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CITY PLANNING**

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August 23, 2018

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 APPEAL / 520-522 NORTH LA BREA AVENUE; CF 18-0166-S1

Enclosed herein for your consideration is a Negative Declaration (Case No. ENV-2016-2549-ND), dated July 5, 2018, pursuant California Environmental Quality Act Sections 15070 through 15075, for a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily, for the properties located at 520, 520 ½ and 522 North La Brea Avenue.

The original environmental analysis, dated September 28, 2016, Case No. ENV-2016-2549-MND, found that the proposed project would result in an increased demand on police services and imposed a mitigation measure requiring implementation of "Design Out Crime Guidelines: Crime Prevention Through Environmental Design." However, pursuant to the Los Angeles CEQA Thresholds Guide, a project would only have a potentially significant impact if "the project [would] 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 police protection." As the previous environmental analysis found, the proposed project would not result in the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, and therefore the proposed project would not result in a potentially significant impact requiring mitigation. As such, the Department of City Planning revised the Mitigated Negative Declaration by deleting the mitigation measure and circulating a Negative Declaration, dated July 5, 2018.

In consideration of the CEQA appeal for the project located at 520-522 North La Brea Avenue, the Department of City Planning recommends that the Planning and Land Use Management Committee consider the analysis provided in Case No. ENV-2016-2549-ND, dated July 5, 2018, and find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-2549-ND, and all comments received, there is no substantial evidence that the project will have a

PLUM Committee
CF 18-0166-S1
Page 2

significant effect on the environment; find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt Negative Declaration.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Oliver Netburn
City Planner

ON:JL

Enclosure:
Case No. ENV-2016-2549-ND

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 5 - PAUL KORETZ
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PROJECT TITLE ENV-2016-2549-ND	CASE NO. ZA-2016-2548-CUB-CUX
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PROJECT LOCATION
520 N LA BREA AVE

PROJECT DESCRIPTION
A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Dorothy M. Braun, Dorothy M. Braun Trust
520 North La Brea Avenue

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

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 this 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	TITLE	TELEPHONE NUMBER
CHI LIM	City Planning Associate	(213) 978-1341

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		07/25/2018

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

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 5 - PAUL KORETZ	DATE: 07/05/2018
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2016-2549-ND	RELATED CASES: ZA-2016-2548-CUB-CUX	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: A CONDITIONAL USE PERMIT FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES AND PUBLIC DANCING IN A PROPOSED 3516SF THEATER		
ENV PROJECT DESCRIPTION: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily.		
ENVIRONMENTAL SETTINGS: The subject property is a 4,200 square-foot rectangular interior lot with a frontage of approximately 40 feet along the east side of La Brea Avenue. The subject property is zoned C4-1VL with a Neighborhood Office Commercial land use designation within the Hollywood Community Plan Area. The project is also located within a Neighborhood Conservation ICO (ZI-2443), a Transit Priority Area in the City of Los Angeles (ZI-2452), and a Los Angeles State Enterprise Zone (ZI-2374). The subject property is developed with a single story 3,516 square-foot Art School as established by a Certificate of Occupancy issued on January 27, 1958. The subject site has been operating as the Lyric Theatre since 2007. The subject request entails a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily. The subject project involves a change of use from a art school to a theater use. The project does not involve any substantial construction, excavation, or grading. Properties to the north of the subject site are zoned C4-1VL and are developed with a range of one to two story buildings with a variety of retail and restaurant uses, and a school. Properties to the south of the subject site are zoned C4-1VL and are developed with a range of one to two story buildings, with various commercial uses. Properties to the east of the subject site, across the alley, are zoned RD1.5-1XL, and are developed with a four story multi-residential building. Properties to the west of the subject site, across North La Brea Avenue, are zoned C4-1VL and are developed with a five story senior residential facility. La Brea Avenue, adjoining the subject site to the west, is designated as a Modified Avenue I, dedicated to a varying width of 100 feet to 102 feet and improved with curb, gutter and sidewalk. The alley, adjoining the subject site to the east, has a width of 20 feet and is paved.		

