

**ENVIRONMENTAL  
REPORT  
ND, MND, CE**

COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 11
--	------------------------

PROJECT TITLE Ω Palisades Drive Residential Care Facility for the Elderly	LOG REFERENCE ENV-2017-2171-CE
--	-----------------------------------

PROJECT LOCATION Ω 1525 & 1533 North Palisades Drive; 17310 & 17320 West Vereda De La Montura
--

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Ω 82 guest room eldercare facility
---


NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Ω
---

CONTACT PERSON Ω Rony Shram, Palisades Drive, LP	AREA CODE Ω 213	TELEPHONE NUMBER Ω 507-7700	EXT.
---	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)			
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES	
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b	
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)	
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)	
Y CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1	
Class <u>32</u> Category _____ (City CEQA Guidelines)			
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planner	DATE June 20, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

Ω \_\_\_\_\_  
NAME (PRINTED)

Ω \_\_\_\_\_  
SIGNATURE

Ω \_\_\_\_\_  
DATE



**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE

VAHID KHORSAND

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

<http://planning.lacity.org>

June 20, 2017

Rony Shram (A)(O)  
Palisades Drive, LP  
12166 Sunset Boulevard  
Los Angeles, CA 90049

Kevin K. McDonnell, Esq. (R)  
Jeffer Mangels Butler & Mitchell LLP  
1900 Avenue of the Stars, 7<sup>th</sup> Floor  
Los Angeles, CA 90067

RE: CASE NO. ZA 2017-2170(ELD)(CDP)(SPR)  
Address: 1525 & 1533 North Palisades Drive;  
17310 & 17320 West Vereda De La Montura  
Planning Area: Brentwood - Pacific Palisades  
Zone : C1-1-H  
D. M. : 138B113  
C. D. : 11  
CEQA : ENV-2017-2171-CE

**RE: ENV-2017-2171-CE (Categorical Exemption - Class 32)**

The proposed project involves the new construction, use, and maintenance of a four-story, 64,646 square-foot Eldercare Facility with two levels of subterranean parking, ranging in height from 25 to 45 feet. The project will contain 82 guest rooms, including 59 guest rooms used for Assisted Living Care Housing and 23 guest rooms used for Alzheimer's/Dementia Care Housing. The project will provide a total of 66 automobile parking spaces contained within two levels of subterranean parking and 10 bicycle parking spaces.

The project site, located at 1525 North Palisades Drive (1525 and 1533 North Palisades Drive and 17310 and 17320 West Vereda De La Montura), is a sloping, irregularly-shaped parcel of land totaling 43,097 square feet (0.99 acre) and consisting of one lot. The project site has approximately 145 feet of frontage along the west side of Palisades Drive (a designated Avenue I under the Mobility Plan 2035) and approximately 305 feet of frontage along the south side of Vereda De La Montura (a designated Collector Street). The project site is currently vacant.

The proposed project has been determined not to have a significant effect on the environment and is therefore categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 32 of the City CEQA Guidelines. On June 20, 2017, the proposed project was issued a Notice of Exemption Log Reference No. ENV-2017-2171-CE. The proposed project will not require mitigation or monitoring measures and no alternatives to the project were evaluated.

The project qualifies for a Categorical Exemption under CEQA Guidelines Section 15532(b) since the project is an infill development project identified as "development that occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses."



A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;*
- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;*
- (c) *The project site has no value as habitat for endangered, rare or threatened species;*
- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and*
- (e) *The site can be adequately served by all required utilities and public services.*

The project is for the construction use and maintenance of a 45-foot tall, 64,646 square-foot, 82 guest room Eldercare Facility with 66 parking spaces in two subterranean garage levels on a 43,097.74 square-foot lot in the C1-1-H Zone within the Los Angeles City limits. The site and surrounding area are urbanized areas, as defined in page 11 of Section 21071 of Chapter 2.5 and Section 15387 Article 20 Definitions of the 2017 California Environmental Quality Act, CEQA Guidelines. A haul route is required to export approximately 19,308 cubic yards of earth material. An Eldercare Facility is permitted in the C1 Zone. The project as an Eldercare Facility, will comply with all the regulations of the code, including height, floor area, setbacks, parking, etc.

