 25, 2017, the Planning and Land Use Management (PLUM) Committee heard the modified project and listened to the public testimony for this case and made the following recommendations.

**Recommendations for Council Action, SUBJECT TO THE APPROVAL OF THE MAYOR**

1. EXTEND the time limit by 90 days relative to the General Plan Amendment, Zone Change and the Site Plan Review appeal for the properties located at 9433 North Sepulveda Boulevard and 15500-15508 West Plummer Street.
2. FIND<sub>1</sub> based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND, adopted on October 27, 2016; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration, or addendum is required for approval of the project.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
4. GRANT IN PART/DENY IN PART the appeal filed by Charles Johnson and THEREBY INSTRUCT the Department of City Planning (DCP) to prepare a new Zone Change Ordinance, modify the Site Plan Review and present modified Findings and Conditions as necessary.
5. REFER the General Plan Amendment to the Los Angeles City Planning Commission and the Mayor, as modified in the Communication from the DCP dated April 17, 2017 and attached to Council file No. 17-0021-S2.

**Recommendations for Council action:**

1. EXTEND the time limit by 90 days related to the Vesting Tentative Tract Map appeal for the properties located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street.
2. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4183-MND, and all comments received, with the imposition of mitigated measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
3. ADOPT the FINDINGS of the PLUM Committee as described in the Communication from the Department of City Planning (DCP) dated April 14, 2017 and attached to Council file No. 17-0021, as the Findings of the Council.

4. RESOLVE TO GRANT IN PART/DENY IN PART the appeal filed by Charles Johnson and THEREBY ADOPT the revised Vesting Tentative Tract Map No. VTT-73939-CN-1A, as modified in the Communication from the DCP dated April 14, 2017 and attached to Council file No. 17-0021, for a 75-unit multi-family project comprised of a 54-unit apartment building over the existing R3-1 Zoned portion of the project fronting on Sepulveda Boulevard with the remainder L shaped portion of the site to consist of a 21-unit detached residential condominiums spread throughout the west side of the parcel with frontage off of Plummer Street, with the maximum height of the three-story apartment building being 45 feet, and each of the three-story, 21-unit detached condominiums will be a maximum of 36 feet in height with a pitched roof, with the apartment building including an at-grade parking garage with three levels of apartments above, and the condominium project will include common open space park areas, individual private yards, an interior common access area for vehicle entry to the condominium units, and individual garages with two parking spaces for each unit, driveway spaces, and guest spaces to total 69 parking spaces and the 54-unit apartment building will comply with the existing R3-1 building height and parking regulations and unit sizes for the condominium project will vary from approximately 1,800 square feet to 2,500 square feet and will have three to five bedrooms, for the properties located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street, subject to Conditions of Approval.

**Reason for returning only the GPA to CPC**

Pursuant to City Charter Section 555 (d) under General Plan Amendment adoption procedures, "If the Council proposes any modification to the amendment approved by the City Planning Commission, that proposed modification shall be referred to the City Planning Commission and the Mayor for their recommendations." PLUM'S disapproval over a portion of the General Plan Amendment is necessary so that the existing Medium Residential portion of the project can be developed as a 54-unit apartment building over the existing R3-1 Zoned portion of the project fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to consist of a 21-unit detached residential condominiums spread throughout the west side of the parcel with frontage off of Plummer Street. For this reason, only the GPA needs to return to City Planning Commission for their recommendation before City Council can take full action.

## REVISED FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999, and is not located in a specific plan area. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3 and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

~~The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are all to be 3-stories with a maximum of 41-foot height with roof top decks; below the 45-foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long-standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.~~

The proposed plan amendment will designate the "L" shaped property fronting on Plummer Street as Low Medium II Residential and a portion of the Medium Residential will also be designated Low Medium II Residential to correspond to the RD1.5, RD2, RW2, and RZ2.5 Zones. The 21-unit detached residential condominiums will be developed on the portion of the site designated for Low Medium II Residential land use. Each of the 21-unit condominium buildings will be three-stories, 36-feet in height, with a pitched roofing, which is below the maximum allowed by the RD1.5-1 Zone.

The remainder of the site fronts on Sepulveda Boulevard and will retain its Medium Residential land use designation, which corresponds to the recommended (T)(Q)R3-1 Zone. This portion of the site will be developed with the 54-unit apartment building having a maximum height of 45 feet as allowed by right in the R3-1 Zone. The existing R3 portion has a width of approximately 167 feet and approximate depth of 275 feet.

The project will provide a total of 69 parking spaces for the 21-unit detached condominium project. The 54-unit apartment building will comply with the parking regulations for the R3-1 Zone. The project will provide needed housing and recreational space in the area.

#### **Charter Section 555(a)**

*That the part or area involved has significant social, economic or physical identity.*

The project site is a very underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of a 54-unit apartment building over a portion of the site fronting Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with a 21-unit detached residential condominium creates a pattern that is sensitive to the surrounding single family neighborhoods to the west and south of the site while concentrating the majority of the density along the higher density area facing the Sepulveda Boulevard block. The total overall density for the project is 75-units and the project's mix of housing as for-sale and for-rent creates the significant social, economic and strong physical sense of identity for the area. ~~75-unit detached residential condominium project and the fact that the site has dual zoning establishes a strong physical identity.~~

2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

**GOAL 1:** A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purpose, advances a number of specific policies and objectives contained in the Community Plan. These include:

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

**Policy 1-2.1** Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

***Program:*** The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

**Objective 1-5:** To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

**Policies 1-5.1** Promote greater individual choice in type, quality, price, and location of housing.

**Policy 1-5.3** Ensure that new housing opportunities minimize displacement of the residents.

***Program:*** The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

**Policy 1-5.4** Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

**Program:** The Plan cannot require that condominium unit be built instead of rental units; however the Plan encourages such types of development by designating specific areas for Low Medium residential land use categories.

**Policy 1-5.5** Provide for livable family housing at higher densities.

**Program:** The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the plan area's needs. The proposed project would revitalize the site and would be compatible with the existing neighborhood land use and character by creating a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with 21-unit detached residential condominiums to be fifteen separate 4 to 6-unit buildings all to be 3-stories with a maximum height of 41 feet 36 feet for the residential condominium portion of the site and 45 feet for the apartment building with roof top decks. The project would provide a natural transition between the higher intense uses fronting Sepulveda Boulevard to the east from the single family neighborhood to the west and south.

The proposed site plan reduces massing and provides building separation from single-family residences with open spaces and landscaped setbacks while increasing the density to the east of the site facing Sepulveda Boulevard where the surrounding density is higher. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

The proposed project will provide additional housing opportunities for residents who desire for sale or rental units, while contributing to the revitalization of the area. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation over the condominium portion of the site and the existing Medium Residential land use designation that helps to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

### **Zone Change / General Plan / Legislative Action Findings**

**3. The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.**

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

The proposed zone change from ~~R3-1 and RA-1~~ to (T)(Q) RD1.5-1 and a Zone Change from the existing R3-1 to (T)(Q)R3-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Land Use designation. Immediately north east of the subject site is an existing 3-story, 75-unit senior housing development with surface parking that was approved in the early 1980s by Zone Variance (ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers a mix of both desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is currently unavailable in the local community and rental units from the proposed apartment building. The granting of a General Plan Amendment as proposed with a zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities, and transit accessibility that helps to serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected and under served for a number of years, with a new townhome style housing product over the "L" shaped portion of the site currently unavailable at this time. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing to the north, and more intensive uses fronting Sepulveda Boulevard to the east. The project further follows good planning principles by scaling back the height to under 42 feet 36 feet for the condominium development, and 45-feet for the apartment building where the higher surrounding density exists and where the zoning code permits a maximum height of 45 feet.

In conjunction with its central location, the project site is well-served by public transit. The intersection of Sepulveda Boulevard and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are in line with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. The site plan design utilizes the odd shaped lot configuration by dividing the housing units as a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site fronting on Plummer Street to be developed as a lower density with 21-unit detached residential condominiums into 15 buildings to be 4 to 6 units each therefore decreasing the potential massing impact to the west and south where the lower residential density exists. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates two small open space parks like amenities connected with interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.

THE INTENT OF THIS ORDINANCE IS FOR  
THE BOUNDARIES OF THIS GENERAL PLAN  
LAND USE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

EXHIBIT A1

83

PLUMMER

ST 83

125

600.07

150

LOW  
MEDIUM II

LOW MEDIUM II

WLY, SLY, & ELY LINES OF TR 20403

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

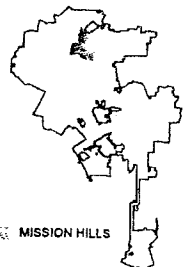
CPC 2015-4184 GPA ZC BL SPR

LH/af

MISSION HILLS

103116

City of Los Angeles



MISSION HILLS

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

EXHIBIT A2

88

PLUMMER

ST 83

125

600.07

150

302

227

NLY LINE OF LT 1, TR 20103.

**LOW MEDIUM II**

FOLLOWS EXISTING ZONE LINE AS DESCRIBED IN SA1377, ORDINANCE 164750.

WLY &

Sly LINES OF LT 1, TR 20103.

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

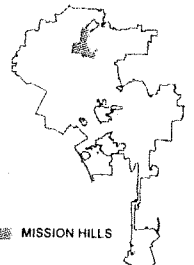
CPC 2015-4184 GPA ZC BL SPR

LH/4

MISSION HILLS

103116

City of Los Angeles



MISSION HILLS

# Vicinity Map



Address: 15500, 15508 PLUMMER ST., 9433 SEPULVEDA BLVD., LOS ANGELES

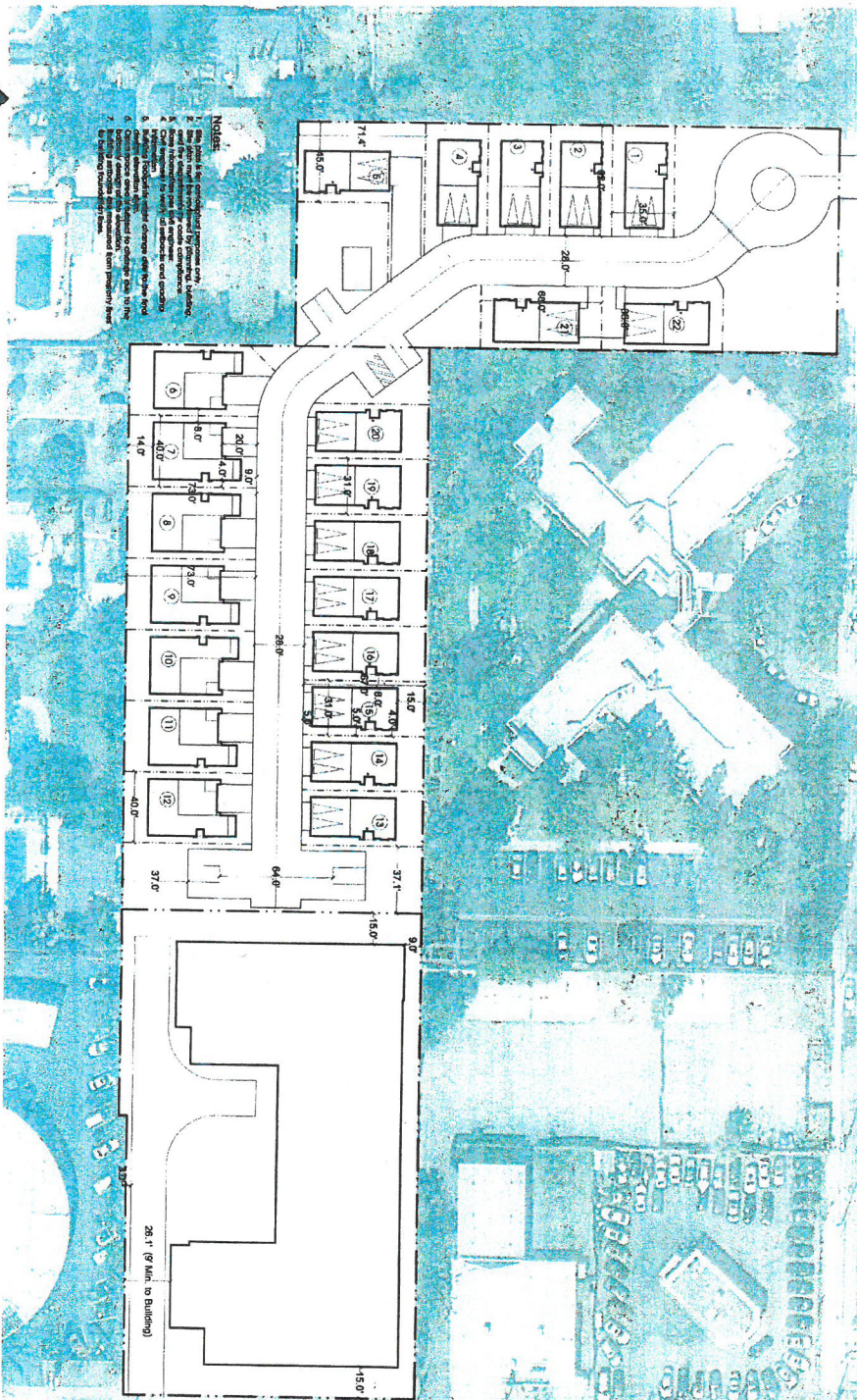


15-348A

EXHIBIT A3

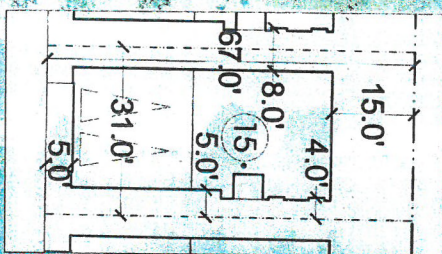
**Project Summary**  
 Total Site Area: ± 3.13 Acres  
 Total Units: 78 Homes  
 • (7) 40'x73' Lots  
 • (15) 31'x67' Lots  
 • (56) Wisp Apartments  
 Density: 24.92 Homes per Acre

Plummer Street

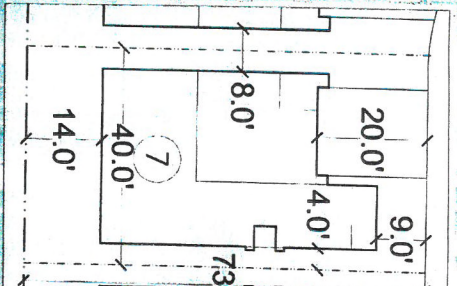


Sepulveda Blvd.