PROJECT LOCATION: 520 N LA BREA AVE		
COMMUNITY PLAN AREA: HOLLYWOOD STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: GREATER WILSHIRE
EXISTING ZONING: C4-1VL	MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	LA River Adjacent:
GENERAL PLAN LAND USE: NEIGHBORHOOD OFFICE COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
	PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

	City Planning Associate	(213) 978-1341
Signature	Title	Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

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

Dorothy M. Braun, Dorothy M. Braun Trust

PHONE NUMBER:

(626) 818-1913

APPLICANT ADDRESS:

520 North La Brea Avenue

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

07/19/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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?			✓
V. CULTURAL RESOURCES				

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?				✓

IX. HYDROLOGY AND WATER QUALITY

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

X. LAND USE AND PLANNING

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

XI. MINERAL RESOURCES

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

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
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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)?			✓

XVII. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓

XVIII. UTILITIES AND SERVICE SYSTEMS

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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 will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2016-2549-ND** and the associated case(s), **ZA-2016-2548-CUB-CUX**.

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
CHI LIM	City Planning Associate	(213) 978-1341	07/02/2018

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

I. AESTHETICS

a.	NO 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. Diminishment of 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 is not located on or near any scenic vista. No impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage a scenic resource, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is not located on or near any scenic resource. No impact would occur.</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project substantially degraded the existing visual character or quality of the site and its surroundings. The subject property is surrounded by a mix of land uses, including commercial and residential uses. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project does not involve a structural addition, structural alterations or changes to the exterior of the building. Therefore, no impact would occur.</p>	
d.	NO IMPACT	<p>A significant impact would occur if the proposed project created a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Light impacts are typically associated with the use of artificial light during night-time hours. Glare is typically associated with sunlight or artificial light being reflected off highly polished surfaces, such as window glass and</p>	

Impact?	Explanation	Mitigation Measures
	<p>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 typically associated with mid- to high-rise buildings with exterior facades largely or entirely composed of highly reflective glass. 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 project area, a moderate level of ambient nighttime light already exists. These nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The project is located within an existing one-story building and does not include any elements or features that would create substantial new sources of glare. Therefore, no impact would occur.</p>	

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is currently developed with a one-story building located within an urbanized area. No farmland or agricultural uses are present within the project site or surrounding area. The project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore the project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project conflicts with existing zoning for agricultural use, or a Williamson Act contract. The project site and the surrounding area are not zoned for an agricultural use and is not currently under a Williamson Act contract. The project site is currently zoned C4-1VL. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Act Contract. Therefore, no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	A significant impact would occur if the proposed project conflicts with existing zoning or cause the rezoning of forest land or timber land or results in the conversion of forest uses to non-forest uses. The project site and the surrounding area are not zoned for forest land or timberland. The project site is currently zoned C4-1VL. 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 for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. As identified above, the project site is currently zoned C4-1VL. 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 or Forest Land to Non-Forest Use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

III. AIR QUALITY

a.	NO IMPACT	A significant air quality impact would occur if a project is inconsistent with the Air Quality Management Plan (AQMP) or would present a substantial hindrance to the implementation of the policies and goals of that plan. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The project does not propose to deviate from any requirements of the Air Quality Management Program ("AQMP"), which is the applicable air quality standards for the demolition, construction and operation of the facility, prepared by the South Coast	
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Impact?	Explanation	Mitigation Measures
	Air Quality Management District (“SCAQMD”). No impact would occur.	
b. NO IMPACT	A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The project does not propose to deviate from any requirements of the AQMP which establishes the appropriate rules and regulations in enforcing federal and state air quality standards. Construction and operational measures specific to air quality standards would be applied to the project as a matter of law. No impact would occur.	
c. NO IMPACT	A significant impact would occur if the proposed project results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state air quality standard. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The project would not 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 as the project is generally consistent with the applicable zoning and land use designation of the General Plan (Community Plan). The project would also be subject to a number of requirements in conformance to applicable air quality standards as described in response b and d of this section. No impact would occur.	
d. NO IMPACT	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	

Impact?	Explanation	Mitigation Measures
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	<p>health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The proposed project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically results from the propose project implementation. Therefore, the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors and no impact would occur.</p>	
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e.	NO IMPACT	<p>A significant impact would occur if the proposed project creates objectionable odors affecting a substantial number of people. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. 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 project does not include these land uses or industrial operations. Therefore, no impact would occur.</p>	
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized</p>	
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Impact?	Explanation	Mitigation Measures
	area within the Hollywood Community Plan area. Therefore, no impact would occur.	
b. NO IMPACT	A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The subject property does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. As such, the project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS). No impact would occur.	
c. NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The subject property 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 property is located in an urbanized area. As such, the 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. No impact would occur.	
d. NO IMPACT	A significant impact would occur if the project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the urbanized nature of the subject property and surrounding area, the lack of a major water body, and the limited number of trees, the subject property does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the project would not interfere with wildlife movement or impede the use of native wildlife nursery sites. No impact would occur.	
e. NO IMPACT	A significant impact would occur if the project would be inconsistent with local regulations pertaining to biological resources. The project would not conflict with any policies or ordinances protecting biological resources, such as the City of	

