



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** January 10, 2019  
**Time:** After 8:30 a.m.  
**Place:** Los Angeles City Council Chamber  
Room 340  
200 North Spring Street  
Los Angeles, CA 90012

**Public Hearing:** July 31, 2017 and January 10, 2019  
**Appeal Status:** Zone Change appealable to City Council  
**Expiration Date:** January 14, 2019  
**Multiple Approval:** Yes

**Case No.:** CPC-2016-2568-GPA-VZC  
**CEQA No.:** ENV-2016-2569-MND  
**Related Cases:** None  
**Council No.:** 7 – Monica Rodriguez  
**Plan Area:** Arleta - Pacoima  
**Specific Plan:** None  
**Certified NC:** Pacoima  
**GPLU:** Low Residential  
**Zones:** R1-1-CUGU

**Applicant:** Jose G. Trujillo  
**Representative:** Veronica Becerra  
Rabuild Commercial  
Services LLC

**PROJECT LOCATION:** 12420 West Osborne Street

**PROPOSED PROJECT:** The proposed project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. To achieve the proposed Project, the applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Vesting Zone Change from R1-1-CUGU to MR1-1-CUGU.

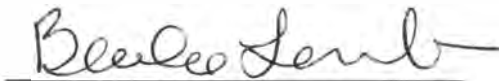
**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and;
3. Pursuant to Los Angeles Municipal Code Section 12.32 Q, a Vesting Zone Change from R1-1-CUGU (One-Family Residential Zone) to MR1-1-CUGU (Limited Industrial Zone).

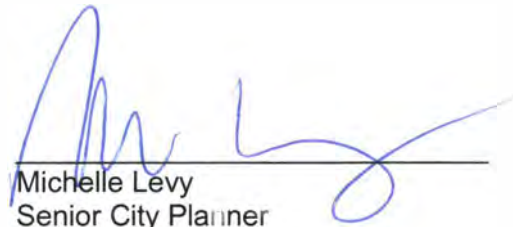
**RECOMMENDED ACTIONS:**

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Approve and recommend** that the City Council adopt a resolution approving a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial;
3. **Approve and recommend** that the City Council **approve a Zone Change** from R1-1-CUGU to (T)[Q]MR1-1-CUGU subject to the attached conditions of approval; and
4. **Adopt** the attached Findings for the requested approvals.

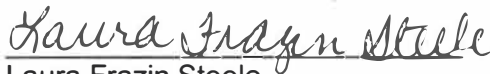
VINCENT P. BERTONI, AICP  
Director of Planning



Blake Lamb  
Principal City Planner



Michelle Levy  
Senior City Planner



Laura Frazin Steele  
City Planner



Peggy Malone-Brown  
City Planning Associate  
(818) 374-5036

BL:ML:LFS:PMB

**ADVICE TO PUBLIC:** \* The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting. Due to the difficulties in securing sign language interpreters, five (5) or more business day notice is strongly recommended. For additional information, please contact the Commission Secretariat at (213) 978-1300.

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## **PROJECT ANALYSIS**

### **Project Summary**

The proposed project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. The applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU.

### **Background**

#### ***Subject Property***

The subject property is presently designated Low Residential by the Arleta-Pacoima Community Plan and zoned R1-1-CUGU. The subject site is a gently sloping lot totaling 11,628 square feet (0.27 acres) at the southwest corner of Norris Avenue and West Osborne Street. Prior to dedication and improvements, the lot is approximately 102 linear feet along West Osborne Street and approximately 114 linear feet along Norris Avenue. The property is improved with an existing 940 square foot single-family dwelling built in 1967. The applicant proposes to demolish the existing single-family dwelling and construct a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry with 11 parking spaces.

#### ***Surrounding Land Uses (see Exhibit D Radius Map)***

The subject site is a gently sloping lot totaling 11,628 square feet (0.27 acres) at the southwest corner of Norris Avenue and West Osborne Street. Currently, the property is improved with a 940 square foot single-family dwelling built in 1967. Properties to the east of Norris Avenue are zoned [Q]MR1-1-CUGU and developed with a two-story industrial building occupied by a moving and storage use. Properties further east are zoned QRD1.5-1-CUGU and are developed with residential condominiums. Properties to the west are zoned [Q]MR1-1-CUGU and are developed with one and two-story industrial buildings occupied by warehouses and distribution uses. A single-family dwelling is developed on a property zoned R1-1-CUGU further to the west and abuts a single-family small lot subdivision on a site zoned (Q)RD3-1-CUGU. Single-family dwellings lie west of the small lot subdivision on property zoned R1-1-CUGU. To the south of the subject site, properties are zoned M1-1-CUGU, [Q]M1-1-CUGU, P-1-CUGU, and [Q]P-1-CUGU and are improved with warehouse and distribution uses. The property to the north of the subject site across Osborne Street is zoned OS-1XL-CUGU and is improved with Roger W. Jessup Park. To the east of the park, property is zoned QRD3-1-CUGU and is developed with residential condominiums. To the west of the park, property is zoned PF-1VL-O-CUGU and is improved with Whiteman Airport and the Los Angeles County Fire Department facilities.

The subject site lies within a geographic area designated under Ordinance No. 184,246 (effective June 4, 2016) as Clean Up Green Up (CUGU) which is a Supplemental Use District established in Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses. As such, the CUGU Ordinance established a



citywide Conditional Use for asphalt manufacturing and refinery facilities, increased notification requirements for projects within a surface mining district, and established development regulations for specific uses that could possibly result in health impacts (CPC-2015-1462-CA).

### ***Street Designations and General Circulation***

Osborne Street is a designated Avenue I under the Mobility 2035 and is not improved with a gutter, curb, or sidewalk at the subject site. Osborne Street is improved to the east and west of the subject site.

Norris Avenue is designated Local Street – Standard under Mobility 2035 and not is improved with a gutter, curb, or sidewalk at the subject site. Norris Avenue is improved to the south of the subject site.

### ***Relevant Cases***

#### **ON-SITE:**

Ordinance No. 184,246 - On June 4, 2016, Ordinance No. 184,246 (CPC-2015-1462-CA) became effective to establish the Clean Up Green Up (CUGU) Supplemental Use District to reduce cumulative health impacts resulting from incompatible land uses, establish a citywide Conditional Use for asphalt manufacturing and refinery facilities, and increase the notification requirement for projects within a surface mining district.