31'x67' Lot plotting diagram 1:10



40'x73' Lot plotting diagram 1:10



**EXHIBIT B**



LOS ANGELES, CA • WILLIAMS HOMES, INC.

Conceptual Site Plan



Building Quality For A Lifetime

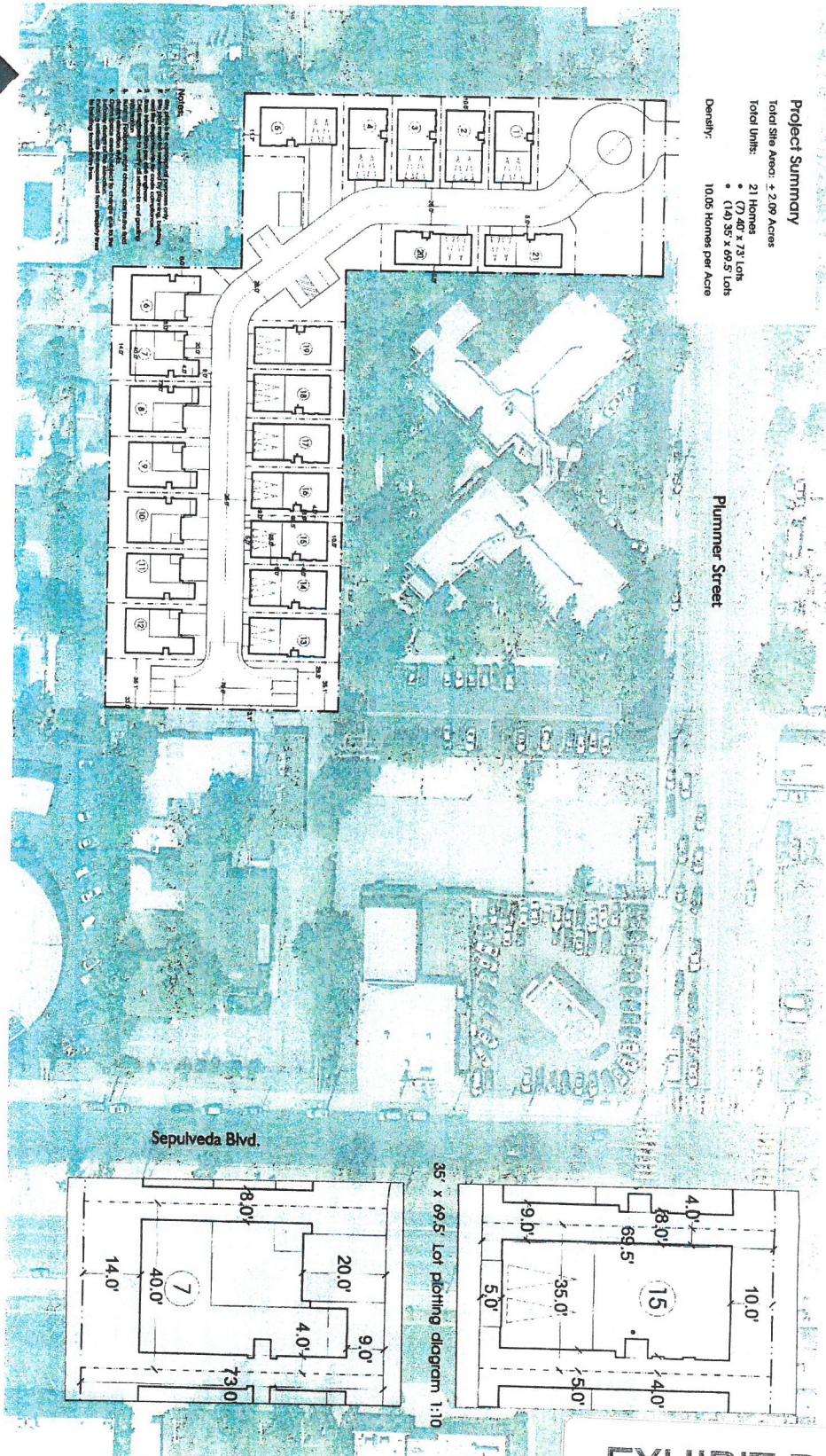


ARCHITECTS  
 2015.03.27  
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 2015.03.27



2015.03.27  
 2015.03.27  
 2015.03.27

**Project Summary**  
 Total Site Area: ± 2.09 Acres  
 Total Units: 21 Homes  
 • (7) 40' x 73' Lots  
 • (14) 35' x 69.5' Lots  
 Density: 10.05 Homes per Acre



**The School**  
 LOS ANGELES, CA • WILLIAMS HOMES, INC.

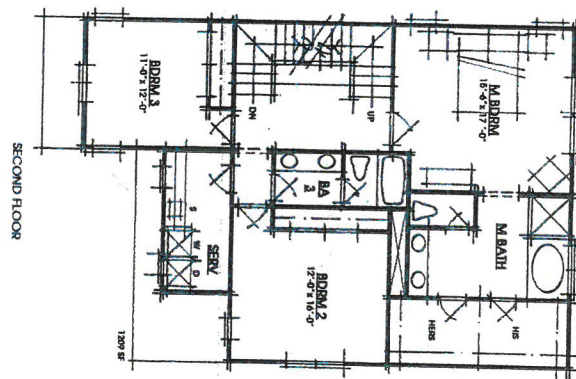
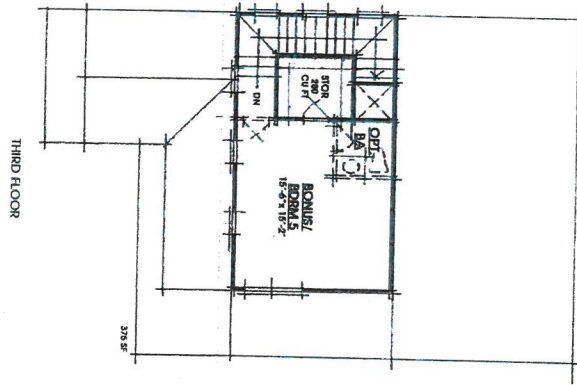
Conceptual Site Plan

**WILLIAMS HOMES**  
 Building Quality For A Lifetime

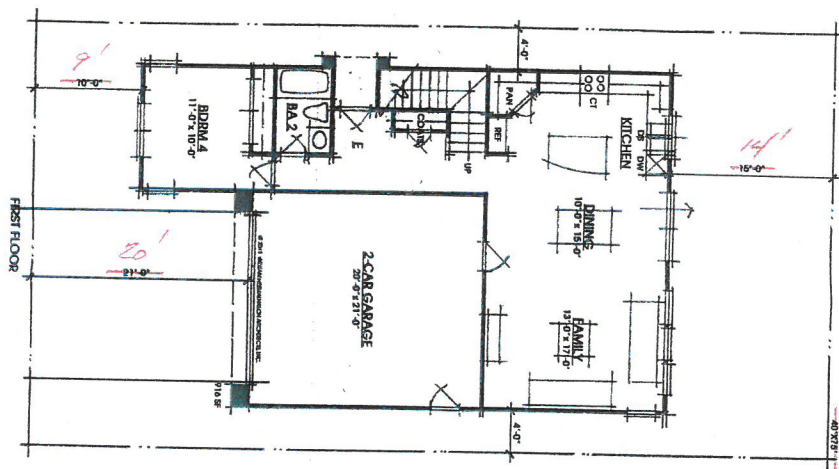
**WILLIAM HENNING**  
 ARCHITECT  
 2777 TULSA AVE. SUITE 100  
 LOS ANGELES, CA 90008  
 310.441.1111

**SP**  
 03/28/17

**EXHIBIT B**



2500 SQ. FT. TOTAL  
4 BDRM / 3 BA / BONUS /  
OPT. BDRM 5 + BATH  
2-CAR GARAGE  
Plan Two  
Conceptual Floor Plan

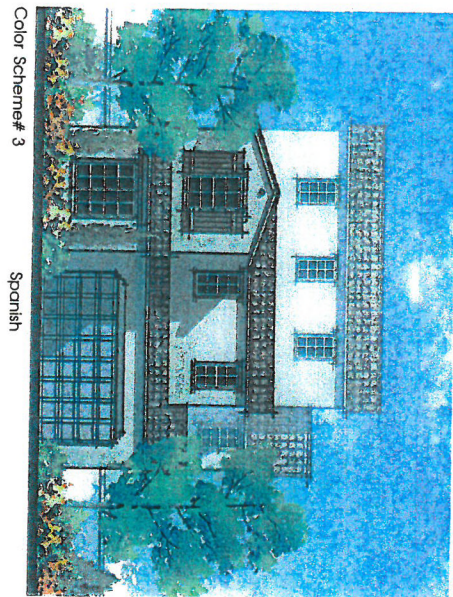


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A-5

EXHIBIT B

# EXHIBIT B



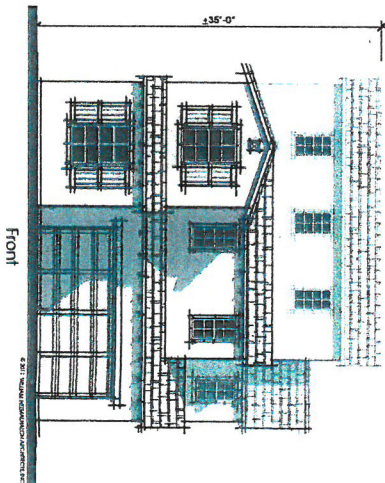
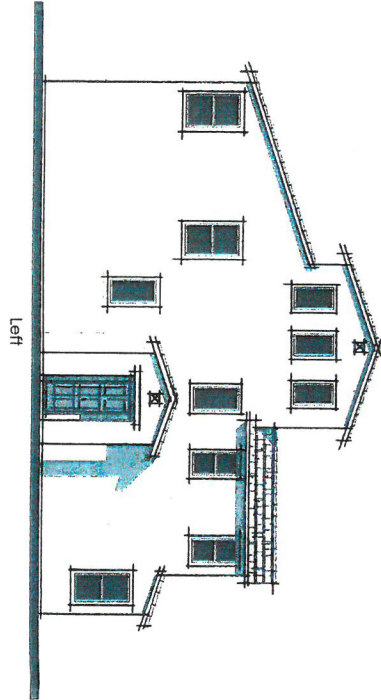
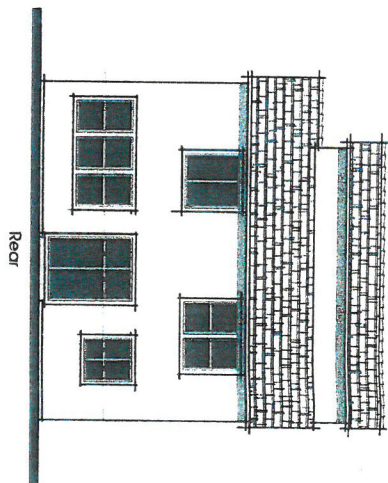
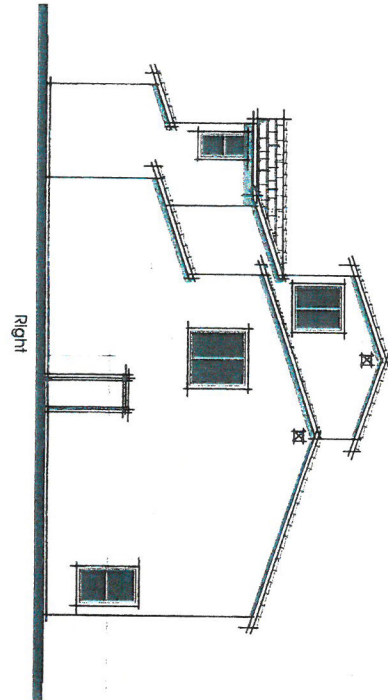
Plan Two  
Conceptual Front Elevations



