

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: 08/31/2016
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2016-2549-MND	RELATED CASES: ZA-2016-2548-CUB-CUX
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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
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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 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 having a frontage of approximately 40 feet along the east side of La Brea Avenue. Other addresses included on the subject property include 522 North La Brea Avenue and 520 ½ North 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 3,516 square-foot theater with live entertainment with 128 seats, having hours of operation are from 10:00 a.m. to 2:00 a.m. daily. The subject site is currently in plan check to undergo a Change of Use from the currently permitted Art School to a theater use (Permit No. 16016-10000-00733).

Properties to the north of the subject site are zoned C4-1VL and are developed with a range of one to two story commercial buildings that house a variety of retail and restaurant uses. At the end of the block to the north, properties are zoned C4-1VI and are developed with a Jewish school.

Properties to the south of the subject site are zoned C4-1VL and are similarly developed with a range of one to two story commercial buildings, with various commercial uses. Further south, properties are zoned (T)(Q)RAS4-1VL and are developed with commercial uses and a large furniture store.

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 Assistant

(213) 202-5441

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

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

DATE SUBMITTED:

07/19/2016

AGENCY REQUIRING CHECKLIST:

Department of City Planning

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. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-2549-MND** and the associated case(s), **ZA-2016-2548-CUB-CUX**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
CHI LIM	City Planning Assistant	(213) 202-5441	09/01/2016

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

I. AESTHETICS		
a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The City of Los Angeles General Plan Transportation Element (Map E: Scenic Highways in the City of Los Angeles) indicates that no City or State –designated scenic highways are located in the vicinity of the project site. Therefore, no impact are anticipated.
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially degrade scenic resources within or along a designated State Scenic Highway. There are no scenic vistas in the vicinity of the project site. Therefore, no impacts are anticipated.
c.	NO IMPACT	A significant impact would occur is 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 impacts are anticipated.
d.	NO IMPACT	A significant impact would occur is light or glare substantially altered the character of off-site areas surrounding the project site or interfered with the performance of an off-site activity. 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 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

Impact?

Explanation

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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 impacts related to light and glare are anticipated.

II. AGRICULTURE AND FOREST RESOURCES

a. NO IMPACT

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.

b. NO IMPACT

A significant impact would occur if the proposed project conflicted 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.

c. NO IMPACT

A significant impact would occur if the proposed project conflicted with existing zoning, or cause the rezoning of forest land or timber land or resulted in the conversion of forest uses to non-forest uses. The project site is zoned C4-1VL and is located within an urbanized setting with no identified forest use. The proposed project would not conflict with forest land or result in the loss or conversion of existing forest land. Therefore, no impacts are anticipated.

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d.	NO IMPACT	A significant impact would occur if the proposed project resulted in the loss of forest land or conversion of forest land to non-forest use. The project site is zoned C4-1VL and is located within an urbanized setting with no identified forest use. The proposed project would not conflict with forest land or result in the loss or conversion of existing forest land. Therefore, no impacts are anticipated.	
e.	NO IMPACT	A significant impact would occur if the proposed project involved 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. The project site and surrounding area does not contain farmland, forestland, or timberland. Therefore, no impacts are anticipated.	

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 operation of the proposed theater is not expected to conflict with the implementation of the AQMP rules, therefore, no impacts are anticipated.	
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 operation of the proposed theater is not expected to conflict with the implementation of any air quality standards.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	A significant impact would occur if the proposed project resulted 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 will not result in a considerable net increase of any criteria pollutant for which the region is in non-attainment. No impact will result.	
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d.	NO IMPACT	A significant impact would occur if the proposed project exposed sensitive receptors to substantial pollutant concentrations. 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 proposed operation of the theater will not expose sensitive receptors to substantial pollutant concentrations. No impact will result.	
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e.	NO IMPACT	A significant impact would occur if the proposed project created 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. The proposed operation of the theater will not create objectionable odors affecting a substantial number of people. No impact will result.	
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	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 located in the Hollywood Community Plan 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	
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Impact?	Explanation	Mitigation Measures
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		existing building in an urbanized area. No impact will result.	
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 project is located in the Hollywood Community Plan area. The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
c.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means. The project site is located in an urbanized area and is currently improved with an existing building. Therefore, no impact will occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor, or impede wildlife nursery sites. Due to the urbanized nature of the project site, the surrounding area and the limited on-site vegetation, the project site is not anticipated to support or provide 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, and no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources. The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The project site is located in an urbanized area and is currently improved with an existing building. Therefore, no impact will occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project conflicted with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat	