The project is characterized as an urban in-fill Categorical Exemption, and qualifies for the Class 32 Categorical Exemption. The site is zoned C1-1-H and has a General Plan Land Use Designation of Neighborhood Office Commercial. The project is consistent with the applicable Brentwood – Pacific Palisades Community Plan designation and policies and all applicable zoning designations and regulations. Specifically, the project is consistent with the following Plan Objectives:

- 2-1 To conserve and strengthen viable commercial development.
- 2-3 To enhance the appearance of commercial districts and to identify pedestrian-oriented areas.
- 2-4 To enhance the appearance of commercial districts consistent with the character of, and quality of the surrounding neighborhoods.
- 4-1 To protect the resources of the Plan area for the benefit of the residents and of the region by preserving existing open space and, where possible, acquiring new open space.
- 5-2 To protect coastal resources and to provide maximum public access to and along the shoreline consistent with property rights and sensitive habitat resources.
- 8-1 To provide adequate police facilities and personnel to correspond with population and service demands.
- 9-1 Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.
- 13-1 To comply with Citywide performance standards for acceptable levels of service and insure that necessary road access and street improvements are provided to accommodate traffic generated by all new development.
- 15-1 Provide parking in appropriate locations in accord with Citywide standards and community needs.
- 17-1 To ensure that the Plan Areas significant cultural and historical resources are protected, preserved and/or enhanced.



The proposed project would follow the design guidelines as presented in Chapter V of the Community Plan. The project will include design that incorporates landscaping throughout the building in the form of planters, outdoor, landscaping, and design theme would be incorporated to preserve community character. Parking would be below ground in two subterranean levels to allow for more aesthetically pleasing landscaping to fill the site. The subject site is wholly within the City of Los Angeles, on a site that is approximately 43,097 square feet. The site is not located within an area identified by the City of Los Angeles as a Pedestrian Oriented District, which would require the project be at pedestrian scale, as stated in the Community Plan. Community Design Overlay, or Specific Plan Overlay, or any other ordinances pertaining to the zone. The project is an eldercare facility and not a housing development, but has residential characteristics in its operation and design. The project will provide shuttle service for patients to access community amenities as well as medical and dental offices and facilities, shopping, and recreational amenities. A concierge doctor's service will be provided on site for minor check-ups to eliminate unnecessary off-site doctor visits, while having professional staff on duty. Other basic personal needs will be available on site, including a spa salon and massage on-site. The proposed operation will be required to provide adequate staffing and meet the operational regulations required by the State of California to maintain its operating license. As such, conforming to the regulations would ensure the use is compatible with the zoning and objectives of the Community Plan.

Lots adjacent to the subject site are developed with the following urban uses: residential uses, commercial uses and open space. The site does not have value as a habitat for endangered, rare or threatened species nor was any evidence submitted showing there is such value on-site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

The project will have adequate police services provided by the West Los Angeles Community Police Station, approximately seven miles from the site. The minimal increase in residents will not significantly impact response times. Fire protection and medical services at the project site would be served by Los Angeles Fire Department Station 23, which is located 2.5 miles southeast of the project site. Correspondence from September 26 and 27, 2017 showing communication from LAFD's Assistant Chief Patrick Butler shows that there is nothing unusual or dangerous about the Eldercare Facility use or the property that pose any realistic or unique risk of danger to the residents or the surroundings. Addressed in the correspondence is Assistant Chief Butler's response of the site being in a High Severity Zone, and that this is a large district and spreads throughout the entire City. He states, "Stringent building codes and brush fire clearance in Los Angeles provide the necessary safety for these buildings to be properly built and protected. With these safety aspects in place, there is no foundation that the proposed senior community may actually pose a danger to the very people it is meant to serve." In addition, the proposed project would be required to install automatic fire sprinklers to be consistent with the response-distance criteria specified in LAMC 57.09.07A of 1.5 miles.

Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. A study prepared by Meridian Consultants analyzed the project and determined the project would not have a significant impact on the environment, and also determined the use would have less of an impact than an apartment/condo, office building or shopping center. A Department of Transportation Review was conducted on August 10, 2017 and determined that the proposed project would generate 166 daily trips, five AM Peak Hour



Trips and 14 PM Peak Hour Trips. Analysis was based on the ITE 9<sup>th</sup> Edition – Trip Rate (2.02/DU Daily Trip Ends, 0.06/DU AM Peak Trip Rate, 0.17/DU PM Peak Trip Rate) for “Congregate Care Housing” (253).

Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the subject Eldercare Facility is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

#### Exceptions Narrative for Class 32 Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

- (a) Location. The proposed project is not located in an area that would impact an environmental resource of hazardous or critical concern where designated, precisely mapped, or officially adopted pursuant to law by federal, state or local agencies. While the subject site is located within a Hillside Grading Area, a landslide area, a Very High Fire Hazard Severity Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. In addition to the City of Los Angeles’ stringent building codes and brush fire clearances, which provide the necessary safety for the buildings in these designated areas to be properly built and protected (as addressed by the Fire Department), these RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact.
- (b) Cumulative Impacts. The proposed project would not contribute to a significant cumulative impact because the project would comply with the requirements of the City of Los Angeles’ General Plan and the Brentwood-Pacific Palisades Community Plan. The project would be required to comply with all applicable City ordinances, regulations, and permitting conditions. The subject site is surrounded by properties zoned C1-1-H, OS-1XL, RD3-1, and (Q)RD3-1 zones, and characterized by generally sloping topography and improved streets. The subject property is surrounded by multi-family residential and commercial uses, as well as designated open space area. Properties immediately to the north across Vereda De La Montura and to the east across Palisades Drive are zoned RD3-1 and developed with residential condominium structures. Property to the southeast across Palisades Drive is zoned (Q)RD3-1 and also developed with residential condominium structures. The property abutting the project site to the west is privately-owned open space area. Property immediately to the south is zoned C1-1-H and developed with a shopping center containing neighborhood-serving commercial uses. There are no known similar projects anywhere near the vicinity of the property ongoing or anticipated in the foreseeable future.



- (c) Significant Effect. Discussion is provided herein to demonstrate the proposed project would not have a significant effect on the environment.
- (d) Scenic Highways. The project site is located on Palisades Drive, which is a designated Avenue I. Palisades Drive is not designated a Scenic Highway. However, no unique geologic features or rock outcroppings are located on the project site. The project site contains various ornamental landscaping and trees on site. These trees do not consist of any tree species protected under the Los Angeles Protected Tree Ordinance (i.e., Valley Oak, California Love Oak, Southern California Black Walnut, Western Sycamore, or California Bay). Any trees removed would be replaced in accordance with the City's tree replacement requirements. The proposed project would be consistent with the required height restrictions as discussed further below. As such, the project would not substantially damage scenic resources. Accordingly, the proposed project would not have a significant effect relative to scenic highways on the environment.
- (e) Hazardous Waste Sites. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.
- (f) Historical Resources. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource.

**APPLICATIONS:****ENVIRONMENTAL ASSESSMENT FORM***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

**Environmental Case Number:** \_\_\_\_\_  
**Related Case Numbers:** \_\_\_\_\_  
**Case Filed With (Print Name):** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_  
**EAF Accepted By (Print Name):** \_\_\_\_\_ **Date Accepted:** \_\_\_\_\_

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

**Project Address<sup>1</sup>:** 1525 & 1533 N. Palisades Drive; 17310 & 17320 W. Vereda De La Montura

**Assessor's Parcel Number:** 4431-010-011

**Major Cross Streets:** Vereda De La Montura and Palisades Drive

**Community Plan Area:** Brentwood-Pacific Palisades **Council District:** 11

**APPLICANT (if not Property Owner)**

**Name:** Same as owner  
**Company:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_  
**E-Mail:** \_\_\_\_\_  
**Telephone No.:** \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE**