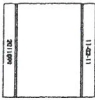
WILLIAM HEGEMAN  
ARCHITECT  
1000 S. GATEWAY AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78205  
TEL: 214.591.1111  
WWW.WHARCHITECT.COM

A-6

# EXHIBIT B



Plan Two Early California  
Conceptual Building Elevations



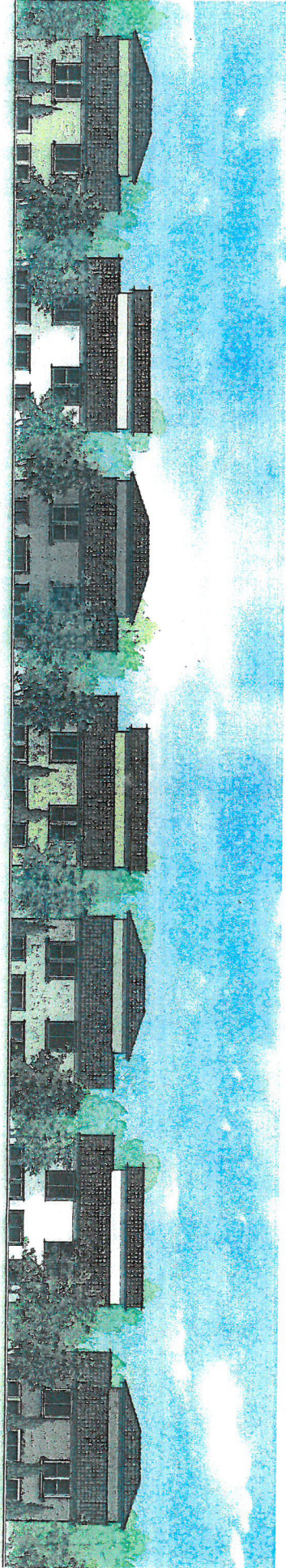
WILLIAM HERGENROTHER  
ARCHITECTS  
1000 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
303.733.1111  
www.williamhergenrother.com





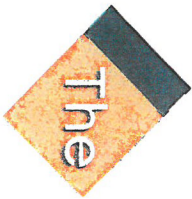
NOTE: ARTIST'S CONCEPTION. COLORS, MATERIALS AND APPLICATION MAY VARY.

Conceptual Front Street Scene



Conceptual Rear Street Scene

Conceptual Street Scenes



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NTS  
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**FLOOR PLANS**

FEATURES

SITE PLAN

MAP/ CONTACT INFO

PORTFOLIO COMMUNITIES

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1 2 3

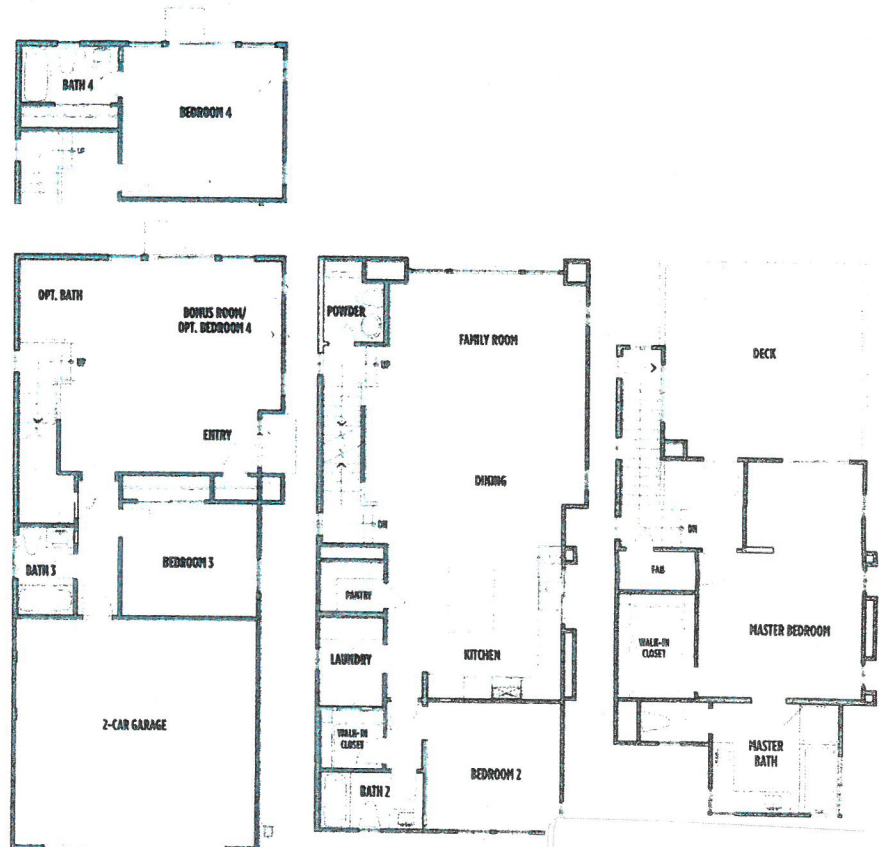
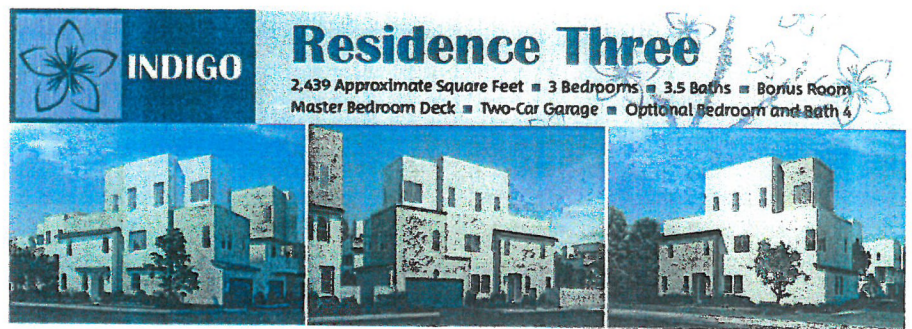


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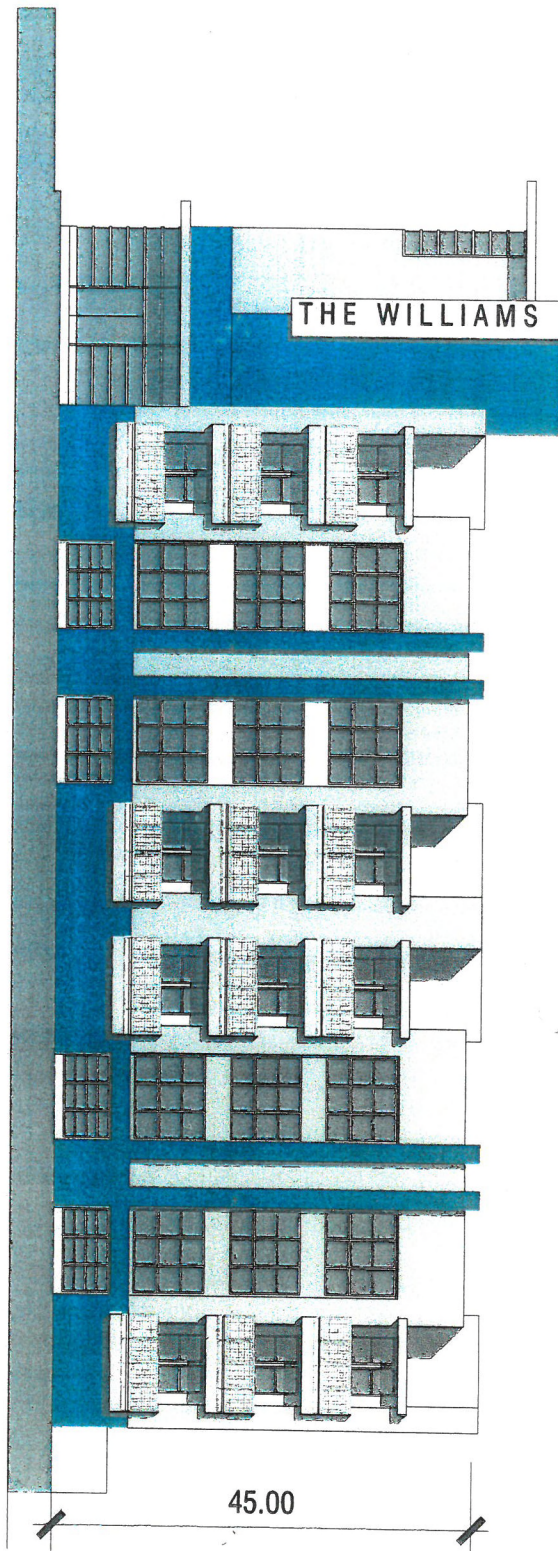


**School**  
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Conceptual Elevation



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2018/07 - 04/07/17  
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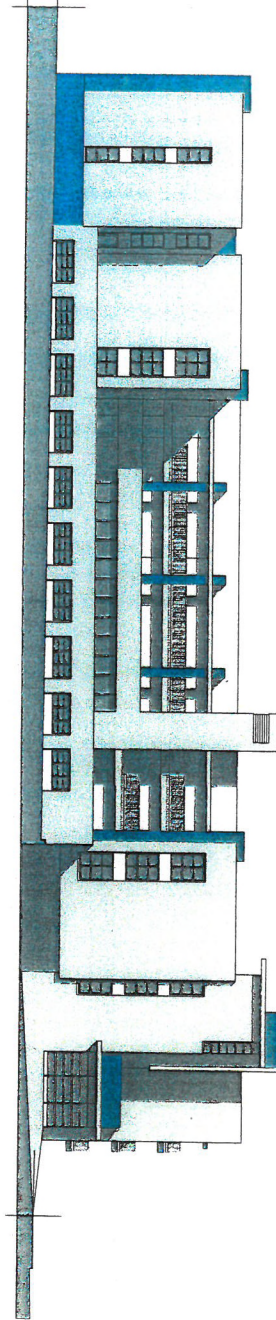
pg. 8 of 12  
CPC-2015-4184  
3-28-2017

EXHIBIT B



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Conceptual South Elevation



205387 • 04/07  
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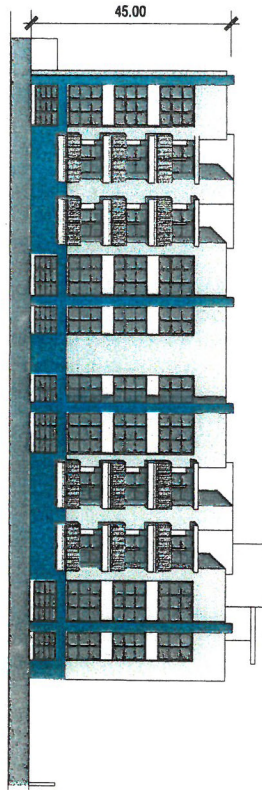
pg. 9 of 12  
CPC-2015-4184  
3-28-2017

EXHIBIT B



**The School**  
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Conceptual Rear Elevation



Building Quality For A Lifetime



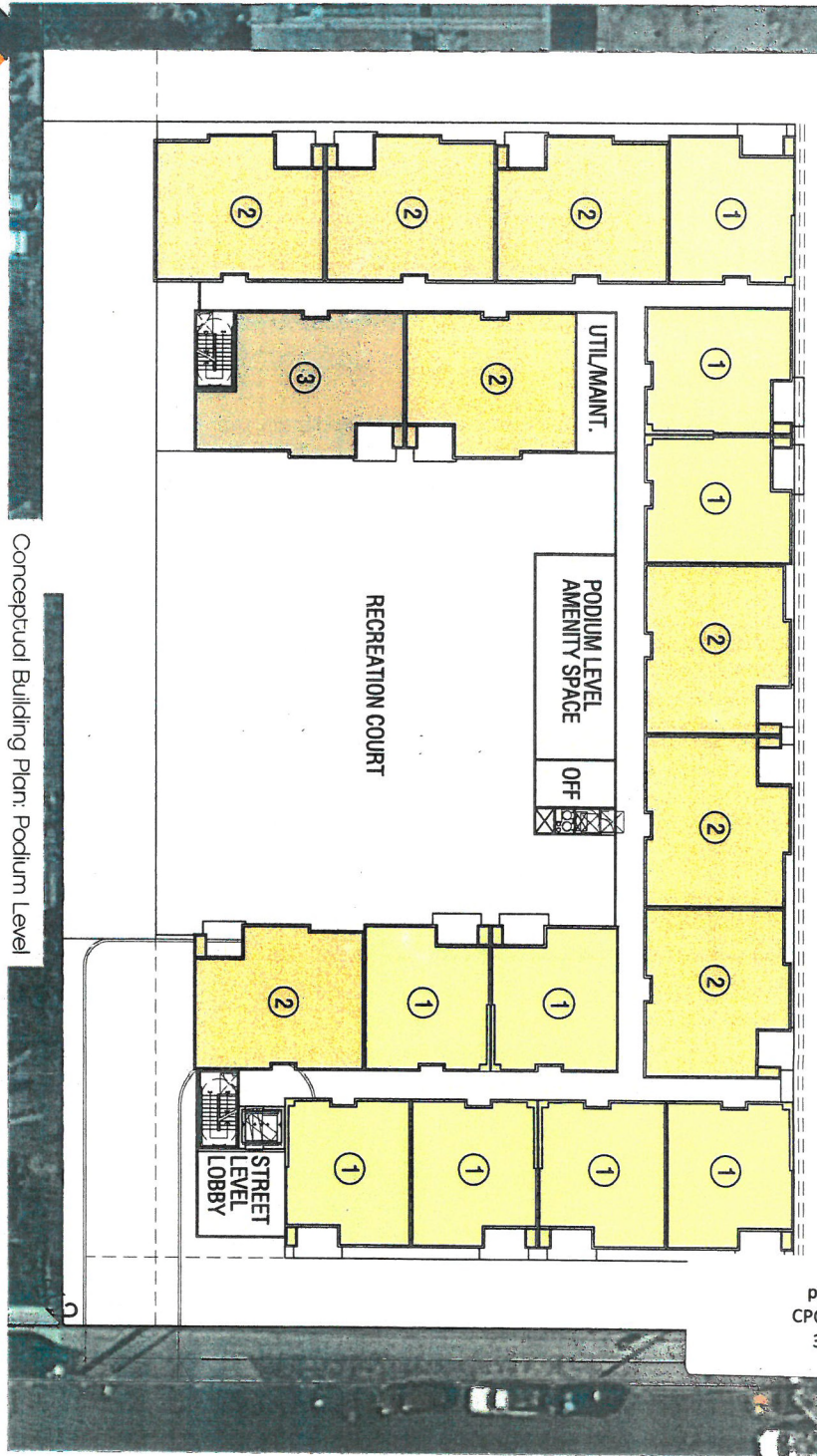
Architect  
1000 Wilshire Blvd., Suite 1000  
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2015.07  
04-10-17  
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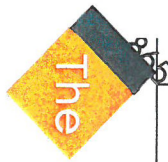
Conceptual Building Plan: Podium Level