Impact?	Explanation	Mitigation Measures
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	<p>Los Angeles Protected Tree Ordinance (No. 177,404). The subject property does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore or California bay trees. The 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 CFGF protects migratory birds that may use trees on or adjacent to the property for nesting and may be disturbed during construction of the project. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands). No impact would occur.</p>	
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f.	NO IMPACT	<p>A significant impact would occur if the project conflicted with any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The subject property and its vicinity are not part of any such area. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan. No impact would occur.</p>	
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V. CULTURAL RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historic resources. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building that was constructed in the year of 1937. The subject site and building is not an identified historic resource. Furthermore, the project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.</p>	
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b.	NO IMPACT	<p>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</p>	
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Impact?	Explanation	Mitigation Measures
	unique archaeological resources. A significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. The project requires no excavation or grading. Therefore, no impact would occur.	
c. NO IMPACT	A significant impact would occur if excavation or construction activities associated with the project would disturb paleontological or unique geological features. The project requires no excavation or grading. Therefore, no impact would occur.	
d. NO IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. The project requires no excavation or grading. Therefore, no impact would occur.	

VI. GEOLOGY AND SOILS

a. NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as result of a fault rupture occurring on the project site and if the project site is located within an Alquist-Priolo Zone or other designated fault zone. The subject site is not located within the Alquist-Priolo Zone. Therefore, no impact would occur.	
b. NO IMPACT	A significant impact would occur if the proposed project exposed people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Strong seismic ground shaking. The subject site is within 2.6 kilometers of the Hollywood Fault. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The sale of alcohol and patron dancing in conjunction with the theater use will not affect or worsen these impacts in any way. Therefore, no impact would occur.	
c. NO IMPACT	A significant impact would occur if the project would cause personal injury or death or resulted in property damage as a result of liquefaction. According to the Zone Information and Map Access System (ZIMAS), the subject property is	

Impact?	Explanation	Mitigation Measures
	not located within a Liquefiable Area or Potentially Liquefiable Area. Therefore, the project would not cause personal injury or death or resulted in property damage as a result of liquefaction, and no impact would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the Zone Information and Map Access System (ZIMAS), the subject property is not located within a Landslide Area. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impact would occur.	
e. NO IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project does not require any grading, clearing or excavation activities. No impact would occur.	
f. NO IMPACT	A significant impact would occur if the proposed project was 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. The project is not located in an area susceptible to unusual geologic hazards. Furthermore, the project is not proposing any excavation, grading, or substantial construction. Therefore, no impact would occur.	
g. NO IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. The project is not located in an area known to have expansive soil. No impact would occur.	

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

a.	NO IMPACT	A significant impact would occur if the proposed project generated greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.	
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b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The project would not include the routine transport, use or disposal of hazardous materials. No impact would occur.	
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b.	NO IMPACT	A significant impact would occur if the proposed project created 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project site is not located on a site included on a list of hazardous materials sites. Furthermore,	
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Impact?	Explanation	Mitigation Measures
	the project is not proposing any demolition, excavation, grading, or substantial construction. Therefore, no impact would occur.	
c. NO IMPACT	A significant impact would occur if the proposed project emitted hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project site is not located on a site included on a list of hazardous materials sites. Furthermore, the project is not proposing any demolition, excavation, grading, or substantial construction. Therefore, no impact would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project is 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 create a significant hazard to the public or the environment. The project site is not located on a site included on a list of hazardous materials sites. Therefore, no impact would occur.	
e. NO IMPACT	The project is not located within an airport land use plan or within two miles of a public airport or public use airport and will not result in a safety hazard for people residing or working in the project area. Therefore, no impact would occur.	
f. NO IMPACT	The project is not located within the vicinity of a private airstrip and will not result in a safety hazard for people residing or working in the project area. Therefore, no impact would occur.	
g. NO IMPACT	A significant impact would occur if the proposed project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Furthermore, the proposed project will not	