**Name:** Kevin McDonnell, Esq.  
**Company:** Jeffer Mangels Butler & Mitchell LLP  
**Address:** 1900 Avenue of the Stars, 7th Floor  
**City:** Los Angeles **State:** CA **Zip Code:** 90067  
**E-Mail:** kkm@jmbm.com  
**Telephone No.:** (310) 201-3590

**PROPERTY OWNER**

**Name:** Rony Shram  
**Company:** Palisades Drive, LP  
**Address:** 12166 Sunset Boulevard  
**City:** Los Angeles **State:** CA **Zip Code:** 90049  
**E-Mail:** rony@ronyshram.com  
**Telephone No.:** (213) 507-7700

**ENVIRONMENTAL REVIEW CONSULTANT**

**Name:** Joe Gibson  
**Company:** Meridian Consultants  
**Address:** 910 Hampshire Road, Suite V  
**City:** Westlake Village **State:** CA **Zip Code:** 91361  
**E-Mail:** jgibson@meridianconsultantsllc.com  
**Telephone No.:** (805) 367-5726

<sup>1</sup> Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)



## OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

### 1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

An Eldercare Facility Unified Permit application, Site Plan Review and Coastal Development Permit application for a proposed four-story, 45'0" high, 64,646 sq. ft., 82 guest room unit, Eldercare Facility with 64 parking spaces in two subterranean garage levels on a 43,097.74 sq. ft. lot in the C1-1-H Zone. A haul route is required to export approximately 19,308 cubic yards of earth.

Additional information or Expanded Initial Study attached: ☐ YES ☒ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

### 2. EXISTING CONDITIONS

#### A. Project Site.

Lot Area: 43,097.74 square feet

Net Acres: 0.99 Gross Acres: 0.99

#### B. Zoning/Land Use.

	Existing	Proposed
Zoning	C1-1-H	C1-1-H
Use of Land	Vacant	Eldercare Facility
General Plan Designation	Neighborhood Office Commercial	Neighborhood Office Commercial

**C. Structures.**

1. Does the property contain any vacant structure? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: \_\_\_\_\_  
\_\_\_\_\_

2. Will any structures be removed/demolished as a result of the project? ☐ YES ☒ NO

If YES, provide the number: \_\_\_\_\_, type: \_\_\_\_\_  
\_\_\_\_\_ total square footage: \_\_\_\_\_  
and age: \_\_\_\_\_ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: \_\_\_\_\_

**D. Trees.**

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted\* as a result of the project? ☐ YES ☒ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
<b>Non-Protected</b> (8" trunk diameter and greater)						
<b>Protected</b> (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

\* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☐ YES ☒ NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

**E. Slope.** State the percent of property which is:

Less than 10% slope: 61.2 10-15% slope: 0 over 15% slope: 38.8

*If slopes over 10% exist, a **Topographic Map** will be required.*

**F. Grading.** Specify the total amount of dirt being moved:

☐ 0-500 cubic yards      ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 19,308 cubic yards

**G. Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards      Exported: 19,308 cubic yards

Location of disposal site: 4401 Hitch Boulevard, Moorpark, CA

Location of borrow site: none

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☒ YES      ☐ NO

If YES, a **Haul Route** is required.

**H. Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination?      ☐ YES      ☒ NO

If YES, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

**I. Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: \_\_\_\_\_

☐ California Register of Historic Resources: \_\_\_\_\_

☐ City of Los Angeles Cultural Historic Monument: \_\_\_\_\_

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

☐ Identified on SurveyLA: \_\_\_\_\_

☐ Identified in HistoricPlacesLA: \_\_\_\_\_

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation?      ☐ YES      ☒ NO



- J. Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☒ NO

If YES, describe: \_\_\_\_\_ and indicate the sheet number on your plans showing the condition: \_\_\_\_\_.