pg. 11 of 12  
CPC-2015-4184  
3-28-2017

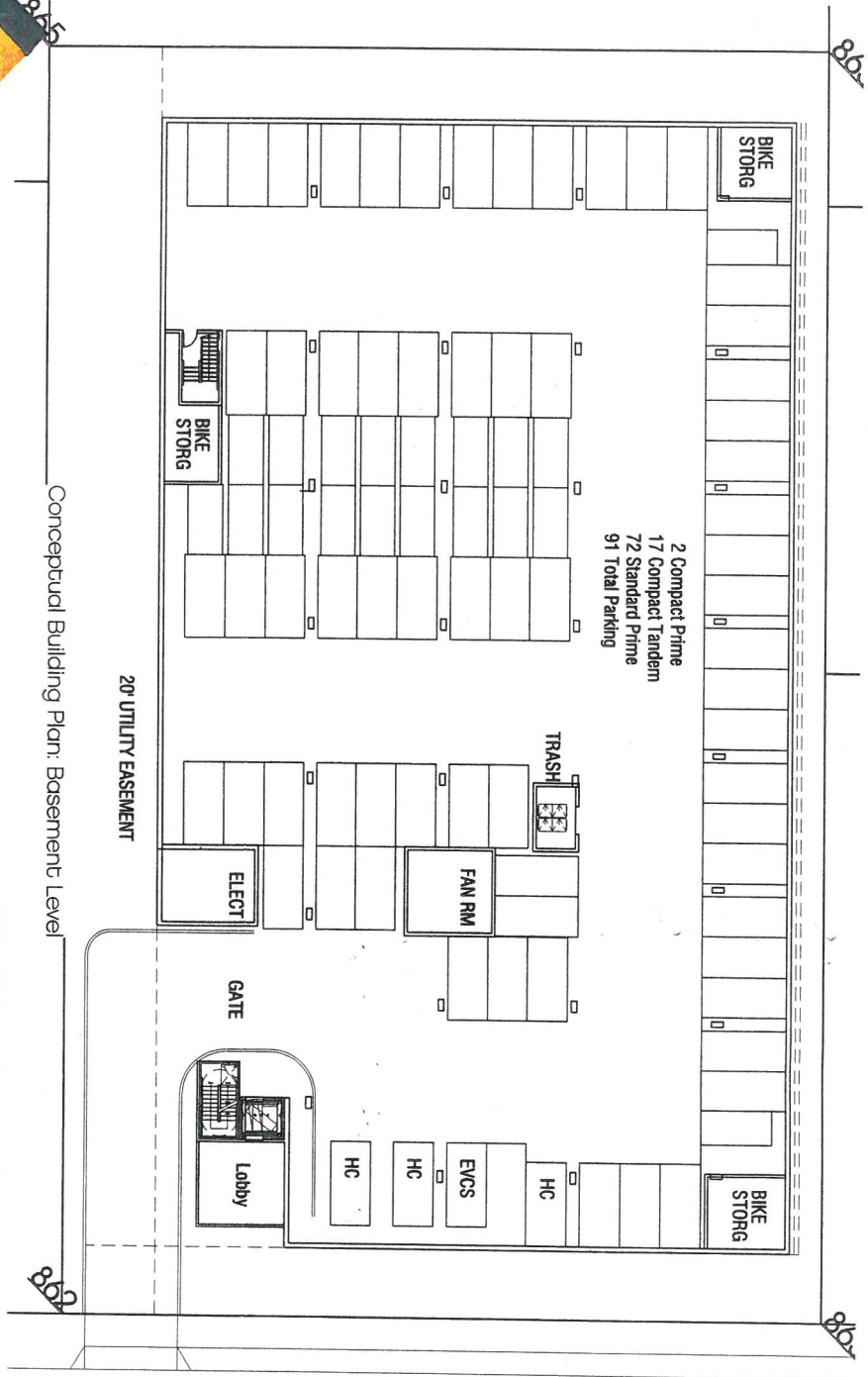


EXHIBIT B



**The School**  
LOS ANGELES, CA • WILLIAMS HOMES, INC.

Conceptual Building Plan, Basement Level



pg. 12 of 12  
CPC-2015-4184  
3-28-2017



EXHIBIT B

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

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ERIC GARCETTI  
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**EXHIBIT C1**

April 14, 2017

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**CEQA NO. ENV-2015-4183-MND, CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN-2A, 9433  
N. SEPULVEDA BOULEVARD AND 15500-15508 WEST PLUMMER STREET; COUNCIL  
DISTRICT NO. 7; CF 17-0021, CF 17-0021-S2**

At its meeting of October 27, 2016, the Los Angeles City Planning Commission **adopted** the revised Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration ENV-2015-4183-MND.

The revised Mitigated Negative Declaration ENV-2015-4183-MND identified environmental factors that would be potentially affected by the project, involving at least one impact that is a potentially significant impact due to:

- Aesthetics – Landscape Plan, Light
- Air Pollution – Demolition, Grading and Construction Activities and Green House Gas Emissions
- Biology – Tree Removal-Non Protected, Protected Trees, and Habitat Modification – Nesting Native Birds, in Non Hillside or Urban Areas
- Greenhouse Gas Emissions – None
- Emergency Evacuation Plan – None
- Noise – Demolition, Grading, and Construction Activities, Residential Adjacent to Secondary Highway/Freeway, Aircraft

- Public Services – Fire, Police, Schools includes Emergency Evacuation Plans
- Recreation – Parks
- Traffic – Congestion, Haul Route, Safety

The City Planning Commission, found that revised Mitigated Negative Declaration No. ENV-2015-4183-MND reflects the independent judgment and analysis of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 13 and 14 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the City Planning Commission has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 12.

On March 28, 2017, the Planning and Land Use Management (PLUM) Committee heard the project and was made aware by the applicant's testimony that the project was changed from its original City Planning Commission recommended action to address the issues raised by the surrounding single-family neighborhood. The original project request includes a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II Residential land use category, a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a 22-foot Building Line Removal originally established pursuant to Ordinance 99739, and Site Plan Review for the development of 50 or more residential dwelling units. The original project was reviewed as a development for a 75-unit detached residential condominium with a townhome style of 4- to 6-unit buildings spread throughout the entire site with open space park areas and an interior common access area for vehicles. The request included varying unit sizes ranging from approximately 1,190 to 1,390 square-feet and having either two (2) or three (3) bedrooms with a maximum height of three stories and 41 feet with roof top decks. The project included a total of 169 parking spaces.

On March 28, 2017, the project applicant submitted a modified project to address community concerns. At that time, the PLUM Committee directed the Department of City Planning to review and analyze the modified project. The proposed modified project will have a less significant impact than the original project or will have no change in impact from the original project. As such, the revised project will not require an Addendum, Supplemental, or Subsequent recirculated environmental mitigated negative declaration. Any change in impact resulting from the modified project, including those resulting from project density, vehicular access, traffic, grading, and height are discussed as follows:

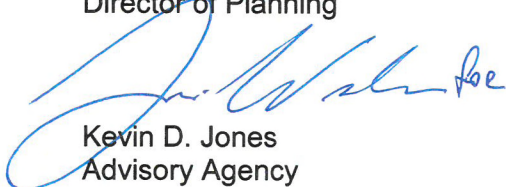
- Density - The modified project is a like density of 75-units consisting of a 54-unit apartment building that can be built as a by-right project over the existing R3-1 Zoned portion of the project fronting on Sepulveda Boulevard. The remainder "L" shaped portion of the site consists of a 21-unit detached residential condominium project with frontage off of Plummer Street. Therefore, any impacts as a result of project density are unchanged from the previously adopted revised Mitigated Negative Declaration No. ENV-2015-4183-MND.

- Vehicular Access - The portion of the project fronting on Plummer Street will not have direct cut through access from the public but will have a vehicular access easement for emergency access vehicles only. Therefore, impacts to traffic along Plummer Street will be reduced as a result of the modified project. Therefore, impacts as a result of vehicular access will most likely be less than the impacts analyzed in the previously adopted revised Mitigated Negative Declaration No. ENV-2015-4183-MND.
- Traffic - The traffic impact is substantially the same as the original project. The modified 54-unit apartment, to be placed over the one-acre site fronting Sepulveda Boulevard, will be built by-right while the remainder two-acre portion of the property is now redesigned from its original 45-unit detached condominium to 21 individual detached units. Therefore, there is no impact to traffic beyond what was already analyzed by the original MND.
- Grading - The modified project will construct all parking at grade. As such, there will be no additional environmental impacts due to grading or cut and fill.
- Height - The project no longer proposes roof top decks, as analyzed under the revised Mitigation Negative Declaration ENV-2015-4183-MND. Height is not proposed to exceed 45 feet as permitted by the underlying zone. Therefore, there will be no height impacts as a result of the proposed project.

The project will require a revision to the Map layout but does not create any new impacts beyond what has already been analyzed by the revised adopted CEQA No. ENV-2015-4183-MND. For these reasons, the revised Mitigated Negative Declaration ENV-2015-4183-MND and Mitigated Monitoring Program prepared for the Mitigated Negative Declaration as adopted by the Los Angeles City Planning Commission on October 27, 2016, does not require recirculation or subsequent analysis for the revised Map.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Kevin D. Jones  
Advisory Agency

VPB:SB:LFS:NR

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**CITY PLANNING**

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<http://planning.lacity.org>

April 14, 2017

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REVISED ACTIONS, CONDITIONS, AND FINDINGS TO CPC-2015-4184-GPA-ZC-BL-SPR,  
AND VTT-73939-CN-2A, 9433 N. SEPULVEDA BOULEVARD AND 15500-15508 WEST  
PLUMMER STREET; COUNCIL DISTRICT NO. 7; CF 17-0021, CF 17-0021-S2**

On March 28, 2017, the Planning and Land Use Management (PLUM) Committee heard the project and the applicant's testimony that the project features were changed from City Planning Commission recommended action dated December 21, 2016 to address the issues raised by the surrounding single-family neighborhood. PLUM then directed the Department of City Planning to review the modified project submitted by the applicant on March 28, 2017 and make any recommendations as necessary for PLUM reconsideration at a public hearing scheduled for April 25, 2017. The following are the proposed changes to the City Planning Commission action dated December 21, 2016. As required for the record, the changes are identified as ~~strikeouts~~ for text to be removed and underlined for text to be added as shown below.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

Kevin D. Jones  
Senior City Planner

VPB:SB:KDJ:LFS:NR

EXHIBIT C

**REVISED PROJECT, ACTIONS, CONDITIONS, AND FINDINGS TO CPC-2015-4184-GPA-ZC-BL-SPR, AND VTT-73939-CN-2A**

**PROJECT DESCRIPTION:**

~~The development of a 75-unit detached residential condominium with a townhome style of 4 to 6 unit buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Unit sizes will vary from approximately 1,190 square feet to 1,390 square feet and will have either two (2) or three (3) bedrooms. The maximum height of the three story townhomes will be 41 feet with roof top decks. The project includes a total of 169 parking spaces. 75-unit multi-family project comprised of a 54-unit apartment building over the existing R3-1 Zoned portion of the project fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to consist of a 21-unit detached residential condominiums spread throughout the west side of the parcel with frontage off of Plummer Street. The maximum height of the three-story apartment building will be 45 feet, and each of the three-story, 21-unit detached condominiums will be a maximum of 36 feet in height with a pitched roof. The apartment building will include an at-grade parking garage with three (3) levels of apartments above. The condominium project will include common open space park areas, individual private yards, an interior common access area for vehicle entry to the condominium units, and individual garages with two (2) parking spaces for each unit, driveway spaces, and guest spaces to total 69 parking spaces. The 54-unit apartment building will comply with the existing R3-1 building height and parking regulations. Unit sizes for the condominium project will vary from approximately 1,800 square feet to 2,500 square feet and will have three (3) to five (5) bedrooms.~~

**REVISED ACTIONS:**

1. **Found, Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in revised Mitigated Negative Declaration No. ENV-2015-4183-MND, adopted on October 27, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. ~~**Disapproved** a Zone Change as requested by the applicant from R3-1 and R1-1 to RD1.5 **Approve and recommend** that the City Council adopt the Zone Change from the RA-1 to (T)(Q)RD1.5-1, and a Zone Change from R3-1 to (T)(Q)R3-1.~~
3. ~~**Recommend** that City Council **Adopt** a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC) **Approve and recommend** that the City Council **adopt** a resolution approving a General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium II Residential.~~
4. ~~**Recommend** that City Council **Adopt** a Zone Change from R3-1 and R1-1 to (T)(Q)RD1.5-1, pursuant to Section 12.32 of the LAMC.~~
4. **Recommend** that City Council **Adopt** the removal of a 22-foot building line along Plummer Street.