Ordinance No. 143,453 – On July 9, 1972, Ordinance No. 143,453 (CPC-23736) became effective for a change of zone from R1-1 to (T)(Q)CM-1 over an 180,750 square foot site at the southwest corner of Osborne Street and Norris Avenue. City records were not found to establish the ordinance effectuation date.

Ordinance No. 143,454 – On July 9, 1972, Ordinance No. 143,454 (CPC-23737-BL) became effective to repeal a building line that extended along Osborne Street between Woodman Avenue and Foothill Boulevard established by Ordinance No. 109,262 effective April 18, 1957. Ordinance No. 143,454 repealed the building line for 300 feet along Osborne Street for the subject property located at the southwest corner of Osborne Street and Norris Avenue.

#### **OFF-SITE:**

Ordinance No. 182,152 – Effective July 16, 2012, Ordinance No. 182,152 (APCNV-2011-2663-ZC-F) became effective for a change in zone from R1-1 and (T)(Q)RD4-1 to (T)(Q)RD3-1 for the property located at 12448 Osborne Street.

Ordinance No. 178,557 – Effective May 14, 2007, Ordinance No. 178,557 (CPC-2005-8471-GPA-ZA) became effective for a Zone Change from R1-1 to (T)(Q)RD4-1 and a change in General Plan designation to the Arleta-Pacoima Community Plan from Low to Low Medium I residential density for the property located at 12450 West Osborne Street.

CPC-2010-589-CRA - On March 25, 2010, the City Planning Commission moved to recommend a Preliminary Plan on a Proposed Amendment to the Earthquake Disaster Assistance Plan for the Earthquake Disaster Assistance Project for portions of Council Districts 7, 6, and 2 to facilitate the redevelopment of key areas of the communities of Arleta-Pacoima, Mission Hills - Panorama City- North Hills, North Hollywood - Valley Village, Sun Valley - La Tuna Canyon,

Sunland - Lake View Terrace - Shadow Hills - East La Tuna Canyon, Sylmar, and Reseda - West Van Nuys.

ZA-2003-2089-ZV-SPR – On May 30, 2003, the Zoning Administrator approved a variance to permit the construction, use, and maintenance of a 58,084 square foot warehouse/manufacturing/office structure in the MR1-1 Zone with a zero-foot, landscaped setback adjacent to a residential use or zone, one trash container to be located closer than 50 feet from a residential use or zone, and an 8-foot in height wrought iron fence in the front yard setback, and Site Plan Review for a 58,084 square foot industrial building in the [T][Q]MR1-1 Zone located at 10323-10329 Norris Avenue and 12421-12440 Osborne Street.

ZA-2002-5169-ZV-SPR – On December 2, 2002, the Zoning Administrator approved a variance to permit the construction, use, and maintenance of an industrial building in the MR1-1 Zone with a square footage of 58,084 and an overall height of 34 feet and Site Plan Review for a 58,084 square foot industrial building in the [T][Q]M1-1 Zone for a property located at 10323-10349 Norris Avenue and 12424-12440 Osborne Street.

Ordinance No. 174,810 - Effective October 21, 2002, Ordinance No. 174,810 (CPC-2002-412-GPA-ZC) amended the Arleta - Pacoima General Plan from Low Density Residential to Limited Industrial and effectuated a Zone Change from R1-1 to [T][Q]MR-1 for the adjacent property to the west. The Ordinance Map does not include the subject property; however, the addresses associated with the General Plan Amendment and Zone Change action are 10323-10349 Norris Avenue and 12420-12444 West Osborne Street.

### ***City Agency Reports Received***

Letters were received from the Bureau of Engineering dated November 9, 2016; Department of Transportation dated February 21, 2018, February 21, 2018 (email), and October 19, 2016; Bureau of Street Lighting dated October 6, 2016; and Bureau of Street Services, Urban Forestry Division dated November 2, 2016. All requirements from those City agencies are incorporated herein.

### ***Other Agency Reports Received:***

A letter dated July 12, 2011 was received from the County of Los Angeles, Department of Public Works regarding Compliance with Federal Aviation Administration Federal Aviation Regulation (FAR) Part 77 Reporting Requirements for New Developments around Airports. FAR 77 sets forth requirements for notice to the FAA of proposed construction or alteration and provides standards for determining obstructions to navigable airspace. Requirements from the County of Los Angeles Department of Public Works regarding FAR 77 are conditioned herein.

### ***Use***

The R1 Zone is a residential zone, which corresponds to the Arleta-Pacoima General Plan Land Use designation of Low Density Residential. Per LAMC Section 12.08, the R1 Zone primarily allows for single-family dwellings and some home occupation uses. As such, the applicant's proposed food commissary and food catering establishment serving the entertainment industry would not be permitted by-right on the subject site. The requested MR1 Zone is a Limited Industrial zone allowing specific types of food manufacturing and distribution within a completely enclosed building (LAMC Section 12.17.5 B.3 (f) and (k). In this specific case, the applicant is

not proposing the manufacture of food products but is proposing food preparation and catering. Therefore, the requested MR1 Zone is appropriate for the subject use.

### ***Height***

Per LAMC Section 12.21.1, the R1 Zone allows a height of 45 feet on the subject site, and the MR1 Zone allows unlimited height. The applicant is requesting a height of one story, 21 feet 4 inches, which complies with both the existing and proposed height district.

### ***Floor Area Ratio***

Section 12.21.1 of the LAMC permits a floor area ratio (FAR) of three times the buildable area of the lot in the R1-1 Zone and one-and-one-half times the building area of the lot in the MR1 Zone. In this particular case, the applicant is proposing a floor area of 1,940 square feet on a 11,628 square foot lot (pre-dedication), which is well below a 1.5:1 FAR. Post-dedication, the lot area is expected to be approximately 9,588 square feet (94 by 102 linear feet) and therefore the FAR is well below the allowable 1.5:1 ratio.

### ***Yards***

Pursuant to LAMC Section 12.18, the MR1-1 zone requires a 5 foot front yard for lots less than 100 feet deep. According to the applicant's plans, the proposed site has a depth of approximately 94 feet between the Osborne Avenue property line and the southerly lot line. The applicant's plans show a landscaped 5 foot front yard setback along Osborne Avenue. Additionally, no side or rear yards are required for the proposed industrial use.