Impact?	Explanation	Mitigation Measures
	require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Therefore, no impact would occur.	
h. NO IMPACT	A significant impact would occur if the proposed project exposes 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. The project is located within a highly urbanized area within the Hollywood Community Plan and the surrounding area is completely developed. Therefore, no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a. NO IMPACT	A significant impact would occur if the proposed project violated any water quality standards or waste discharge requirements. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. No violations of any water quality or waste discharge requirements are anticipated from the proposed sale of alcohol for on-site consumption and patron dancing. Furthermore, the project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.	
b. NO IMPACT	A significant impact would occur if the proposed project substantially depleted 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. The proposed project would not require the use of groundwater at the project site. Potable water would continue to be supplied to the site by the Los Angeles Department of Water and Power (LADWP). Therefore, no impact would occur.	

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	<p>A significant impact would occur if the proposed project substantially altered the existing drainage pattern of the site or area, including 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Furthermore, the project site is not located in close proximity to a stream or river. Therefore, no impact would occur.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project substantially altered the existing drainage pattern of the site or area, including 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.</p>	
e. NO IMPACT	<p>A significant impact would occur if the proposed project created or contributed runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.</p>	
f. NO IMPACT	<p>A significant impact would occur if the proposed project substantially degraded water quality. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not</p>	

Impact?	Explanation	Mitigation Measures
	proposing any excavation, grading, or construction. The proposed project does not involve potential sources of contaminants, which would potentially degrade water quality. Therefore, no impact would occur.	
g. NO IMPACT	A significant impact would occur if the proposed project placed 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. According to Exhibit F of the Safety Element of the Los Angeles General Plan, the project site is not located within a 100-year or 500-year floodplain. Therefore, no impact would occur.	
h. NO IMPACT	A significant impact would occur if the proposed project placed structures within a 100-year flood hazard area which would impeded or redirect flood flows. According to Exhibit F of the Safety Element of the Los Angeles General Plan, the project site is not located within a 100-year or 500-year floodplain. Therefore, no impact would occur.	
i. NO IMPACT	A significant impact would occur if the proposed project exposed 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. The project site and the surrounding area are not located within a flood hazard area. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.	
j. NO IMPACT	A significant impact would occur if the proposed project was located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and surrounding area are not located in a mapped Tsunami Inundation Zone or located in an area where such potential exists. Therefore, no impact would occur.	

X. LAND USE AND PLANNING

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	A significant impact would occur if the proposed project physically divided an established community. The project would not create a physical barrier within an established community. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project is not proposing any excavation, grading, or construction. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The subject property is zoned C4-1VL with a Neighborhood Office Commercial land use designation within the Hollywood Community Plan area. With the approval of the Conditional Use request, the proposed sale of alcohol consumption and patron dancing in conjunction with the subject theater would be permitted within the zone. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with any applicable 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

a.	NO IMPACT	A significant impact would occur if the proposed project resulted in the loss of availability of a known mineral resource that would be of value of the region and the residents of the state. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project site is not currently classified by the city as containing significant mineral deposits. The project site is currently zoned for neighborhood office commercial uses and not for mineral extraction. Additionally, the site is not within an oil field area. Furthermore, the project is not proposing any excavation,	
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Impact?	Explanation	Mitigation Measures
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		grading, or construction. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project resulted 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. The project site is not currently classified by the city as containing significant mineral deposits. The project site is currently zoned for neighborhood office commercial uses and not for mineral extraction. Therefore, no impact would occur.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project results in the 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a theater with live entertainment located within an existing building in an urbanized area. As shown in the letter submitted with the application and prepared by Acentech Incorporated, titled "Acoustical Analysis of Theater Noise Impact to the Community", the proposed project would not result in significant increases in noise levels at the nearby multi-family residential uses during noise generating events, including music performances. Furthermore, the project does not include any construction activities which would generate excessive noise levels. Therefore, the subject project will not result in a significant impact.	
b.	NO IMPACT	A significant impact would occur if the proposed project resulted in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. The project does not include any construction or a use which would generate groundborne noise or vibrations. No impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project results in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project is a request for the sale of alcohol for on-site consumption and patron dancing in	