**CONDITIONS FOR EFFECTUATING (T)  
TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final tract map (**VTT-73939**) or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

**Bureau of Engineering**

1. Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation and Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Specifically, the Project developer shall:
  - a. That the proposed internal driveway access not to be shown on the final map.
  - b. Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot- wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - c. Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineer.
2. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer Street and two (2) on Sepulveda Boulevard.
3. Sewer lines exist in Sepulveda Boulevard and in Plummer Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to building permit.
4. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval.
5. Make satisfactory arrangements in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05 N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012.
6. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

7. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

## (Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

### A. Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans stamp-dated March 28, 2017 and materials submitted by the Applicant, stamped "~~Exhibit A~~" "Exhibit E" ~~for the site plan and Exhibit B for the building elevations~~ and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Use.** The property shall be limited to 75 dwelling units consisting of a 54-unit apartment building and a 21-unit detached residential condominium project.
3. **Height.** Building height shall be limited to 41-feet 36 feet for the condominium portion of the site with pitched roof and the apartment building height shall be limited to 45-feet in height. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties. Roof top decks shall not be located on homes directly abutting single family residences, ~~and the parapet shall be lowered to a maximum height of 1-foot above the roof line.~~
4. **Signage.** No signage, other than that permitted by the LAMC sign regulations, shall be installed on the property.
5. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
6. **Storage of Materials.** No open portions of the property around the building shall be used for storage of equipment, products or waste products.
7. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be approved by the Valley Project Planning Division prior to issuance of a building permit. ~~in substantial conformance with the submitted conceptual Landscape Plan, Exhibit A7, September 16, 2016, with the following changes:~~
- 7a. ~~Small trees and vertical landscaping shall be provided along the yard setback between the buildings on the north and the property lines on the north and east. Additional mature trees shall also be planted on the south property line.~~

8. **Maintenance.** The property shall be maintained in a neat and attractive condition at all times. The property shall be maintained free of weeds and debris.
9. **Parking.** The property shall consist of 69 parking spaces for the 21 single-family condominium units and parking as required by the LAMC for the 54-unit apartment building. ~~150 parking spaces for the 75 dwelling units and 19 guest parking spaces totaling 169.~~ At a minimum, automobile parking and bicycle parking shall be provided in accordance with LAMC Sections 12.21.A.4 and 12.21.A.16, respectively, and applicant shall indicate on the site plan the location of short/term guest bicycle parking. ~~Parking on the "Woonerf" shall not be permitted through signage and other means.~~
10. **EV Parking.** The project shall include at least 20% of the total code required parking spaces provided for all types of parking facilities, but in no case less than one location, shall provide electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. When the application of the 20% results in a fractional spaces, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
11. **Driveway Entrance.** The vehicular entryways to the site from ~~both Plummer Street and Sepulveda Boulevard~~ are permitted gates that include pedestrian access.
12. **Vesting Tentative Tract Map No. 73939.** Development of the project is subject to the approval of a revised Vesting Tentative Tract Map No. 73939, and, if approved, the project shall be in full compliance with all conditions imposed therein.
13. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 11) to reduce the effects of diminished air quality on occupants of the project.

**B. Environmental Conditions**

**14. Aesthetics (Landscape Plan)**

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

**15. Aesthetics (Light)**

Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties, nor from above.

16. **Air Quality**

- a. All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- b. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- c. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

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

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture or kill (Fish and Game Code Section 86).
- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- d. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- e. If a protected native bird is found, the applicant shall delay all clearance/construction disturbances activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- f. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- g. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**18. Tree Preservation (Grading Activities)**

"Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**19. Tree Preservation (Non-Protected Trees)**

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

**20. Tree Removal (Locally Protected Species)**

- a. All protected tree removals require approval from the Board of Public Works.

- b. A Tree Report shall be submitted to the Urban Forestry, Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- f. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**21. Green House Gas Emissions**

- a. 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.
- b. To encourage carpooling and the use of electric vehicles by Project residents and visitors, the project shall include at least 20% of the total code required parking spaces provided for all types of parking facilities, but in no case less than one location, shall provide electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. When the application of the 20% results in a fractional spaces, round up to the

next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

- c. The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- d. The Project shall meet the Tire 2 requirements of the Los Angeles Green Building Code.

22. **Emergency Evacuation Plan**

Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

23. **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- a. 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.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

24. **Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- a. All exterior windows having a line of sight of a Major Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

25. **Public Services (Fire)**

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.

**26. Public Services (Police – Demolition/Construction Sites)**

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**27. Public Services (Police)**

Prepare plot plans and advise the applicant/owner to consult with the police department regarding the guidelines at either the downtown or Valley LAPD offices and to call the neighborhood police department when any suspicious behavior is noticed to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. Plans shall incorporate 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. These measures shall be approved by the Police Department prior to the issuance of building permits.

**28. Public Services (Construction Activity Near Schools)**

- a. The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- b. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

29. **Recreation**

~~That the Quimby fee be based on the RD1.5 Zone.~~ That the project be subject to any recommendations from the Department of Recreation and Parks for the payment of any Quimby Fees.

30. **Transportation/Traffic**

- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**C. Administrative Conditions**

31. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
32. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
33. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
34. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.

35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
36. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the department of City Planning and the Department of Building & Safety.
37. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
38. **Indemnification.**

The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of, in whole or in part, this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000 \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

39. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans.

## CONDITIONS OF APPROVAL

### A. Site Plan Review (LAMC 16.05)

1. **Site Development. Plot/Site Plan.** Prior to the issuance of any building permits for the subject Project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be revised in substantial conformance with this approval and shall be in substantial conformance with the plans labeled **“Exhibit E”** ~~“Exhibit A-6”~~, attached to the subject case file.
2. **Vehicular Access.** Vehicular driveway access to the Project site shall be provided from Sepulveda Boulevard for the apartment use and Plummer Street for the condominium use.
3. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin.
4. **Trash Enclosures.** All trash enclosure areas shall be screened from public view from Sepulveda Boulevard and Plummer Street.
5. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 11) to reduce the effects of diminished air quality on occupants of the project.
6. **Photovoltaic Solar Panels.** The project shall include rooftop infrastructure and panels for solar energy generation to serve on-site for a minimum of two ~~eight~~ units or 10% of the 21 single-family condominiums ~~75-units~~ approved.

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999, and is not located in a specific plan area. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3 and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

~~The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are all to be 3 stories with a maximum of 41-foot height with roof top decks; below the 45 foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.~~

The proposed plan amendment will designate the "L" shaped property fronting on Plummer Street as Low Medium II Residential and a portion of the Medium Residential will also be designated Low Medium II Residential to correspond to the RD1.5, RD2, RW2, and RZ2.5 Zones. The 21-unit detached residential condominiums will be developed on the portion of the site designated for Low Medium II Residential land use. Each of the 21-unit condominium buildings will be three-stories, 36-feet in height, with pitched roofing, which is under the maximum allowed by the RD1.5-1 Zone.

The remainder of the site fronts on Sepulveda Boulevard and will retain its Medium Residential land use designation, which corresponds to the recommended (T)(Q)R3-1 Zone. This portion of the site will be developed with the 54-unit apartment building having a maximum height of 45 feet as allowed by right in the R3-1 Zone. The existing R3 portion has a width of approximately 167 feet and approximate depth of 275 feet.

The project will provide a total of 69 parking spaces for the 21-unit detached condominium project. The 54-unit apartment building will comply with the parking regulations for the R3-1 Zone. The project will provide needed housing and recreational space in the area.

Charter Section 555(a)

*That the part or area involved has significant social, economic or physical identity.*

The project site is a very underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of a 54-unit apartment building over a portion of the site fronting Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with a 21-unit detached residential condominium creates a pattern that is sensitive to the surrounding single family neighborhoods to the west and south of the site while concentrating the majority of the density along the higher density area facing the Sepulveda Boulevard block. The total overall density for the project is 75-units and the project's mix of housing as for-sale and for-rent creates the significant social, economic and strong physical sense of identity for the area. ~~75-unit detached residential condominium project and the fact that the site has dual zoning establishes a strong physical identity.~~

2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

**GOAL 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.**

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purpose, advances a number of specific policies and objectives contained in the Community Plan. These include:

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

**Policy 1-2.1** Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

**Program:** The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

**Objective 1-5:** To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background. Policies 1-5.1 promote greater individual choice in type, quality, price, and location of housing.

**Policy 1-5.3** Ensure that new housing opportunities minimize displacement of the residents.

**Program:** The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

**Policy 1-5.4** Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

**Program:** The Plan cannot require that condominium unit be built instead of rental units; however the Plan encourages such types of development by designating specific areas for Low Medium residential land use categories.

**Policy 1-5.5** Provide for livable family housing at higher densities.

**Program:** The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the plan area's needs. The proposed project would revitalize the site and would be compatible with the existing neighborhood land use and character by creating a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with 21-unit detached residential condominiums to be fifteen separate 4 to 6 unit buildings all to be 3-stories with a maximum height of 41 feet 36 feet for the residential condominium portion of the site and 45 feet for the apartment building, with roof top decks. The project would provide a natural transition between the higher intense uses fronting Sepulveda Boulevard to the east from the single family neighborhood to the west and south.

The proposed site plan reduces massing and provides building separation from single-family residences with open spaces and landscaped setbacks while increasing the density to the east of the site facing Sepulveda Boulevard where the surrounding density is higher. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

The proposed project will provide additional housing opportunities for residents who desire for sale or rental units, while contributing to the revitalization of the area. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation over the condominium portion of the site and the existing Medium Residential land use designation that helps to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

### **Zone Change / General Plan / Legislative Action Findings**

#### **3. The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.**

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

The proposed zone change from ~~R3-1 and RA-1~~ to (T)(Q) RD1.5-1 and a Zone Change from the existing R3-1 to (T)(Q)R3-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Land Use designation. Immediately north

east of the subject site is an existing 3-story, 75-unit senior housing development with surface parking that was approved in the early 1980s by Zone Variance (ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers a mix of both desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is currently unavailable in the local community and rental units from the proposed apartment building. The granting of a General Plan Amendment as proposed with a zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities, and transit accessibility that helps to serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected and under served for a number of years, with a new townhome style housing product over the "L" shaped portion of the site currently unavailable at this time. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing to the north, and more intensive uses fronting Sepulveda Boulevard to the east. The project further follows good planning principles by scaling back the height to under 42 feet 36 feet for the condominium development, and 45-feet for the apartment building where the higher surrounding density exists and where the zoning code permits a maximum height of 45 feet.

In conjunction with its central location, the project site is well-served by public transit. The intersection of Sepulveda Boulevard and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are in line with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. The site plan design utilizes the odd shaped lot configuration by dividing the housing units as a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site fronting on Plummer Street to be developed as a lower density with 21-unit detached residential condominiums into 15 buildings to be 4 to 6 units each therefore decreasing the potential massing impact to the west and south where the lower residential density exists. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates two small open space parks like amenities connected with interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.

#### **Q Condition Findings**

4. The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.

The proposed Q conditions contain provisions regarding limiting building height, graffiti removal, parking that includes guest spaces, and landscaping to ensure that the project is harmonious with the surrounding neighborhood with regards to its scale and appearance.

- 5. The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.**

The proposed Q conditions contain provisions regarding land use and the number of dwelling units permitted and a requirement that a Plan amendment zone change be obtained in order to ensure that the development is in harmony with the objectives of the General Plan.

- 6. The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.**

The proposed Q conditions contain mitigation measures regarding replacement of trees removed, limitations on construction noise and aesthetics to prevent or mitigate adverse environmental impacts from the project.

#### **T Condition Finding**

- 7. Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.**

The current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

#### **Building Line Removal Findings**

- 8. The building line removal is necessary to establish, change or remove a building line in order to give proper effect to the zoning proposed in the proceeding, or to achieve any purpose set forth in Subdivision 1 of this subsection; The building line removal is necessary to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the "Mobility Element of the General Plan"; to provide sufficient open space for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; and to promote the public peace, health, safety, comfort, convenience, interest and general welfare.**

The building line removal is in connection with a proposed Zone Change. The City did not require any new dedication from Plummer Street because it is already a fully dedicated street with four existing travel lanes. The project is also setback twice as far as the existing building line so removal of the line will not hinder the public peace, but instead protect the health, safety, comfort, convenience, interest and general welfare.