### ***Clean Up Green Up Ordinance***

The project site is not located within a specific plan area, but is located within a special overlay district designated under LAMC Section 13.18 as the Clean Up Green Up Supplemental Use District (CUGU). The purpose of the CUGU Supplemental Use District is to reduce cumulative health impacts resulting from incompatible land uses, including concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity. The CUGU Ordinance identifies a food commissary as a Subject Use that could possibly be incompatible with a Publicly Habitable Space, which includes dwelling units, school, park, recreation center, day care center, hospital, medical building, and nursing home. Since the proposed Subject Use (food commissary) is across the street or adjacent to Roger Jessup Park, the proposed use is subject to applicable development regulations under the CUGU Ordinance (LAMC Section 13.18 F). For this particular site, the applicable development regulations are as follows:

- Site Planning
  - Trash shall be enclosed.
  - No chain link fences permitted.
- Enclosure. Enclose uses that generate undesirable dust or fumes.
- Signage. Post "No Idling" signage where truck loading, staging, or parking occurs.
- Surface Parking Lot Design
  - Layout. Parking and loading areas shall be at the rear or side of the building.

- Screening. Parking shall be screened at the perimeter by either landscape (trees and shrubs with one tree every 15 linear feet) or hardscape (wall, barrier or fence).
- Tree Planting. One tree for every 4 new parking spaces shall be planted within the surface parking lot with fractions over one-half rounded up. The surface lot shall be graded and concave in design to allow for ground water recharge into a minimum 3-foot by 3-foot unpaved planting area.

### ***Environmental***

The project was analyzed under Mitigated Negative Declaration No. ENV-2016-2569-MND ("Mitigated Negative Declaration") and the Mitigation Monitoring Program attached to this report as Exhibit G. The project was found to have potential impacts that could be mitigated to a less than significant level in the following areas:

Cultural Resources  
Tribal Cultural Resources

However, any potential impacts due to tribal cultural resources and cultural resources are mitigated to a less than significant level through the Mitigation Monitoring Program.

### ***Design***

The proposed project was presented at the Professional Volunteer Program (PVP) meeting on January 10, 2017. The original project was then redesigned from an addition to an existing single-family structure to a new 1,940 square foot building. The redesigned project was presented at PVP on October 2, 2018. The following table shows pertinent comments from the January 10, 2017 and all comments from the October 2, 2018 meeting as well as the applicant's comments or project design modifications.

<b>PROFESSIONAL VOLUNTEER PROGRAM COMMENTS</b>	<b>APPLICANT'S RESPONSE (WRITTEN COMMENTS OR PROJECT DESIGN MODIFICATIONS SHOWN ON PLANS)</b>
Need a roof plan to show solar panels, mechanical equipment, and ventilation equipment. Is all mechanical equipment screened from view?	See Sheet A1.1
Windows should be on all sides of the building to allow for cross ventilation. Windows should be clear and open. The windows look like standard residential slider windows. Perhaps two vertical windows could be used on the building frontage. Could the corner window be glazed?	High performance reflective glazed windows in aluminum glazing metal provided on front, rear, and Norris Avenue side elevation.
What is the expected noise level of the project?	No noise impacts expected. Additionally, noise is regulated by the CUGU Ordinance (LAMC Section 13.18 F).
Could this be a live-work space?	Not feasible
Show more detail on the 5 foot front yard	Providing 3 15-gallon crepe myrtle trees

PROFESSIONAL VOLUNTEER PROGRAM COMMENTS	APPLICANT'S RESPONSE (WRITTEN COMMENTS OR PROJECT DESIGN MODIFICATIONS SHOWN ON PLANS)
landscaped area.	minimum 6 foot in height at time of planting along Osborne Street frontage.
Increase landscaping on the site.	Additional landscaping provided within parking lot. Site and landscaping plans show 8 15-gallon crepe myrtle trees minimum 6 feet in height at time of planting.
Increase screening on the site particularly to conform with the park across Osborne Street.	Providing 5 foot landscape planter with drought tolerant landscaping and 3 15-gallon crepe myrtle trees minimum 6 feet in height at time of planting along Osborne Street frontage. Providing sensor based irrigation timer system.
Show trees to be removed and type of trees proposed.	No trees to be removed.
Perhaps landscaping should be inside the fence so that it won't be destroyed	Conflicts with CUGU Ordinance regulations.
Show sidewalk improvements.	See Sheet A0.0
Cover trash and recycling areas.	Trash and recycling areas are regulated by the CUGU Ordinance and conditioned herein.
Provide two doors so that trash and food preparation is not cross-contaminated.	Doors provided at front and rear of building. See Renderings and Elevations.
Is there floor drainage?	No response.
Show 20 foot dedication along Osborne Street on project plans.	See Sheet A0.0
Use permeable materials, paving, and/or swales within the parking lot area in lieu of concrete.	Sheets A0.0 and L1 show concrete paving. Project conditioned herein.
Use reflective asphalt/cool pavement.	Conditioned herein.
Increase roof articulation/treatments instead of showing a flat roof.	No response.
Provide materials list on elevations.	See elevations.
Show abutting uses on elevations for context.	No response.
Provide detail on type of fencing proposed. Decorative wrought iron is preferable.	Decorative wrought iron fencing shown on elevations and renderings.
How are LID requirements being met?	Conditioned herein.
Project is in the Clean Up Green Up Supplemental Use District, and everything possible should be done to enhance the building and site environmental performance including solar, greywater, EV charging, cool roofs and paving, shading by large canopy trees, green screens or brise-soleil, permeability.	Solar panels shown on roof plan. Conditioned herein to meet CUGU surface parking lot tree planting requirements and ground water recharge requirements. Also conditioned for greywater, EV parking, and solar.
Inadequate façade.	See rendering and elevations.
Lobby area should be more inviting. Join the canopies in Osborne Street and Norris Avenue.	See rendering.

PROFESSIONAL VOLUNTEER PROGRAM COMMENTS	APPLICANT'S RESPONSE (WRITTEN COMMENTS OR PROJECT DESIGN MODIFICATIONS SHOWN ON PLANS)
Will cars be able to back out of the diagonal parking?	Parking revised to show parallel parking. A 30 foot turning radius is shown on Sheet A0.0.

### **Hearing Officer Comments**

A public hearing was held for the project on July 31, 2017, which at that time involved adaptive reuse and additional square foot to the existing structure. The public hearing was attended by the project representative. No letters in support or opposition to the project were received, and no letters from the Pacoima Neighborhood Council were received.

#### **Support** of the project:

- The applicant will employ labor who reside locally
- The applicant was unaware that the project site was not zoned and designated for industrial use based on the range of addresses associated with Ordinance No. 174,810.

#### **Opposition** to the project:

- No opposition to the project

Subsequent to the hearing, the project was revised to propose the demolition of the existing structure and the construction of a new structure. For this reason, a public hearing is being held at the City Planning Commission meeting on January 10, 2019.