Impact?	Explanation	Mitigation Measures
	<p>conjunction with a theater with live entertainment located within an existing building in an urbanized area. New stationary sources of noise, such as rooftop mechanical HVAC equipment, may 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 any other occupied properties by more than 5 dBA. Therefore, project impacts would be less than significant.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project resulted in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. As shown in the letter submitted with the application and prepared by Acentech Incorporated, titled "Acoustical Analysis of Theater Noise Impact to the Community", the proposed project would not result in significant increases in noise levels at the nearby multi-family residential uses during noise generating events, including music performances. Furthermore, the project does not include any construction activities which would generate excessive noise levels. Therefore, the subject project will not result in a significant impact.</p>	
<p>e. NO IMPACT</p>	<p>A significant impact would occur if the project were located within an airport land use plan area, or within two miles of any public or public use airports, or private air strips and its location would have the potential to result in a safety hazard for people residing or working in the project area. The project is not 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. Therefore, no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	A significant impact would occur if the project were located within the vicinity of a private airstrip and its location would have the potential to result in excessive noise levels for people residing or working in the project area. The project is not located within the vicinity of a private airstrip. Therefore, no impact would occur.	
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XIII. POPULATION AND HOUSING

a.	NO IMPACT	A significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The project does not include the construction of a structure or a use which would induce any population growth. No impact would occur.	
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b.	NO IMPACT	A significant impact would occur if the proposed project would displace a substantial quantity of housing units. The proposed project would not result in the displacement of any housing units. No impact would occur.	
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c.	NO IMPACT	A significant impact would occur if the proposed project would displace a substantial number of people. The proposed project would not result in the displacement of any people. Therefore, no impact would occur.	
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XIV. PUBLIC SERVICES

a.	NO IMPACT	A significant impact would occur if the proposed project resulted 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 Fire Protection. The proposed project will not result in the need to build a new or expand an existing fire station to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, no impact will occur.	
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Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	<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 project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a theater with live entertainment located within an existing building in an urbanized area. LAPD service needs are related to the size of the population and geographic area served, the number and type of calls for service, and other community characteristics. The proposed project will not increase the size of the population or the geographic area served, nor will it change other community characteristics. While the proposed project may result in a minor increase in the number service calls, such an increase would not necessitate a new or physically alter an existing station. Therefore, the subject project will not result in a significant impact.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project resulted 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 Schools. The proposed project will not result in the creation of any new housing or increase the demand for schools in the area. Therefore, no impact will occur.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project results 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 Parks. The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, it will not increase the usage of or demand for parks in the area. Therefore, no impact will occur.</p>	

Impact?	Explanation	Mitigation Measures
e. NO IMPACT	A significant impact would occur if the proposed project results 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 other facilities. The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, the proposed project will not result in service capacity problems that would require the provision of new or physically altered public facilities in order to maintain an acceptable level of service for other public services. Therefore, no impact will occur.	

XV. RECREATION

a. NO IMPACT	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 project does not include any construction or alteration to the existing environment, or a use which would exceed the capacity or capability of the local park system to serve the proposed project. No impact would occur.	
b. NO IMPACT	A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios, or other performance objectives for parks. The project does not include or require the construction of any recreational facilities. No impact would occur.	

XVI. TRANSPORTATION/TRAFFIC

a. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project conflicted with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project does not	
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Impact?	Explanation	Mitigation Measures
	include any construction or a use which would generate a substantial increase in the number of vehicle trips. Furthermore, a traffic study was not required for the project as determined by the Department of Transportation. Therefore, the subject project will not result in a significant impact.	
b. NO IMPACT	A significant impact would occur if the proposed project conflicted with an applicable congestion management program. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project does not include any construction or a use which would generate a substantial increase in the number of vehicle trips. Furthermore, a traffic study was not needed for the project as determined by the Department of Transportation. Therefore, no impact will occur.	
c. NO IMPACT	A significant impact would occur if the proposed project changed air traffic patterns. The project does not include any construction or a use which would affect air traffic patterns. No impact would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project substantially increased hazards due to a design feature or incompatible uses. The project does not include any construction or alteration which would affect site access, or could create conflicts between vehicles and pedestrians, vehicles and bicycles or vehicles and vehicles. No impact would occur.	
e. NO IMPACT	A significant impact would occur if the proposed project resulted in inadequate emergency access. 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 vehicle access to the project site would be provided in accordance with requirements of the LAFD. The project does not include any construction or alteration to the existing environment. Therefore, no impact will occur.	