### **Site Plan Review Findings**

#### **9. That the Project is consistent with the General Plan**

As described in detail below, the proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. The Community Plan encourages a variety of housing options in order to meet the housing demands of the area. Furthermore, the subject site is designated with Low and Medium Residential land use categories, which is specifically intended for a variety of residential types. The General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium II Residential creates a uniform project, consistent with the General Plan. The proposed development is consistent with the objectives and policies stated below:

##### **Objectives 1-2**

To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

**Policy 1-2.1** Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

**Program:** The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

##### **Objectives 1-5**

To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

**Policy 1-5.1** Promote greater individual choice in type, quality, price and location of housing.

**Program:** The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.

**Policy 1-5.3** Ensure that new housing opportunities minimize displacement of the residents.

**Program:** The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

**Policy 1-5.4** Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.

**Program:** The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

**Policy 1-5.5** Provide livable family housing at higher densities.

**Program:** The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

A Site Plan Review approval will permit the development of a needed affordable multi-family residential project consistent with the intent of the General Plan. The proposed development is also consistent with the land use designation of the Mission Hills – Panorama City – North Hills Community Plan. Compliance with the LAMC and the goals, policies and programs of the Plan will ensure compatibility with the surrounding community. A 54-unit apartment building fronting on Sepulveda Boulevard over the existing R3-1 Zoned portion of the site with the remainder “L” shaped portion of the site to consist of a 21-unit detached residential condominium development spread throughout the west side of the parcel with frontage off of Plummer Street ~~75-unit residential condominium (townhome style) use at the subject site~~ will create an appropriate transition from the senior citizen housing to the north and commercial and higher density land uses along Sepulveda Boulevard to the east from the single-family residential neighborhood directly south and immediately west east of the subject site while providing the need for a mix of (for-sale) and (for-rent) housing. As a result the general welfare of the surrounding residential neighborhood would be preserved.

**Citywide Design Guidelines Consistency**

The City of Los Angeles General Plan Frameworks and the 35 Community Plans that comprise the City's Land Use Element promote architectural and design excellence in buildings, landscape, open space, and public space and emphasize the preservation of the City's character and scale. The Citywide Design Guidelines have been created to implement the 10 Urban Design Principles of the Framework Element, which are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the building environment in Los Angeles. The Citywide Design Guidelines contain design principles and measures that address the different elements of site and building design based on land use. Each section is organized by overarching objectives followed by a list of specific strategies. The proposed multi-family residential project is subject to the Residential Citywide Design Guidelines and conforms to the following objectives and strategies:

**Site Planning**

*Site Planning No. 3 Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or “outdoor room” adjacent to the street by incorporating residential amenities such as seating or water features, for example.*

The proposed project includes enhanced landscape courtyard along the south side of Plummer Street. Landscaping and open space will be provided with the 54-unit residential apartment building per LAMC Sections 12.21 and 12.40 and the building

will be placed at the setback line to create a strong street wall presence, and a small open-space park along the west side of Sepulveda Boulevard.

Site Planning No. 5 Locate a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. Roof top areas can be used as common open areas.

The project includes ample open space landscaping at the ground level. The applicant's revised landscape plan will be reviewed by Valley Project Planning staff prior to building permit sign-off. For the apartment use, the majority of the open space is located on a podium deck at the first floor of apartment units equally accessible to all residential units to promote safety and use of outdoor areas. ~~The total landscape area is 27,715 square feet. The project is providing roof top decks that can be utilized as common open space.~~

Site Planning No. 8 In dense neighborhoods, incorporate passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley.

The buildings are placed around a central courtyard and accessible by all residents.

Site Planning No. 9 Activate mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping, or special paving so that they are safe and visually interesting spaces.

The condominium development fronting Plummer Street and located west of the apartment site will be lot tied for fire access and to provide pedestrian connectivity to Sepulveda Boulevard along the center of the project.

Site Planning No. 10 Install bicycle racks and lockers near building entrances, especially in residential or mixed-use projects located on Major or Secondary highways, or on Local and Collector streets near commercial services. Ensure bicycle racks are placed in a safe, well lit location, convenient for residents and visitors.

The pedestrian path along the south setback line will be a well-lit space with landscape features.

#### Building Orientation

Building Orientation No.1 Design small lot subdivision, low-rise townhomes, and apartment buildings to ensure that all street-fronting units have a primary entrance facing the street. Alternatively, for Medium and High-Medium density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.

The primary entrance faces Sepulveda Boulevard.

Building Orientation No. 2 Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

Gathering spaces such as a gym and recreation room is oriented to the podium courtyard for convenient use by all residents.

### Entrances

*Entrances No. 2 Building Orientation No. 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year round.*

~~The projects front entry for the 75 units provides an arched entryway that provides shelter year round. The second story balcony above adds year round shelter for the entry doors below.~~

Entry will be designed to harmonize with the building's proportions and scale, providing tenant shelter year round.

*Entrances No. 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.*

Main entry will accommodate persons of all mobility levels.

*Entrances No. 4 Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.*

Pedestrian activity is promoted by the main entry slightly above grade level with an unobstructed view from the public right-of-way.

~~Building Facade~~*Building Façade No. 2 Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial. The building facade are designed to be offset to create architectural interest and avoid uninteresting blank walls. Façade designed to be modulated emphasizing individual balconies and groupings of units.*

*Building Façade No. 4 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.*

The project is providing various earth tone colors to the building façade and includes distinctive architectural treatments. The use of different colors and distinctive architectural treatments to add visual interest. Groupings of expansive windows, articulated balconies, architectural fin walls, canopies, and an enhanced main building entrance are examples provided. ~~such as window cornices for the upper level and balconies for the second level.~~

*Building Façade No. 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, or innovative architectural solutions.*

The ~~detached condominium units buildings~~ include varied pitched roofs heights to break the massing to the building façade to reduce building height and add visual

interest to the structure. The apartment building will have a flat roof, but will provide a variety of parapet heights to create visual interest.

Building Façade No. 9 Include overhead architectural features such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows that provide shade, provide passive cooling and reduce daylight heat gain.

Canopies provided at upper balconies and at main building entrance lobby, and as an accent on stair towers to provide shade and architectural accent.

#### Off-Street Parking and Driveways

Off-Street Parking and Driveways No. 1 Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public-right-of-way.

The guest parking spaces are concentrated toward the center of the site away from the public-right-of-way. The driveway for the apartment building will be located south oriented at the side of the building to create enhanced visibility from pedestrians from driveway traffic.

Off-Street Parking and Driveways No. 8 Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.

Exterior driveway and interior partial basement parking structures will be well lit.

#### On-Site Landscaping

On-Site Landscaping No. 3 Design open areas to maintain a balance of landscaping and paved areas.

The project includes various courtyards that includes pedestrian linkages to the open space areas. The landscaping will be designed to balance the softscape and hardscape. A swimming pool is envisioned within the central courtyard area.

Open Space and Recreation Activities No. 1 Activate all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities especially for children and seniors.

Open space areas will be activated as walking paths, dog run, or as the main courtyard, an active pool deck area.

### **10. That the Project is consistent with any applicable Redevelopment Plan**

The subject site is part of the CRA Pacoima / Panorama Earthquake Disaster Assistance Project Area. However, the Redevelopment Plan has been terminated in accordance with State Legislation that abolished redevelopment agencies in the State of California.

**11. That the Project consists of an arrangement of buildings and structures (including height, bulk, and setback), off-street parking facilities, loading areas, lighting, landscaping, trash collection and other such pertinent improvements, which is or will be compatible with existing and future development on neighborhood properties.**

The proposed Project is designed with two open space areas parks, landscaping and articulated building elevations. ~~The proposed 75-unit (townhome style) condominium project is designed so that 15 buildings will only house 4 to 6 units so that overall massing is minimized as opposed to having one structure with 75 units over a subterranean parking garage. The 21-unit condominium project is spread over an approximately 2-acre site so that massing is minimized as opposed to having one structure with 21-units 75-units over a subterranean parking garage. The 54-unit apartment building will be designed to include an at grade parking garage with three levels of apartments above, which is appropriate for the portion of the site where the land use is Medium Residential and faces higher density uses east of Sepulveda Boulevard. All of the proposed units have been carefully designed with respect to light and ventilation by incorporating pedestrian pathway linkages between the buildings and the two open court yards. The usable open space provided meets open space municipal code requirements. The proposed development will provide usable open space comprised of 9,475 square foot common open space and 2,100 square foot private open space area over the "L" shaped condominium portion of the site. 48,469 square feet. The building components and open space areas are oriented with the least impact on adjacent and neighboring residential properties. that also includes the use of translucent glass for windows that face south of the property to add additional privacy for the neighbors immediately south of the project site.~~

The Project has been designed to be compatible with existing and future development on neighboring properties and will provide desirable for-sale housing for the population in the Community. It also provides housing in close proximity to the Metro Rapid Line 734 at the intersection of Sepulveda Boulevard and Plummer Street and also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

**CEQA Findings**

At its meeting of October 27, 2016, the Los Angeles City Planning Commission **adopted** the revised Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration ENV-2015-4183-MND.

The revised Mitigated Negative Declaration ENV-2015-4183-MND identified environmental factors that would be potentially affected by the project, involving at least one impact that is a potentially significant impact due to:

- Aesthetics – Landscape Plan, Light
- Air Pollution – Demolition, Grading and Construction Activities and Green House Gas Emissions
- Biology – Tree Removal-Non Protected, Protected Trees, and Habitat Modification – Nesting Native Birds, in Non Hillside or Urban Areas
- Greenhouse Gas Emissions – None

- Emergency Evacuation Plan – None
- Noise – Demolition, Grading, and Construction Activities, Residential Adjacent to Secondary Highway/Freeway, Aircraft
- Public Services – Fire, Police, Schools includes Emergency Evacuation Plans
- Recreation – Parks
- Traffic – Congestion, Haul Route, Safety

The City Planning Commission, found that revised Mitigated Negative Declaration No. ENV-2015-4183-MND reflects the independent judgment and analysis of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 13 and 14 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the City Planning Commission has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 12.

On March 28, 2017, the Planning and Land Use Management (PLUM) Committee heard the project and was made aware by the applicant's testimony that the project was changed from its original City Planning Commission recommended action to address the issues raised by the surrounding single-family neighborhood. The original project request includes a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II Residential land use category, a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a 22-foot Building Line Removal originally established pursuant to Ordinance 99739, and Site Plan Review for the development of 50 or more residential dwelling units. The original project was reviewed as a development for a 75-unit detached residential condominium with a townhome style of 4- to 6-unit buildings spread throughout the entire site with open space park areas and an interior common access area for vehicles. The request included varying unit sizes ranging from approximately 1,190 to 1,390 square-feet and having either two (2) or three (3) bedrooms with a maximum height of three stories and 41 feet with roof top decks. The project included a total of 169 parking spaces.

On March 28, 2017, the project applicant submitted a modified project to address community concerns. At that time, the PLUM Committee directed the Department of City Planning to review and analyze the modified project. The proposed modified project will have a less significant impact than the original project or will have no change in impact from the original project. As such, the revised project will not require an Addendum, Supplemental, or Subsequent recirculated environmental mitigated negative declaration. Any change in impact resulting from the modified project, including those resulting from project density, vehicular access, traffic, grading, and height are discussed as follows:

- Density - The modified project is a like density of 75-units consisting of a 54-unit apartment building that can be built as a by-right project over the existing R3-1

Zoned portion of the project fronting on Sepulveda Boulevard. The remainder "L" shaped portion of the site consists of a 21-unit detached residential condominium project with frontage off of Plummer Street. Therefore, any impacts as a result of project density are unchanged from the previously adopted revised Mitigated Negative Declaration No. ENV-2015-4183-MND.

- Vehicular Access - The portion of the project fronting on Plummer Street will not have direct cut through access from the public but will have a vehicular access easement for emergency access vehicles only. Therefore, impacts to traffic along Plummer Street will be reduced as a result of the modified project. Therefore, impacts as a result of vehicular access will most likely be less than the impacts analyzed in the previously adopted revised Mitigated Negative Declaration No. ENV-2015-4183-MND.
- Traffic - The traffic impact is substantially the same as the original project. The modified 54-unit apartment, to be placed over the one-acre site fronting Sepulveda Boulevard, will be built by-right while the remainder two-acre portion of the property is now redesigned from its original 45-unit detached condominium to 21 individual detached units. Therefore, there is no impact to traffic beyond what was already analyzed by the original MND.
- Grading - The modified project will construct all parking at grade. As such, there will be no additional environmental impacts due to grading or cut and fill.
- Height - The project no longer proposes roof top decks, as analyzed under the revised Mitigation Negative Declaration ENV-2015-4183-MND. Height is not proposed to exceed 45 feet as permitted by the underlying zone. Therefore, there will be no height impacts as a result of the proposed project.