### **Conclusion**

The proposed project would support the City's goals to provide opportunities for locally employed labor and be compatible with the surrounding land uses. Currently, the Arleta – Pacoima Community Plan designates the subject site for Low Residential density under the R1-1-CUGU Zone; however, the site is surrounded on three sides by industrial uses and as such is incompatible with single-family residential development. By incorporating the design standards and Clean Up Green Up (CUGU) Ordinance development regulations, the project site provides adequate buffering from the abutting park across Osborne Street. The requested General Plan Amendment to Limited Industrial and change in zone to (T)[Q]MR1-1-CUGU is in conformance with the public necessity, convenience, general welfare, and good zoning practice. Staff recommends approval of the Limited Industrial designation and (T)[Q]MR1-1-CUGU Zone with the attached (T) Tentative and [Q] Qualified conditions, which support the policies of the Land Use and Mobility Elements of the General Plan and permit an industrial use that is compatible with the surrounding area.

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

Pursuant to Section 12.32 G.1 of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedications Required:

- a) Osborne Street - That a 20-foot wide strip of land be dedicated along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I of Mobility Plan 2035, including a 20-foot radius property line return at the intersection with Norris Avenue.

2. Improvements Required:

- a) Osborne Street - Construct additional surfacing to join the existing improvements to provide a 35-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 15-foot wide full-width concrete sidewalk. Construct an access ramp at the intersection with Norris Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.
  - b) Norris Avenue - Construct additional surfacing to join the existing improvements to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 12-foot full-width concrete sidewalk. These improvements should suitably transition to join the existing improvements.
- 3. Catch basin exists in Osborne Street. Relocate catch basin per B-Permit plan check requirements.
  - 4. Sewers exist in Osborne. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
  - 5. Relocate traffic signals and equipment to the satisfaction of the Department of Transportation (818) 374-4699.
  - 6. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
  - 7. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
  - 8. Access to Osborne Street shall be prohibited. Access shall be taken from the Norris Avenue.
  - 9. A two-way driveway width of  $W=30$  feet is required to the satisfaction of DOT.

10. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
11. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
12. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

a) Relocate and upgrade street light; one (1) on Osborne Avenue.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

13. Install tree wells with root barriers and plant street trees and parkway landscaping to the satisfaction of the City Engineer and the Urban Forestry Division of the Bureau of Street Services.
14. That Board of Public Works approval be obtained, prior to issuance of a Certificate of Occupancy for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
15. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
16. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.
17. Refer to the Los Angeles Department of Water and Power regarding the power pole (213) 367-2715.
18. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
19. Refer to the Fire Department regarding fire hydrants (818) 374-5005.



20. Submittal of plot plan for Fire Department review and approval.
21. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full to the satisfaction of the Bureau of Engineering.
22. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
23. Pursuant to County of Los Angeles Department of Public Works recommendation for "Compliance with Federal Aviation Administration Federal Aviation Regulation (FAR) Part 77 Reporting Requirements for New Developments around Airports," letter dated July 12, 2011, submit FAA Form 7460-1, consistent with FAR Part 77, and obtain and appropriately address the FAA's determination – "Hazard to Air Navigation" or "No Hazard to Air Navigation" prior to LADBS issuing a building permit.
24. Standard Responsibilities/Guarantees.
  - a) As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
  - b) Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
25. Covenant. Prior to the issuance of any permits relative to this matter, the property owner shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Development Services Center Public Counter concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

## [Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G.2 of the Municipal Code, the following limitation are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

### A. Development Conditions:

1. **Use.** The use of the subject property shall be an approximately 1,940 square foot commissary food catering establishment for the film and television industry.
2. **Height.** The maximum building height of the proposed structure is one-story, approximately 21 feet 4 inches in height.
3. **Automobile Parking.** Automobile parking shall be provided per Los Angeles Municipal Code requirements with a minimum of 9 parking spaces.
4. **Bicycle Parking.** Bicycle parking shall be provided per Los Angeles Municipal Code Requirements with a minimum of 4 spaces including 2 long-term and 2 short-term spaces.
5. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated October 31, 2018, and labeled "**Exhibit A**", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
6. **Storage.** There shall be no open air storage of materials, food products, or equipment. All activity related to the food commissary shall take place within the 1,940 square foot structure with the exception of the loading and unloading of goods.
7. **Clean Up Green Up.** The project shall be designed to meet all applicable Development Regulations of the Clean Up Green Up (CUGU) Ordinance No. 184,246 and Los Angeles Municipal Code Section 13.18 F and shall be shown on "**Exhibit A.**"
  - a. Site Planning.
    - (1) All trash receptacles shall be located within a gated, covered enclosure at least 6 feet in height.
    - (2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.
  - b. Enclosure - A use, material or equipment that emits or generates dust, smoke, gas, fumes, cinder or refuse matter shall be completely enclosed with

mechanical ventilation to prevent fugitive emissions unless another regulatory agency requires natural ventilation. A stack, vent or flare is exempt from this enclosure requirement.

- c. Signage. "No Idling" signage shall be posted onsite at the back of the curb and adjacent to the entrance of the driveway on Norris Avenue where truck loading, staging or parking occurs.
  - d. Surface Lot Parking Design Layout. The loading area shall be located at the rear of the lot away from Osborne Street.
  - e. Surface Parking Lot Design Screening. The parking area shall be screened at the perimeter of the property abutting the sidewalk with a decorative wrought iron fence of uniform appearance no less than 3 feet 6 inches in height.
  - f. Surface Parking Lot Design Tree Planting. One tree is required for every four (4) new parking spaces within the surface parking lot and one tree shall be planted and maintained every 15 feet along Norris Avenue and Osborne Street in the public right-of-way or on the applicant's property. Any fraction over one-half shall require a new tree. Shrubs shall be planted and maintained between trees to along Osborne Street and Norris Avenue to create a visual screen. Parking spaces covered by solar carports functioning as shade structures are exempt from the calculation.
  - g. Surface Parking Lot Ground Water Recharge. The surface lot shall be graded to allow for ground water recharge into a minimum 3-foot by 3-foot unpaved planting area. This unpaved area shall be concave in design to receive runoff per Bureau of Engineering specifications and approval.
  - h. Noise. The applicant shall submit to the Department of City Planning an acoustic evaluation report issued by a licensed noise consulting professional which indicates that no noise as a result of project activity will exceed 60 dBA during the day (7:00 a.m. to 10 p.m.) and 55 dBA at night (10:00 p.m. to 7:00 a.m.). The report shall include compliance options for noise mitigation if necessary, and the applicant shall comply with all mitigation measures. Noise levels shall be measured per LAMC Section 13.18 F.2(l)(1)(ii).
8. **Landscape Plan**. Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as regulated by LAMC Section 12.22 A.25(f)(1), which requires the number of landscape points to be equivalent to 10% more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines "O." All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, **Exhibit "A,"** and shall incorporate any modifications required as a result of this

grant. Any modifications to the landscape plan subsequent to the effectuation of this grant shall be to the satisfaction of the Director of Planning.