### 3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

#### A. ALL PROJECTS

##### i. Parking.

Vehicular Parking

Required: 63 + Guest: 0

Proposed: 64 + Guest: 0

Bicycle Parking:

Required Long-Term: 0 Required Short-Term: 0

Proposed Long-Term: 0 Proposed Short-Term: 0

##### ii. Height.

Number of stories (not including mezzanine levels): 4 Maximum height: 45'0"

Are Mezzanine levels proposed? ☐ YES ☒ NO

If YES, indicate on which floor: \_\_\_\_\_,

If YES, indicate the total square feet of each mezzanine: \_\_\_\_\_

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

##### iii. Project Size.

What is the total floor area of the project? 64,646 gross square feet

##### iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 51.42 %

Paving/hardscape: 27.22 %

Landscaping: 21.36 %

- v. Lighting.** Describe night lighting of project: Low intensity and shielded from adjoining properties.

**B. RESIDENTIAL PROJECT**

If no portion of the project is residential check ☒ -N/A and continue to next section

**i. Number of Dwelling Units.**

Single Family: \_\_\_\_\_, Apartment: \_\_\_\_\_, Condominium: \_\_\_\_\_

**ii. Recreational Facilities.** List recreational facilities for project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**iii. Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☒ NO

Does the project involve six or more residential units? ☐ YES ☒ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

**iv. Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): \_\_\_\_\_  
Gas/electric Heating Ventilation and Air Conditioning**v. Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: None  
\_\_\_\_\_  
\_\_\_\_\_**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

If the project is residential only check ☐ -N/A and continue to next section

**i. Type of Use.** Eldercare Facility (Assisted Living and Dementia Care Housing)  
\_\_\_\_\_**ii. Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☒ NO

If YES, indicate the total size of the interior space or leasehold: \_\_\_\_\_ square feet

**iii. Hotel/Motel.** Identify the number of guest rooms: \_\_\_\_\_ guest rooms

iv. **Days of operation.** Every day  
**Hours of operation.** 24 hours per day

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☒ NO  
If YES, describe events and how often they are proposed \_\_\_\_\_

vi. **Occupancy Limit.** Total Fire Department occupancy limit: 1,463

- a. Number of fixed seats or beds 97 beds
- b. Total number of patrons/students N/A
- c. Number of employees per shift 20, number of shifts 3
- d. Size of largest assembly area (residents' dining room) 1,800 square feet

v. **Security.** Describe security provisions for the project Locks, lighting and alarms.

#### 4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Palisades Drive fronting property - Designated Avenue I; Vereda De La Montura fronting property - Designated Collector; Michael Lane 66 feet north - Designated Collector; Palisades Circle 270 feet southwest - Designated Collector; Avenida De La Herradura 850 feet northeast - Designated Collector; Avenida De Cortez 955 feet southeast - Designated Local Street-Standard

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☒ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other \_\_\_\_\_

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☒ YES ☐ NO



**5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST**

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☒ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☒ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☒ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

**APPLICANT/CONSULTANT'S AFFIDAVIT**  
**OWNER MUST SIGN AND BE NOTARIZED,**  
**IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Rony Shram</u>	I, (print name) <u>KEVIN K. McDONNELL</u>
Signature <u><i>R Shram</i></u>	Signature <u><i>Kevin K. McDonnell</i></u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

**Space Below for Notary's Use**

**California All-Purpose Acknowledgement**

**Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

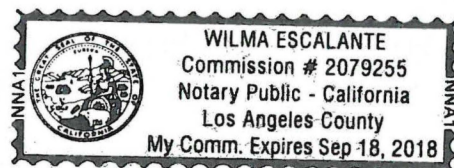
On May 18, 2017 before me, Wilma Escalante, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Rony Shram, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Wilma Escalante* (Seal)  
Signature





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

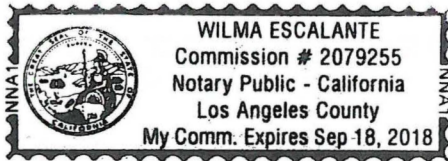
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Los Angeles )  
 On May 18, 2017 before me, Wilma Escalante, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Kevin K. McDonnell  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Wilma Escalante  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



## INSTRUCTIONS: Environmental Assessment Form

### REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

**Exhibits Required:** *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form ([CP-7817](#)) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions ([CP-7751](#)) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
- ☒ The Coastal Zone and
  - ☐ The Santa Monica Mountains area