The project will require a revision to the Map layout but does not create any new impacts beyond what has already been analyzed by the revised adopted CEQA No. ENV-2015-4183-MND. For these reasons, the revised Mitigated Negative Declaration ENV-2015-4183-MND and Mitigated Monitoring Program prepared for the Mitigated Negative Declaration as adopted by the Los Angeles City Planning Commission on October 27, 2016, does not require recirculation or subsequent analysis for the revised Map.

~~A Mitigated Negative Declaration (ENV-2015-4183-MND) was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning July 21, 2016 for 20 days, ending August 10, 2016 for the subject case. A revised MND was executed on September 16, 2016 to correct the project description as to number of units, number of protected trees, parking to be removed and to specify the land use "add areas" for the two lots located at 15420 — 15450 West Plummer Street; changing the land use from Low Residential to Low Medium II Residential only. After further consideration by the Department of City Planning, the previously recommended General Plan Amendment for an add area for the properties at 15420-15450 Plummer Street should be removed from this action and considered as part of the future Community Plan Update process for the Mission Hills-Panorama City North Hills Plan Area. The revised MND was not re-published because the Project did not intensify in density or height. The add areas will not be intensified because an existing 75-unit senior citizen housing project exists at 15450 Plummer Street and the property located at 15420 is not proposed for any future use at this time. Therefore, the revised MND, after careful analysis and reflecting independent judgement of the City, finds that the original published MND was adequate in addressing all of the potential environmental impacts with~~

proper mitigation measures. The department found potential negative impacts could occur from the project's implementation due to:

*Aesthetics (landscape, light);*  
*Air Quality;*  
*Biological Resources (tree removal, habitat modification);*  
*Green House Gas Emissions*  
*Noise (demolition, grading, construction, adjacent to freeway)*  
*Public Services (fire, police, recreation)*  
*Transportation (traffic)*

On the basis of the whole of the record before the Advisory Agency including any comments received, the Advisory Agency found that, with imposition of the mitigation measures described in the MND and listed as Environmental Conditions in this report, there would be no substantial evidence that the proposed project will have a significant effect on the environment. The Advisory Agency adopted the MND on August 10, 2016. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. A reconsideration of the above Mitigated Negative Declaration was executed on September 16, 2016, but not re-published since the Project did not intensify in density or height from the original published MND and therefore adequate in addressing all of the potential environmental impacts with proper mitigation measures. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects. The records upon which this decision is based are with the Valley Subdivisions Unit of the Planning Department in Room 351, 6262 Van Nuys Boulevard. Since the approval date the City finds on the basis of its independent judgment, after consideration of the whole of the administrative record, the therein proposed project was assessed in the referenced Mitigated Negative Declaration (ENV-2015-3535-MND-REC1), and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent environmental analysis is required for approval of the project.

# EXHIBIT D

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 7 - FELIPE FUENTES

**PROJECT TITLE**

ENV-2015-4183-MND

**CASE NO.**

CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN

**PROJECT LOCATION**

15508 W PLUMMER ST

**PROJECT DESCRIPTION**

Corrected Project Description of ENV-2015-4183-MND. The project includes requests for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II land use category (including the properties immediately east of the subject site located at 15450 W. Plummer St. and 15420 W. Plummer St.), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a Building Line Removal originally established pursuant to Ordinance 99739, and a Site Plan Review for the development of 50 or more dwelling units. The project consists of a 3-story, 41 feet in height with rooftop decks, subdivision with 75 condominium (townhome-style) units, ground floor parking, and 19,104 square feet of common open space on an approx. 136,545 sq. ft. (3.13 acre) site. A vacant school and a vacant single family home are to be demolished.

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

Williams Communities, LLC  
21080 Centre Pointe Parkway  
Santa Clarita, CA 91350

**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**

WILLIAM HUGHEN

**TITLE**

Planning Assistant

**TELEPHONE NUMBER**

(818) 374-5049

**ADDRESS**

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

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

08/10/2016

**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

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

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

**III-90. Air Quality**

- Air Quality impacts from project implementation due to construction-related emissions may occur. However, the potential impact may be mitigated to a less than significant level by the following measures:
- AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- AQ-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

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

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

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

**IV-60. Tree Preservation (Grading Activities)**

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- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**IV-70. Tree Removal (Non-Protected Trees)**

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

**IV-80. Tree Removal (Locally Protected Species)**

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval of mitigation measures for the removal of protected trees. Such mitigation shall be documented in the project CEQA clearance and conditions of approval.

**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 though 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.

- To encourage carpooling and the use of electric vehicles by Project residents and visitors, at least twenty (20)% of the total code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20% results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- The Project shall meet the Tier 2 requirements of the Los Angeles Green Building Code.

**VIII-70. Emergency Evacuation Plan**

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**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.

**XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**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-20. Public Services (Police – Demolition/Construction Sites)**

- 
- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**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.

**XIV-40. Public Services (Construction Activity Near Schools)**

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**XV-40. Recreation**

- The project will result impacts on recreation. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):

**XVI-80. Transportation/Traffic**

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**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)

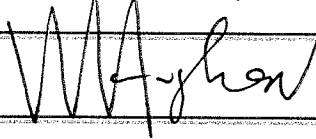
<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 7 - FELIPE FUENTES	<b>DATE:</b> 08/24/2016
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2015-4183-MND	<b>RELATED CASES:</b> CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN		
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.		
<b>PROJECT DESCRIPTION:</b> 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS, 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE.			
<b>ENV PROJECT DESCRIPTION:</b> Corrected Project Description of ENV-2015-4183-MND. The project includes requests for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II land use category (including the properties immediately east of the subject site located at 15450 W. Plummer St. and 15420 W. Plummer St.), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a Building Line Removal originally established pursuant to Ordinance 99739, and a Site Plan Review for the development of 50 or more dwelling units. The project consists of a 3-story, 41 feet in height with rooftop decks, subdivision with 75 condominium (townhome-style) units, ground floor parking, and 19,104 square feet of common open space on an approx. 136,545 sq. ft. (3.13 acre) site. A vacant school and a vacant single family home are to be demolished.			
<b>ENVIRONMENTAL SETTINGS:</b> The site consists of 2 rectangular parcels that intersect in the non-street fronting rear with a combined approximate total area of 136,457 sq. ft. The parcel that faces Sepulveda Boulevard (9433 Sepulveda Boulevard) has a 165 foot-frontage and the parcel that faces Plummer Street (15508 Plummer Street) has a 125 foot-frontage. The project site surrounds the four parcels located to the direct northeast and is bordered to the south and west by residential parcels. The parcel located at 9433 Sepulveda Boulevard is zoned RA-1 and the parcel located at 15508 Plummer Street is zoned RA-1. The entire site is designated as Low/Medium Residential within the Mission Hills – Panorama City – North Hills Community Plan area. Sepulveda Middle School and the Carlos Santana Arts Academy are within 500 feet of the project site. There are no additional schools or parks within 500 feet of the project site. The site is located 2.1 miles from the nearest fault (Northridge Fault). The project is also subject to ZI No. 2427 Freeway Adjacent Advisory Notice for Sensitive Uses due to the project request for a general plan amendment.			
Surrounding properties along Sepulveda Boulevard are primarily zoned R3-1, R1.5-1, or [Q] C2-1VL and developed with a mix of hotel and residential multi-family uses. Surrounding properties along Plummer Street are primarily zoned RA-1 or (T)(Q)RES-1 RA-1 and developed with a mix of residential multi-family apartments and single-family homes. Adjacent properties to the south, west, and southwest are developed in the RA-1 zone with residential single-family homes.			
<b>PROJECT LOCATION:</b> 15508 W PLUMMER ST			
<b>COMMUNITY PLAN AREA:</b> MISSION HILLS - PANORAMA CITY - NORTH HILLS  <b>STATUS:</b>  <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY		<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> NORTH HILLS EAST

<b>EXISTING ZONING:</b> RA-1, R3-1	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 d.u. / 17,500 sq. ft.	<b>LA River Adjacent:</b>
<b>GENERAL PLAN LAND USE:</b> Low Residential, Medium Residential	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 d.u. / 3,600 sq. ft.	
	<b>PROPOSED PROJECT DENSITY:</b> 1 d.u. / 1,794 sq. ft.	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



Signature

Planning Assistant

Title

(818) 374-5049

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 checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" 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 checked="" 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:**

Williams Communities, LLC

**PHONE NUMBER:**

(661) 222-9207

**APPLICANT ADDRESS:**

21080 Centre Pointe Parkway  
Santa Clarita, CA 91350

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/16/2015

**PROPOSAL NAME (if Applicable):**

15508 Plummer Street and 9433 Sepulveda Boulevard

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
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?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
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?			✓
<b>III. AIR QUALITY</b>				
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?	✓		
<b>IV. BIOLOGICAL RESOURCES</b>				
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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as 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?			✓
<b>V. CULTURAL RESOURCES</b>				

Potentially significant impact	Less than significant with 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?				✓
e.	Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?			✓	

#### 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?				✓

Potentially significant impact	Less than significant with 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 result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
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?				✓
<b>X. LAND USE AND PLANNING</b>					
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?				✓
<b>XI. MINERAL RESOURCES</b>					
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?				✓
<b>XII. NOISE</b>					
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?			✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓		
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		✓	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

### 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

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the 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)?			✓	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>					
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?			✓	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-4183-MND** and the associated case(s),

**CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

### ADDITIONAL INFORMATION:

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

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
	Planning Assistant	(818) 374-5049	10/11/2016

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project site is located in the central region of the Mission Hills – Panorama City – North Hills community plan area. The area has a pattern of low to medium density residential and commercial that includes single-family homes, multi-family apartment buildings, and hotels. The project site fronts Sepulveda Boulevard, a designated Major Highway Class II corridor, and Plummer Street, a designated Secondary corridor. Although the proposed project would substantially increase the height and massing on the project site, project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.</p>
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.</p>

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project area is developed with a mix of land uses, including residential and institutional. The Sepulveda Middle School and Carlos Santana Arts Academy located to the east of the project site across Sepulveda Boulevard. Immediately west and south of the project site are low-rise single-family residential buildings, with multi-family apartment developments located immediately north of the project site and hotel use located to the south of the project along Sepulveda Boulevard. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less-than-significant impact on visual quality with mitigation incorporated.	I-10 A landscape plan shall be prepared to mitigate impacts to less than significant levels.
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely	I-120 LIGHTING PLACED ALONG THE TOWNHOME GROUND FLOOR ENTRANCES SHOULD BE DOWNCAST. ADDITIONAL SECURITY LIGHTING SHOULD USE NIGHT-FRIENDLY LEDS.

Impact?	Explanation	Mitigation Measures
	comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project would include nighttime lighting along the townhome ground floor entrances but would not substantially change existing ambient nighttime lighting conditions. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.	
AGRICULTURE AND FOREST RESOURCES		
NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is partially developed with three multi-family apartment buildings. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.	
NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is partially developed with three multi-family apartment buildings. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would	

Impact?	Explanation	Mitigation Measures
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		occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of	
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Impact?	Explanation	Mitigation Measures
	natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions are estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use projects. According to the CalEEMod model results for similar types of projects, Overall Construction (Maximum Daily Emission) for the proposed project would not exceed the SCAQMD thresholds for the criteria pollutants Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Carbon Monoxide (CO), Sulfur Dioxide (SO2), and Respirable Particulate Matter (PM10 and PM2.5). The project is estimated to generate less than the SCAQMD threshold of 75 pounds per day (lbs/day) for ROG, 100 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Additionally, the project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions. The project is estimated to generate less than the SCAQMD threshold of 55 pounds per day (lbs/day) for ROG, 55 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. However, average daily traffic associated with the proposed project is estimated to be less than significant, as identified on the LADOT Referral Form dated May 10, 2016 completed for the proposed project. Therefore, the proposed project would result in a less-than-significant impact related to regional operational emissions.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOX), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (76 units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.</p>	
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project site is surrounded by single-family homes to the west and south and multi-family residential to the north and east. Street), and a shopping center, senior housing, and a hospital to the east across N. Sepulveda Boulevard.</p>	<p>III-90 Mitigation measure III-90 will ensure that impacts to sensitive receptors within 500 feet of the proposed project site are reduced a less than significant level.</p>

Impact?	Explanation	Mitigation Measures
	<p>However, construction-related maximum daily localized construction emissions would likely not exceed the SCAQMD thresholds for Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is not near either a freeway or a large gas station. Therefore, the proposed project would result in a less-than-significant impact.</p>	
e.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p> <p>III-90 Mitigation measure III-90 will ensure that all construction related air quality impacts to surrounding residents will be reduced to a less than significant level.</p>
<b>IV. BIOLOGICAL RESOURCES</b>		
a.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>IV-20 Measure IV-20 will ensure impacts to nesting bird species are reduced to less than significant levels.</p>

Impact?	Explanation	Mitigation Measures
	<p>Vegetation on the site includes a variety of tree species as well as overgrown ornamental landscaping and invasive plant species. The seventeen on-site trees will be removed or disturbed during project construction: this includes three existing trees defined as protected. One protected, poor condition California Sycamore will be removed and mitigated by the project. Two protected, moderate condition California Walnut trees will be protected in place in the project. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. Thus, the project applicant shall comply with the mitigation measures to ensure that no significant impacts to nesting birds or sensitive biological species or habitat would occur. Therefore, with mitigation, the impacts would be reduced to less than significant.</p>	
NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.</p>	
NO IMPACT	<p>A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area and developed/previously developed with residential, office, and commercial uses.</p>	

Impact?	Explanation	Mitigation Measures
	Therefore, the proposed project would not have any 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, and no impacts would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area and the lack of a major water body the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404) so long as removed protected trees are mitigated according to a certified arborist. The project site contains locally-protected biological resources that include one total protected tree specimen. The one specimen will be removed from the site. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of the proposed project. Although the proposed project plan removal of one protected tree specimen, the proposed project would not conflict with any local policies or ordinances protecting biological resources because the applicant has submitted to adequate biological site mitigation.	IV-60, IV-70, IV-80 Measures IV-60, IV-70, and IV-80 will ensure impacts to on site trees are reduced to less than significant levels.