9. **Trees Planted in Public Right-of-Way.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
10. **Tree Removal.** No trees are proposed for removal. However, should any trees be removed, tree replacement will be at a 4:1 ratio.
11. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with the Department of City Planning.
12. **Roof-Top Equipment.** Any mechanical equipment (air conditioning units and other such equipment) shall be fully screened from view of any abutting properties and the public right-of-way.
13. **Lighting.** All outdoor lighting shall be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
14. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
15. **Electric Vehicle Parking.** The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

16. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
17. **Solar Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
18. **Solar Power.** The project shall provide a minimum of 80 kilowatts of solar power. Solar panels may be installed on all rooftop areas and surface parking lots with the exception of areas occupied by rooftop mechanical equipment.
19. **Signs.** There shall be no off-site commercial signage of construction fencing during construction.
20. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin. LID requirements shall be met by providing an underground BMP filtration basin on the southeast portion of the project site.
21. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

**B. Environmental Conditions**

22. Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring.

Prior to the commencement of any ground disturbance activities at the project site, the Applicant, or its successor, shall notify any California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archeologist, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
- e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

- f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate.
- g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
- h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
- i. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City's AB 52 Confidentiality Protocols.

**C. Administrative Conditions**

- 23. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
- 24. **Code Compliance.** The area, height and use regulations of the zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
- 25. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
- 26. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
- 27. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated

agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

**28. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and Department of Building and Safety.

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

**30. Indemnification and Reimbursement of Litigation Costs.**

The applicant shall do all of the following:

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



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

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

For purposes of this condition, the following definitions apply:

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

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

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

## **FINDINGS**

### **A. GENERAL PLAN/CHARTER FINDINGS**

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

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

The subject property is located within the Arleta-Pacoima Community Plan as updated and adopted by the City Council on November 6, 1996. The proposed project site is designated Low Residential by the Arleta-Pacoima Community Plan and zoned R1-1-CUGU.

The applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial. The Limited Industrial land use designation corresponds to the M1, MR1, and P Zones. Concurrently, the applicant is requesting to change the zone from R1-1-CUGU to MR1-1-CUGU corresponding to the requested Limited Industrial designation. The overall project will accommodate the development of a commissary for food preparation in conjunction with the owners' food service business, catering to the film and television industry on location throughout the Los Angeles area, and create jobs in service to this industry, within the Plan area. The maximum permitted floor area ratio in the requested MR1 Zone is one-and-one-half times the building area of the lot, and the applicant is proposing a floor area of 1,940 square feet on a 11,628 square foot lot (pre-dedication), which is well below the maximum permitted 1.5:1 FAR of the requested MR1 zone. The applicant proposes a one story building, constructed to a maximum height of 21 feet 4 inches, and the requested MR1 zone permits unlimited height and number of stories. The applicant is proposing 11 automobile parking spaces for the proposed 1,940 square foot commissary / food catering use, which exceeds Code requirements of 1 parking space/250 square feet yielding 8 spaces plus one handicapped accessible space for a total of 9 required parking spaces.

The project site is not located within a specific plan area, but is located with a special overlay district designated under LAMC Section 13.18 as the Clean Up Green Up Supplemental Use District (CUGU). The purpose of the CUGU Supplemental Use District is to reduce cumulative health impacts resulting from incompatible land uses, including concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes and schools. The CUGU ordinance identifies a residential use as a Publicly Habitable Space, and includes development regulations for a Publicly Habitable Space that is adjacent to a Subject Use, which is a use that could have health impacts. The CUGU Ordinance identifies a food commissary as a Subject Use that could possibly be incompatible with a Publicly

Habitable Space, which includes dwelling units, school, park, recreation center, day care center, hospital, medical building, and nursing home. Since the proposed Subject Use (food commissary) is across the street or adjacent to Roger Jessup Park, the proposed use is subject to applicable development regulations under the CUGU Ordinance (LAMC Section 13.18 F). For this particular site, the applicable development regulations address Site Planning requirements for trash receptacles and fencing; Enclosure requirements for specified uses, materials, or equipment emissions; Signage prohibiting commercial vehicles from idling; Surface Parking Lot Design standards; Maintenance of specified on-site noise levels; and, prohibition of specified fencing materials. The project has been conditioned to require compliance with these applicable development regulations.

## **2. Charter Section 555(a) Findings**

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

The size, shape, and location of the site create a significant physical identity for the proposed project. The proposed 1,940 square foot industrial building is proposed to be located on a small, underutilized approximately 11,628 square foot corner lot located at the southwest corner of Osborne Street and Norris Avenue. As currently zoned, the subject R1 Zoned property is surrounded by MR1 zoned land to the south and west within the same block, and to the east across Norris Avenue. The applicant's request to amend the Arleta-Pacoima Community Plan land use designation from the from Low Residential to Limited Industrial, and to change the zone from R1-1-CUGU to MR1-1-CUGU will eliminate the existing spot of residentially planned, zoned, and developed land in an area which is otherwise uniformly developed with light industrial uses and associated surface parking, thereby establishing a consistent land use pattern. As conditioned, the proposed development of 1,940 square foot commissary / food catering establishment for the film and television industry will establish a compatible development with the existing surrounding light industrial uses.

## **3. Charter Section 556 Findings**

**That the General Plan Amendment is in substantial conformance with the purposes, intent and provisions of the General Plan.**

**Framework Element.** The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial, and a Zone Change from R1-1-CUGU to (T)[Q]MR1-1-CUGU on the project site to construct a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry conforms to the following objectives and policies of the Framework Element (Chapter 3-Land Use) as follows:

*GOAL 3J Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.*

*Objective 3.14 Provide land and supporting services for the retention of existing and attraction of new industries.*

*Policy 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans. (P1, P18)*

Table 3-9	
Land Use Designation	Corresponding Zones
Industrial-Light	CM, MR 1, MR 2, M1, M2
Industrial-Heavy	M 3
Industrial-Transit	CM, M1, M2, C2

A plan amendment and change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by attracting new industry to an area currently developed with light industrial uses, and provide job opportunities which serve City residents within the local community. The requested zone change to the MR1 zone, a "Light" industrial zone, is a corresponding zone to the requested Limited Industrial land use designation. If approved, the requested General Plan Amendment and zone change would further the Framework policy listed above by establishing a light industrial use on property designated for Limited Industrial land use in the Community Plan, and zoned with a corresponding zone.