Impact?	Explanation	Mitigation Measures
f. NO IMPACT	<p>A significant impact would occur if the project would conflict with adopted policies, plans or programs (such as the Walkability Checklist or Mobility Plan 2035) regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. The project, as proposed, would not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. Therefore, no impact would occur.</p>	

XVII. TRIBAL CULTURAL RESOURCES

a. NO IMPACT	<p>A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. The proposed project does not require any construction or grading activities. The site is not listed in the California Register of Historical Resources, or in a local register of historical resources, and no evidence was found to indicate it may be eligible for such listing. The potential for discovery of unknown archaeological cultural resources beneath the ground surface is evaluated above in Section V, Cultural Resources. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The City has provided such notice in conformance with the tribal consultation requirements of Assembly Bill (AB) 52 by letter, dated June 29, 2018. Should any Tribe request consultation regarding the project site, in accordance with AB 52 the City as Lead Agency would facilitate such consultation. To date, none of the Tribal Groups contacted has provided a response identifying any known cultural or tribal resource sensitivity specific to the project site or the immediate vicinity.</p>	
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Impact?	Explanation	Mitigation Measures
	<p>Furthermore, as discussed above in Section V, the project site does not contain any known archaeological sites or archaeological survey areas. As no evidence of known tribal resources have been identified either in archived records or in response from a Tribal Group that the Native American Heritage Commission (NAHC) has identified as potentially interested parties, the potential for the site to represent a tribal cultural resource would be considered low. The project requires no excavation or grading. Therefore, no impact would occur.</p>	
b. NO IMPACT	<p>A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. The project site has been subject to past disturbance, including the construction of commercial uses that currently occupy the site. The potential for discovery of unknown archaeological cultural resources beneath the ground surface is evaluated above in Section V, Cultural Resources. The potential for the site to represent a tribal cultural resource, or be part of a cultural landscape or sacred place, would be considered low. Furthermore, as specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. Should any Tribe request consultation regarding the project site, in accordance with AB 52 the City as Lead Agency would facilitate such consultation. To date, no Tribal Group has provided a response by letter that identifies any known cultural or tribal resource sensitivity specific to the project site or the immediate vicinity. The project requires no excavation or grading. Therefore, no impact would occur.</p>	

XVIII. UTILITIES AND SERVICE SYSTEMS

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	A significant impact would occur if the proposed project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (LARWQCB). The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The wastewater generated from the site would be typical of commercial uses and would not contribute significantly its ability to operate within established wastewater treatment requirements. The project does not propose to deviate from any of the requirements of the Los Angeles Water Quality Control Board (LAWQCB) which implements programs to protect all waters in the coastal watersheds for Los Angeles and Ventura Counties. Therefore, no impact will occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project required or resulted in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The Department of Water and Power conducts water planning based on forecast population growth. The project does not include any construction or a use which would induce population growth. No impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project required or resulted in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project does not include any construction or a use which would increase surface water runoff. No impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project needs new or expanded entitlements to have sufficient water supplies available to serve the project. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project does not include any construction or alteration to	

Impact?	Explanation	Mitigation Measures
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	the existing environment, or use which would require water supplies beyond the existing demand. Therefore, no impact will occur.	
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e. NO IMPACT	A significant impact would occur if the proposed project results 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. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. The project does not propose to deviate from any requirements of the Bureau of Sanitation, which manages the wastewater treatment system. No impact would occur.	
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f. NO IMPACT	A significant impact would occur if the proposed project was not served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The project is located within an existing building in a highly urbanized area that is served by a landfill. Therefore, no impact will occur.	
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g. NO IMPACT	A significant impact would occur if the proposed project did not comply with federal, state, and local statutes and regulations related to solid waste. The project is a request for the sale of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater having live entertainment within an existing building. Compliance with regulations related to solid waste has been determined prior to the proposed project. Therefore, no impact will occur.	
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a. NO IMPACT	The project does not 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, therefore, no impacts will result.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have impacts that are individually limited, but cumulatively considerable. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute to less than significant. Compliance with existing regulations would reduce impacts to less-than-significant levels.	
c.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have environmental effects which will cause substantial adverse effects on human beings. All identified impacts were determined to be less than significant or having no impact. As such, the project results in less than significant impacts on human beings.	