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.
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#### V. CULTURAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. The project includes demolition of one vacant school constructed in 1920 and one vacant single-family dwelling constructed in 1947. However, neither residence has been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based the City's HistoricPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. It includes detailed information on many of the City's designated resources as well as surveyed properties recorded and published to date as part of SurveyLA, the citywide survey of Los Angeles. Therefore, the impact would be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in

Impact?	Explanation	Mitigation Measures
	<p>the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	
c.	<p>NO IMPACT</p> <p>A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	
d.	<p>NO IMPACT</p> <p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading</p>	

Impact?	Explanation	Mitigation Measures
	activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.	
e. LESS THAN SIGNIFICANT IMPACT	Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10) Native Americans known to have resources in this area, on May 27, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. No responses were received; therefore, the impacts would be less than significant.	
<b>VI. GEOLOGY AND SOILS</b>		
a. NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed	

Impact?	Explanation	Mitigation Measures
	<p>project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The project is approximately 3.45 miles from the Northridge Fault. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is not located in the California Department of Conservation's Seismic Hazard Zones Map, and the project site is not located within a liquefaction zone. Therefore, the impact would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would expose people or structures less than significant impacts from landslides.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The project site is not identified as being located in an oil field or within an oil	

Impact?	Explanation	Mitigation Measures
	drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety's Soils Report Approval Letter when issued, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.	
g. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h. LESS THAN SIGNIFICANT IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.	
<b>VII. GREEN HOUSE GAS EMISSIONS</b>		
a. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's</b>	<b>VII-10 MITIGATION MEASURE VII-10 WOULD ENSURE THE PROJECT'S IMPACTS RELATED TO GREENHOUSE GAS EMISSIONS WOULD BE LESS THAN SIGNIFICANT.</b>

Impact?	Explanation	Mitigation Measures
	<p>surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No.181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant. Compliance with existing regulations and implementation of mitigation measures would ensure the project's impacts related to greenhouse gas emissions would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The</p>	

Impact?	Explanation	Mitigation Measures
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	project would provide infill residential development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.	
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#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant with mitigation incorporated.</p>	<p><b>VIII-70</b> Mitigation measure VII-70 will ensure that potential hazardous construction impacts are reduced to a level that is less than significant.</p>
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	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The structure located at 15508 Plummer Street was constructed in 1947 and the existing structure located at 9433 North Sepulveda Boulevard was constructed in 1920. These existing structures may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers in to the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less-than-significant impact.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Sepulveda Middle School and the Carlos Santana Arts Academy are located approximately 200 feet east of the project site. The proposed project would provide for 76 residential townhome units. This type of uses would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact.</p>	
d.	NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a</p>	

Impact?	Explanation	Mitigation Measures
	<p>database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
e. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment. Therefore, the proposed project would result in a less than significant safety hazard for people residing or working in the project area.</p>	
f. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment. Therefore, the proposed project would result in a less than significant safety hazard for people residing or working in the project area.</p>	
g. NO IMPACT	<p>The nearest emergency route is North Sepulveda Boulevard, adjacent to the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or</p>	

Impact?	Explanation	Mitigation Measures
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		physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and	
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Impact?	Explanation	Mitigation Measures
	approval process. Therefore, the proposed project would result in less-than-significant impacts.	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable</p>	

Impact?	Explanation	Mitigation Measures
	<p>surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system.</p> <p>Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution.</p> <p>Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.</p>	
f. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment. Therefore, the proposed project would result no impact to people residing or working in the project area.</p>	
g. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood</p>	

Impact?	Explanation	Mitigation Measures
	zones would occur.	
h.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.</p>	
i.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.</p>	
j.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. The project site and the surrounding areas are not located near a water body to be inundated by seiche. Similarly, the project site and the surrounding areas are located approximately 14.7 miles from the Pacific Ocean. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.</p>	
<b>X. LAND USE AND PLANNING</b>		
a.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through</p>	

Impact?	Explanation	Mitigation Measures
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		travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of new residential townhome-style development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Mission Hills – Panorama City – North Hills Community Plan Area. The site is zoned RA-1, with a General Plan land use designation of low residential. The proposed project would be comprised of 75 residential dwelling units. Residential uses are permitted in RA-1 zoned lots with a development density of 17,500 square feet per dwelling unit. The proposed add area for the discretionary general plan amendment includes the properties to the east of the subject site, specifically the parcels located at 15420 W. Plummer St. and 15420 W. Plummer St. The proposed project would not conform to the allowable land uses pursuant to the Los Angeles Municipal Code. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, the impact would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	

#### **XI. MINERAL RESOURCES**

Impact?	Explanation	Mitigation Measures
NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
NOISE		
LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition	

Impact?	Explanation	Mitigation Measures
	<p>shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p>	
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the project would result in a less-than-significant impact related to construction vibration.</p>	
c.	<p><b>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</b></p> <p><b>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment and additional applicable mitigation measures, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.</b></p>	<p><b>XII-170</b>  <b>Mitigation measure XII-170 will ensure noise related impacts will be reduced to a less than significant level.</b></p>
d.	<p><b>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</b></p> <p><b>A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration with mitigation incorporated.</b></p>	<p><b>XII-20</b>  <b>Mitigation measure XII-20 will ensure that noise related impacts during proposed project construction will be reduced to a less than significant level.</b></p>

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is located within two miles of a public airport or public use airport. However, the proposed project is not located near airport runways or airplane flight paths. The project site is also outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, the impact would be less than significant.	
NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	
. POPULATION AND HOUSING		
LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 75 residential units. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Mission Hills – Panorama City – North Hills Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or	

Impact?	Explanation	Mitigation Measures
	indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.	
b. NO IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential unit and one school. However, both of these structures are vacant. Therefore, no impact would occur.	
c. NO IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential unit and one school. However, both of these structures are vacant and are not currently in use. Therefore, no impact would occur.	

#### XIV. PUBLIC SERVICES

a. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by three LAFD stations – Fire Station 7, located at 14630 Plummer Street (approximately 1.0 mile east of the project site), Fire Station 75, located at 15345 San Fernando Road (approximately 2.2 miles north of the project site), and Fire Station 87, located at 10124 Balboa Boulevard (approximately 2.7 miles northwest of the project site). The proposed project would result in a net increase of 75 units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain</p>	<p><b>XIV-10</b> Mitigation measure XIV-10 will ensure all impacts to fire department service will be reduced to a less than significant level.</p>
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Impact?	Explanation	Mitigation Measures
	<p>acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.</p>	
<p>b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 75 units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Mission Area Community Police Station, located at 11121 Sepulveda Boulevard (approximately 2.2 miles north of the project site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection.</p>	<p>XIV-20, XIV-30 Mitigation measure XIV-20 and XIV-30 will ensure all impacts to police department service will be reduced to a less than significant level.</p>

Impact?	Explanation	Mitigation Measures
		Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated in relation to police protection services.
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would add 76 residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools with mitigation incorporated.</p> <p><b>XIV-40</b> Mitigation measure XIV-40 will ensure all impacts to schools will be reduced to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 75 units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.</p>	
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#### XV. RECREATION

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities with mitigation incorporated.</p>	<p><b>XV-40</b> Mitigation measure XI-40 - Quimby Act Fees will ensure impacts to parks and recreation facilities will be less than significant.</p>
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Impact?	Explanation	Mitigation Measures
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>	
<b>XVI. TRANSPORTATION/TRAFFIC</b>		
a.	<p><b>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</b></p> <p>A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Gibson Transportation Consulting, dated February 2016, for the proposed project. The project is estimated to generate a net increase of 513 daily trips, 39 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, LADOT measured the significance of the impacts in terms of change to the volume-to-capacity (V/C) ratio with the proposed project. Based on LADOT traffic impact criteria, the proposed project is not expected to generate significant traffic impacts. Therefore, impacts would be less than significant with mitigation incorporated.</p>	<p><b>XVI-80</b>  <b>Applicant shall follow mitigation measure XVI-80 to ensure impacts to pedestrians and other road users are less than significant.</b></p>

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The project is the construction of a 76-unit apartment building on a site currently occupied by one single family dwelling, or a net increase of 75 units. Although the new project will result in an increase in trips, the increase would not add more than 50 trips during either the a.m. or p.m. peak hours. Therefore, impacts would be less than significant.	
NO IMPACT	A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would interfere with air traffic patterns. Therefore, no impact would occur.	
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses. However, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards would be reduced to less-than-significant.	XVI-80 Applicant shall follow mitigation measure XVI-80 to ensure impacts to pedestrians and other road users are less than significant.

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster routes to the project site are Sepulveda Boulevard to the east, Nordhoff Street to the South, and Devonshire Street to the north (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have a less than significant impact on such programs.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based	

Impact?	Explanation	Mitigation Measures
	<p>on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply</p>	

Impact?	Explanation	Mitigation Measures
	<p>entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>

Impact?	Explanation	Mitigation Measures
f.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
g.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		

	Impact?	Explanation	Mitigation Measures
a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the mitigation measures identified and compliance with existing regulations would reduce impacts to less-than-significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less-than-significant levels.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	

# MITIGATION MONITORING PROGRAM

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Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted. As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the MND;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

# MITIGATION MONITORING PROGRAM

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## Aesthetics

### **I-10 Aesthetics (Landscape Plan)**

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

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

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

### **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 or the public right-of-way.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval**Biology****IV-20 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

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

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

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

**Action Indicating Compliance:** if vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

#### **IV-60 Tree Preservation (Grading Activities)**

- “Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**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

#### **IV-70 Tree Removal (Non-Protected Trees)**

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** pre-construction

**Monitoring Frequency:** Once, at plan check, and once at field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

#### **IV-80 Tree Removal (Locally Protected Species)**

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval of mitigation measures for the removal of protected trees. Such mitigation shall be documented in the project CEQA clearance and conditions of approval.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
  - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
  - b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City

Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once during plan check, once during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

## 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

## Hazards and Hazardous Materials

### **VIII-70      Emergency Evacuation Plan**

Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:

- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-operation; Operation

**Monitoring Frequency:** Once, for Plan approval prior to operation

**Action Indicating Compliance:** Plan approval prior to operation (Pre-operation)

## 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

### **XII-170 Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:

- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**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 permits

## Population and Housing

### Public Services

#### 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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**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 permits

**XIV-20      Public Services (Police – Demolition/Construction Sites)**

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**Enforcement Agency:** Los Angeles Department of building and Safety

**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

**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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**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 permits

**XIV-40      Public Services (Construction Activity Near Schools)**

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

- The developer and contractors shall maintain ongoing contact with administrator of \_\_\_\_\_ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**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 a Certificate of Occupancy

## Public Utilities and Service Systems

### **XVII-50      Utilities (Local Water Supplies - Residential Condominium Conversion)**

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 in all restrooms as appropriate.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). 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.
- 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.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check
- **Action Indicating Compliance:** Plan approval

## Mandatory Findings of Significance

### **XVIII-10      Cumulative Impacts**

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level though compliance with the above mitigation measures.

**XVIII-20      Effects on Human Beings**

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

**XVIII-30      End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.



# Regulatory Compliance Measures

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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-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
  - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
  - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".

- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

## **AGRICULTURE and FORESTRY**

### **AIR QUALITY**

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
  - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
  - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.

## **BIOLOGY**

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
  - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

**CULTURAL RESOURCES**

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource):** Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties. The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
  - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
  - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
  - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
  - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
  - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
  - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - Stop immediately and contact the County Coroner:  
 1104 N. Mission Road  
 Los Angeles, CA 90033  
 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or  
 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

## **GEOLOGY AND SOILS**

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by

the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- ground stabilization
- selection of appropriate foundation type and depths
- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
- ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include,

but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

## **HAZARDS AND HAZARDOUS MATERIALS**

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
  - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
  - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
  - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

#### **HYDROLOGY AND WATER QUALITY**

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for

soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
  - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed

Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

### **LAND USE AND PLANNING**

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

### **MINERAL RESOURCES**

### **NOISE**

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

### **POPULATION AND HOUSING**

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
  - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

### **PUBLIC SERVICES**

#### **Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles,

Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

### **Parks**

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
  - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
  - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

### **RECREATION**

See RC measures above under Parks.

### **TRANSPORTATION AND TRAFFIC**

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

### **PUBLIC UTILITIES AND SERVICE SYSTEMS**

#### **Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.

- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

### Energy

- **Regulatory Compliance Measure RC-EN-1 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

### Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, 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 Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.