Furthermore, the Citywide General Plan Framework Element (Chapter 7-Economic Development) states:

*GOAL 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

*Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

The applicant has requested redesignation of the subject property from Low Residential to Limited Industrial in order to permit industrial development, specifically a 1,940 square foot commissary / food catering establishment which supports the film and television industry, offers employment opportunity to local residents, provides for economic growth, and which has been conditioned in compliance with applicable CUGU regulations. Increased economic and employment opportunities are particularly important in the Arleta-Pacoima community, where a substantial proportion of the population lives below poverty (21% below poverty level per Demographic Research Unit statistics, Department of City Planning, 2016).

**Mobility Element.** The Mobility Plan 2035 of the General Plan, adopted August 11, 2015, and last amended September 7, 2016 includes the following policies:

*Policy 1.1 Roadway User Vulnerability: Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.*

*Policy 2.3 Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way.*

*Policy 3.1 Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.*

*Policy 3.8 Bicycle Parking: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

As conditioned, the proposed project will provide street dedication along the site's Osborne Street frontage, including a 20-foot strip of land, to complete a 50-foot wide half right-of-way in accordance with the Avenue I Standard Plan S-470-1 standards set forth in the Mobility Plan 2035. Conditions also require the provision of street improvements on Osborne Street (a designated Avenue I) and Norris Avenue (a Local street) including adequate sidewalk widths and improvements provide a safe and comfortable walking environment for pedestrians in the public right-of-way, consistent with the Standard Plan S-470-1 requirements of the Mobility Plan 2035. Bicycle parking is required for the proposed project, and will be provided consistent with Code requirements.

**Health and Wellness, Mobility 2035, and Air Quality Elements.** The condition requiring a minimum of 20% of all Code required parking spaces to be EV-ready parking spaces and 5% of Code required parking to be further provided with EV chargers onsite will support the adoption of low and zero emission transportation fuel sources by the project's employees. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan for Healthy LA Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice, because they provide a convenient service amenity to the employees who use electric vehicles and utilize electricity on site for other functions. As such, the project provides service amenities to minimize impacts of the proposed use, and to minimize impacts on neighboring properties.

**Clean Up Green Up Supplemental Use District.** The project site is not located within a specific plan area, but is located within a special overlay district designated under LAMC Section 13.18 as the Clean Up Green Up Supplemental Use District (CUGU). The purpose of the CUGU Supplemental Use District is to reduce cumulative health impacts resulting from incompatible land uses, including concentrated industrial land use, on-road vehicle travel, and heavily freight-

dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity. The CUGU Ordinance identifies a food commissary as a Subject Use that could possibly be incompatible with a Publicly Habitable Space, which includes dwelling units, school, park, recreation center, day care center, hospital, medical building, and nursing home. Since the proposed Subject Use (food commissary) is across the street or adjacent to Roger Jessup Park, the proposed use is subject to applicable development regulations under the CUGU Ordinance (LAMC Section 13.18 F). For this particular site, the applicable development regulations are site planning, enclosure, signage, surface parking lot design, noise, and storage of merchandise. The proposed project is designed and conditioned to comply with all CUGU development regulations.

**General Plan/Community Plan.** The Arleta-Pacoima Community Plan is one of the 35 land use elements of the City of Los Angeles General Plan. The Chapter I of the Community Plan includes the following applicable Issues and Opportunities:

*Issues (Industrial): To encourage creation of jobs and the inclusion of environmentally sensitive industrial uses within the industrial areas.*

- *Lack of continuity and cohesiveness along industrial frontages.*

*Opportunities*

- *Excellent access to regional freeways and rail services.*
- *Availability of sites planned for job producing uses that improve the economic and physical condition of the area.*

The proposed project addresses all of the above issues and opportunities delineated in the Community Plan. The proposed 1,940 square foot commissary / food catering establishment for the film and television industry would establish continuity and cohesiveness by eliminating a residential zone and use within an area uniformly designated, zoned, and improved with limited industrial uses to the south, east, and west. While use of rail service is not anticipated for the proposed project, the opportunity afforded by the site's location proximate to the Foothill Freeway (approximately 1.4 miles to the north), the Golden State Freeway (approximately 1.3 miles to the south), and the Ronald Reagan Freeway (approximately 1.6 miles to the northwest), would support the needs of the proposed food commissary / catering businesses client base (i.e., the film and television industry) on location throughout Los Angeles area. The proposed General Plan Amendment and zone change would locate a limited industrial use on the subject property, providing a job producing business on a site which was previously underutilized and inconsistent with the surrounding land use pattern, in support of economic growth.

Chapter II of the Plan includes the following objective:

*5.c Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary for this purpose.*

As previously stated, the proposed General Plan amendment from Low Residential to Limited Industrial and Zone Change from R1-1-CUGU to MR1-1-CUGU would

eliminate a residential zone and use in an area uniformly designated, zoned, and improved with limited industrial uses to the south, east, and west, resolving the land use incompatibility/interface issues that arise when residential uses are sited adjacent to industrial uses.

Chapter III of the Community Plan also includes the following policies in regard to industrial development:

*Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations.*

*Features:*

*The Plan proposes approximately 644 acres of land for industrial uses. The MR zones should be considered for application to designated industrial lands wherever possible, as a means of preventing the use of these lands for commercial developments, and to protect adjacent residential properties through required landscaping and building setbacks wherever appropriate.*

*Wherever possible, industrial uses should be concentrated in industrial parks.*

*Industrial development should provide employment opportunities for the community residents.*

*In general, parking areas should be located at the peripheries of industrial sites in order to serve as buffers and should be separated from adjacent private and public uses of other types by a wall and a landscaped setback (especially in the case of residences).*

The proposed project would provide jobs to residents living within a reasonable commuting distance from the site, including the residential communities to the south across San Fernando Road, to the northwest across Osborne Street, and more generally within the residential areas in the surrounding Community Plans. Consistent with the above stated Community Plan policy applicable to industrial land use, the applicant's request for a Zone Change to the MR zone would prevent the use of the subject property for commercial development. Further, protections to sensitive surrounding land uses, including the park facility across Osborne Street to the north, are provided for by the requirements of the CUGU supplemental use district applied to the proposed project as Q conditions. The proposed project locates parking on the interior of the site, and landscape buffers are provided along the Osborne Street frontage as well as along the southerly property line adjacent to parking and the trash/recycling enclosure. The requested MR zone on the subject property would establish a uniform land use pattern of restricted industrial zoning within the immediately surrounding area, and eliminate R1 zoned land.