Impact?	Explanation	Mitigation Measures
	conservation plan. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact will occur.	
V. CULTURAL RESOURCES		
a.	NO IMPACT	
		A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified 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. Therefore, no impact will occur.
b.	NO IMPACT	
		A significant impact would occur if a known or unknown archeological resource was removed, altered, or destroyed as a result of the proposed project. The project proposes no new construction or excavation that would result in the disturbance or discovery of known or unknown archaeological resources.
c.	NO IMPACT	
		A significant impact would occur if the proposed project directly or indirectly destroyed a unique paleontological resource or site or unique geologic feature. The project proposes no new construction or excavation that would result in the disturbance or discovery of known or unknown paleontological or geologic resources.
d.	NO IMPACT	
		A significant impact would occur if the proposed project disturbed any human remains, including those interred outside of formal cemeteries. The project proposes no new construction or excavation that would result in the disturbance or discovery of known or unknown human remains.
e.	NO IMPACT	
		A significant impact would occur if the project would result in a substantial adverse change in the significance of a tribal cultural resource, including, but not limited, to sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe or an historical resource.

Impact?	Explanation	Mitigation Measures
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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 has not been identified as a tribal cultural resource, therefore no impact will 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 result.	
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. However, the sale of alcohol and patron dancing will not affect or worsen these impacts in any way. Therefore, no impact would result.	
c.	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: Seismic-related ground failure, including liquefaction. The project site is not located within a liquefaction zone. Therefore, no impact would result.	
d.	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: Landslides. The project site is not located within a landslide hazard zone. Therefore, no impact is would result.	
e.	NO IMPACT	A significant impact would occur if the proposed project resulted in substantial soil erosion or the loss of topsoil. The project does not result in any grading, clearing or excavation. Therefore no, impact would result.	

Impact?	Explanation	Mitigation Measures
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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 site is not located within a liquefaction zone. Therefore, no impact would result.	
g.	NO IMPACT	A significant impact would occur if the proposed project was located on expansive soil, creating substantial risks to life or property. The proposed project does not include new structures, construction or excavation. Therefore, no impact is anticipated.	
h.	NO IMPACT	A significant impact would occur if the proposed project site had 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. The project site is located in an urbanized area where waste water infrastructure is currently in place. The existing building connects to existing sewer lines that serve the project site. No new septic tanks or alternative wastewater systems are proposed as part of the project. Therefore, no impact is anticipated.	

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 sale of alcohol and patron dancing will not affect these impacts in any way. Therefore, no impact is anticipated.	
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	

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area. The sale of alcohol and patron dancing will not affect these impacts in any way. Therefore, no impact is anticipated.

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. 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 hazardous or potentially hazardous or explosive substances. No impact will occur.	
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. There will be no new construction or excavation as part of the project, therefore no impact will 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 site is not located within 500 feet of any school. There, no impact is anticipated.	
d.	NO IMPACT	A significant impact would occur if the proposed project was 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 will occur.	

Impact?	Explanation	Mitigation Measures
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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 will 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 will 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 proposed project will not 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 will occur.	
h.	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 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 of the city and the surrounding area is completely developed. Therefore, no impact will 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. No impact will result.	
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 proposed project would not require the use of	

Impact?	Explanation	Mitigation Measures
	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 is anticipated.	
c. NO IMPACT	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 proposed sale and dispensing of alcohol for on-site consumption and patron dancing in conjunction with a proposed theater will not alter existing drainage at the site. No impact will result.	
d. NO IMPACT	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 sale of alcohol and patron dancing will not affect these impacts in any way. The project does not involve substantial construction or any excavation that would alter its drainage pattern. Therefore, no impact is anticipated.	
e. NO IMPACT	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 would not create additional sources of polluted runoff, therefore, no impact is anticipated.	
f. NO IMPACT	A significant impact would occur if the proposed project substantially degraded water quality. The proposed project does not involve potential sources of contaminants, which would potentially degrade water quality. Therefore, no impact will occur.	

Impact?	Explanation	Mitigation Measures
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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 will 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 will 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. 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 will occur.	

X. LAND USE AND PLANNING

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. Therefore, no impact will 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 environment 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	

Impact?	Explanation	Mitigation Measures
	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 will 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 will 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 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. Therefore, no impact will 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.	
XII. NOISE		
a. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project resulted 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 proposed theater with live entertainment located within an existing building in an urbanized area. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Given the potential to impact neighboring	

Impact?	Explanation	Mitigation Measures
	sensitive uses, mitigation measures have been included to reduce impacts to less than significant levels.	
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 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. There will be no new construction or excavation as part of the project, therefore no impact is anticipated.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project resulted 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 conjunction with a proposed theater with live entertainment located within an existing building in an urbanized area. There will be no new construction or excavation as part of the project. The subject restaurant will occupy a vacant space. The activation of the vacant site will result in the increase of ambient noise levels in the project vicinity due to the potential increase of patrons in the vicinity. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. However, excessive noise may occur during different special events that the theater venue hosts. Given the potential to impact neighboring sensitive uses, mitigation measures have been included to reduce impacts to less than significant levels.	
d. LESS THAN SIGNIFICANT IMPACT	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. There will be no new construction or excavation as part of the project. Any	

Impact?	Explanation	Mitigation Measures
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		tenant improvement activities would result in a temporary increase in ambient noise levels in the project area on an intermittent basis. Tenant improvement activities and the future operation of the subject theater will for the interior only. Therefore, potential noise impacts would be less than significant.	
e.	NO IMPACT	The proposed 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 expose people residing or working in the project area to excessive noise levels. Therefore, no impact will occur.	
f.	NO IMPACT	The proposed project is not located within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels. Therefore, no impact will occur.	

XIII. POPULATION AND HOUSING

a.	NO IMPACT	A significant impact would occur if the proposed project induced substantial population growth in the area. The proposed project does not include the construction of a use that would induce any population growth. Therefore, no impact will occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project displaced substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The proposed project does not involve the construction of housing and will not require the construction of replacement housing. Therefore, no impact will occur.	
c.	NO IMPACT	A significant impact may occur if a project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The project site does not contain any housing. The Project does not represent a displacement of substantial numbers of existing housing. Therefore, no impact will occur.	

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	
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Impact?	Explanation	Mitigation Measures
	<p>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.</p>	
<p>b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The 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 addition of beer and wine could increase demand for police service. Prior to issuance of a building permit, the LAPD would review the project to ensure that the design of the project follows LAPD's Design Out Crime Prevention through Environmental Design (CPTED) to all City department beyond LAPD. Through incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service level ratios, response times, or other performance objectives for police protection. Therefore, with the incorporation of Mitigation measure XIV-30, the proposed project would result in a less than significant impact related to police protection services.</p>	<p>XIV-30</p>
<p>c. NO IMPACT</p>	<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</p>	

Impact?	Explanation	Mitigation Measures
	<p>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 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 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>	
e. 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 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.</p>	
XV. RECREATION		
a. NO IMPACT	<p>A significant impact would occur if the proposed project increased 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. 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 or recreational facilities in the area.</p>	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	Therefore, no impact will occur. A significant impact would occur if the proposed project included recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. 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 or recreational facilities in the area. Therefore, no impact will occur.	
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XVI. TRANSPORTATION/TRAFFIC

a.	NO 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. A traffic study was not needed for the project as determined by the Department of Transportation. Therefore, no impact will occur.	
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. 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 resulted in a change in air traffic patterns. 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. A traffic study was not needed for the project as determined by the Department of Transportation. No change in air traffic patterns will result from the proposed project. Therefore, no impact will occur.	

Impact?	Explanation	Mitigation Measures
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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 will be within an existing building and will not involve any change in design features of surrounding streets or other means of access to the site. Therefore, no impact will 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. Therefore, no impact will occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project conflicted 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. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Therefore, no impact will occur.	

XVII. UTILITIES AND SERVICE SYSTEMS

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. 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	

Impact?	Explanation	Mitigation Measures
	<p>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's demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water supply facilities. Therefore, no impact will occur.</p>	
c. NO IMPACT	<p>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. No change to the existing building footprint is proposed, and the project would generally maintain existing drainage patterns. The project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide additional sources of polluted runoff. Therefore, no impact will occur.</p>	
d. NO IMPACT	<p>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's demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water supply facilities. Therefore, no impact will occur.</p>	
e. NO IMPACT	<p>A significant impact would occur if the proposed project resulted 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's demand for water is not anticipated to require new water supply</p>	

Impact?	Explanation	Mitigation Measures
	entitlements and/or require the expansion of existing or construction of new water supply facilities. Therefore, no impact will occur.	
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.	
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.	
XVIII. 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.	
b. NO IMPACT	All identified impacts were determined to be less than significant or reduced to less than significant with the implementation of the attached mitigation measures. As such, the proposed project will not result in any cumulative impacts.	
c. NO IMPACT	All identified impacts were determined to be less than significant or reduced to less than significant with the implementation of the attached mitigation measures. As such, the project results in no impact that would result in any substantial adverse impacts on human beings.	