#### **4. Charter Section 558 Findings**

***That the action will be in conformity with the public necessity, convenience, general welfare and good zoning practice.***

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed amendment to the General Plan and whether adoption of the proposed amendment will be in conformity with public necessity, convenience, general welfare and good zoning practice.

**Public Necessity.** The Framework Element of the General Plan, Chapter 7 Economic Development, states:

*Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

*7.2.11 Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles. (P18, P26, P38)*

*Objective 7.3: Maintain and enhance the existing businesses in the City.*

*Policy 7.3.7: Prioritize the retention and renewal of existing industrial businesses. (P35, P36, P37).*

The proposed General Plan Amendment and Zone Change allows for the re-designation of Low Residential density land use with a corresponding R1 Zone to Limited Industrial land use with a corresponding MR1 Zone to allow for the development of a 1,940 square foot commissary / food catering establishment for the film and television industry. This gain of an industrial land use on industrially zoned property will further the goal of retaining industrial lands within the city, establishing a uniform land use pattern, providing employment opportunities for residents, and supporting the needs of the local film and television industries. It will also eliminate the incompatibility which can result when residential land uses are adjacent to industrial uses.

Framework Chapter 7: Facilitate business retention and job growth

**Convenience.** The proposed development of a 1,940 square foot commissary / food catering establishment is compatibly located adjacent to other limited industrial uses, City park facilities including Roger Jessup Recreation Center and Pacoima Park which can be accessed by employees and offers them recreational opportunities, and is proximate to a variety of commercial services along San Fernando Road to the west and Glenoaks Boulevard to the north, and various public transportation lines which can serve the needs of employees. Specifically, Metro Local Lines 166/364, 224, and 92 are 0.4 miles or less from the proposed development site, and Metro Rapid Line 794 is also just 0.4 miles away. The Sun Valley Metrolink rail station is located within 3 miles southeast of the project site, and the Hollywood Burbank Airport is approximately 4 miles southeast of the site.

**General Welfare.** The proposed General Plan Amendment/Zone Change allows for the provision of employment opportunities within the City associated with the construction, operation, and maintenance of the proposed commissary / food catering establishment intended to serve the ongoing needs of the film and television industry.



**Good Zoning Practice.** The applicant's request to re-zone the current R1-1-CUGU zoned property to MR1-1-CUGU allows for the development of a commissary / food catering establishment for the film and television industry on a property which is currently a residential spot zoned, designated, and developed site surrounded to the south, east, and west by property designated for and improved with limited industrial/surface parking uses.

## **B. ENTITLEMENT FINDINGS**

The proposed Zone Change, General Plan Amendment, T Conditions, and Q Conditions are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

### **5. Zone Change Finding**

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

As previously stated, the proposed project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. The applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU.

**Public Necessity.** The proposed General Plan Amendment and Zone Change would re-designate property from Low Residential density land use and R1 Zoning to Limited Industrial land use with a corresponding MR1 Zone. If approved, development of a 1,940 square foot commissary / food catering establishment would be approved on the subject property, meeting the needs of the film and television industry, furthering the goal of retaining industrial lands within the city, establishing a uniform land use pattern, and providing employment opportunities for residents. It will also eliminate the incompatibility which can result when residential land uses are adjacent to industrial uses.

**Convenience.** The proposed project is infill development in an area planned and developed with limited industrial uses to the south, east, and west, and the proposed development of a 1,940 square foot commissary / food catering establishment would be compatible in its location adjacent to other limited industrial uses, as well as City park facilities (i.e., Roger Jessup Recreation Center and Pacoima Park) available to meet the recreational needs of employees. Importantly, it is also conveniently located to commercial services along San Fernando Road (to the west) and Glenoaks Boulevard (to the north), and public transportation lines including Metro Local Lines 166/364, 224, and 92 (within 0.4 miles), Metro Rapid Line 794 (within 0.4 miles), Sun Valley Metrolink rail station (within 3 miles, and the Hollywood Burbank Airport (within 4 miles).

**General Welfare.** The proposed General Plan Amendment/Zone Change allows for the provision of employment opportunities within the City associated with the construction, operation, and maintenance of the proposed commissary / food catering establishment intended to serve the ongoing needs of the film and television industry.

**Good Zoning Practice.** The applicant's request to re-zone the current R1-1-CUGU zoned property to MR1-1-CUGU allows for the development of a commissary / food catering establishment for the film and television industry on a property which is currently a residential spot zoned, designated, and developed site surrounded to the south, east, and west by property designated for and improved with limited industrial/surface parking uses.

#### **6. Q Condition Findings**

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

The proposed Q conditions contain provisions regarding site development; limit the use and building height; provide for adequate automobile and bicycle parking, storage, on-site landscaping, street trees, signage, and greywater use; ensure provision of electric vehicle parking, solar/electric generator use, permeable paving, and reflective asphalt; and compliance with applicable CUGU regulations. As such, the Q limitations serve to protect the best interests of the proposed development and the community as a whole.

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

To ensure that the development is in harmony with the General Plan, the proposed Q conditions contain provisions regarding land use; site planning; land use compatibility (CUGU regulations); natural resources (trees); and conservation (greywater use, solar, permeable paving, and electric vehicle provisions).

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

Under Case No. ENV-2016-2569-MND, mitigation measures are imposed on the subject project to reduce impacts to a less than significant level in the areas of Tribal Cultural Resources (Monitoring during grading). The Q limitations imposed herein address provisions for mitigation including archaeological monitors during ground disturbance activities, notification to specified tribes, and protocols to be followed in the event tribal cultural resources are encountered, in response to the analysis of environmental impacts and the mitigation monitoring program under Case No. ENV-2016-2569-MND. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

#### **7. T Condition Finding**

***Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or***

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

The current action, as recommended, has been made contingent upon compliance with "T" conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These T Conditions ensure appropriate and necessary roadway and sidewalk improvements, catch basin improvements, street lighting, power pole location, street tree planting/removal, traffic signals and equipment, sewers, access and circulation, fire hydrants, water systems per LADWP, and clearances for applicable federal aviation regulations. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

### **C. CEQA FINDINGS**

A Mitigated Negative Declaration, Case No. ENV-2016-2569-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning November 29, 2018 for 20 days ending December 19, 2018 for the subject case. The Lead Agency found potential negative impacts could occur from the project's implementation due to:

Cultural Resources  
Tribal Cultural Resources

Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

On the basis of the whole of the record before the Advisory Agency including any comments received, the Advisory Agency found that, with imposition of the mitigation measures and the Mitigation Monitoring Program included in Case No. ENV-2016-2569-MND and listed as Environmental Conditions in this report, there would be no substantial evidence that the proposed project will have a significant effect on the environment. As of the preparation date of this staff report, no comments on the MND have been received.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 90012.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Hearing/Testimony**

A public hearing was held for the project on July 31, 2017, which at that time involved adaptive reuse and additional square foot to the existing structure. The public hearing was attended by the project representative.

#### **Support** of the project:

- The applicant will employ labor who reside locally
- The applicant was unaware that the project site was not zoned and designated for industrial use based on the range of addresses associated with Ordinance No. 174,810.

#### **Opposition** to the project:

- No opposition to the project

Subsequent to the hearing, the project was revised to propose the demolition of the existing structure and the construction of a new structure. For this reason, a public hearing is being held at the City Planning Commission meeting on January 10, 2019.

### **Public Responses**

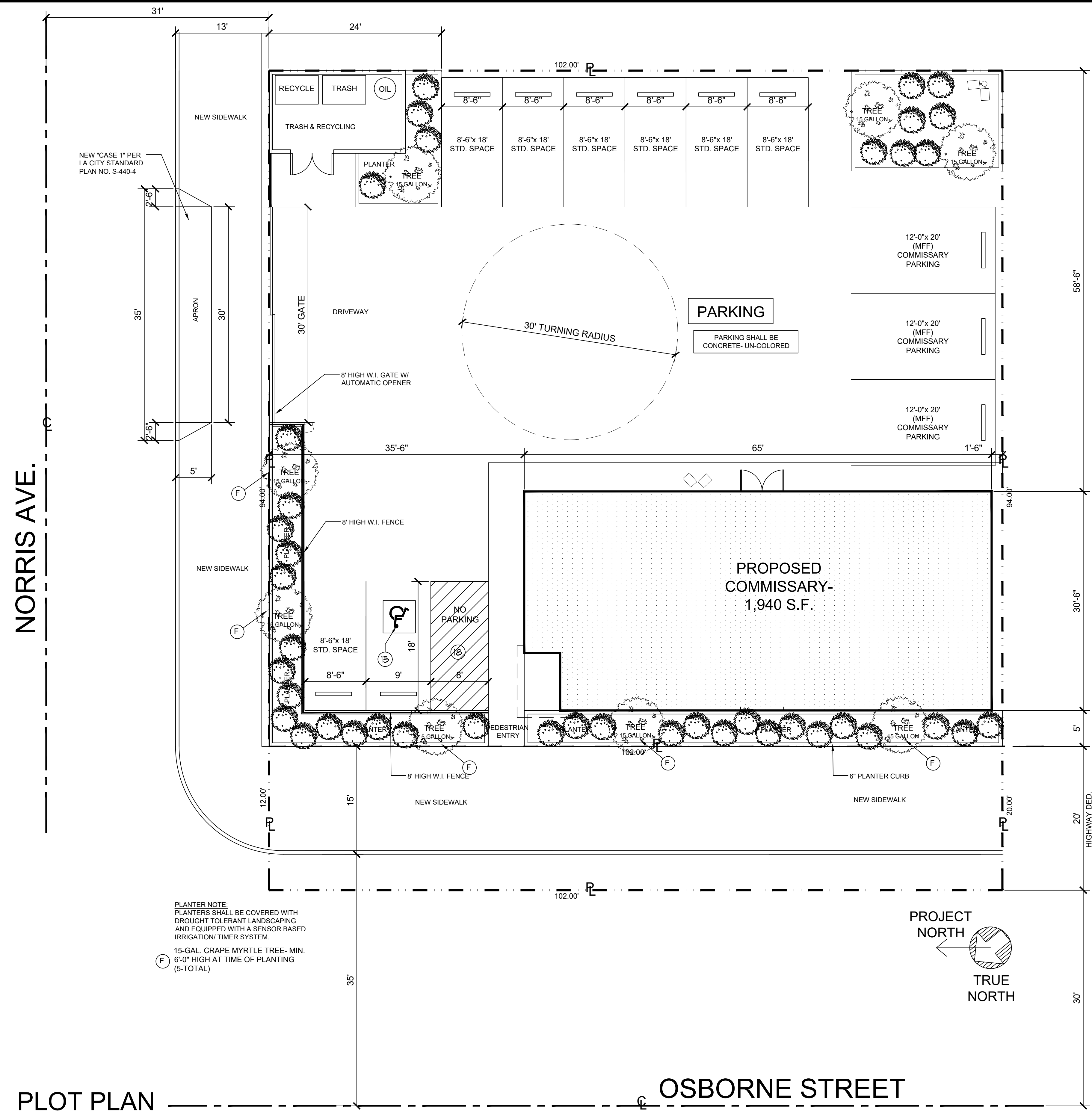
No letters in support or opposition to the project were received, and no letters from the Pacoima Neighborhood Council were received.

**EXHIBIT A**

**PROJECT PLANS DATED OCTOBER 31, 2018**



**12420 W. OSBORNE ST.  
NEW COMMISSARY**



## PLOT PLAN

SCALE: 1/8"= 1'-0"

## GENERAL NOTES

## SHEET INDEX

SHT. #	SHEET DESCRIPTION
A0.0	SITE PLAN AND PROJECT DATA
A0.1	AS-BUILT DEMO PLAN
A1.0	FLOOR PLANS
A2.0	ELEVATIONS AND SECTIONS
A3.0	ADA NOTES
A3.1	ADA DETAILS
S1	STRUCTURAL PLANS
SD1	STRUCTURAL DETAILS
SN1	NOTES AND SPECIFICATIONS
SN2	NOTES AND SPECIFICATIONS

## DIRECTORY

**OWNER:**  
JOSE TRUJILLO  
12420 W. OSBORNE STREET  
LOS ANGELES, CA. 91331  
TEL: 818-262-8537

**DESIGNER:**  
RG DESIGNS  
RUBEN GUTIERREZ  
19841 LEXINGTON LANE  
HUNTINGTON BEACH, CA. 92646  
TEL.: 310-318-4265  
FAX: 714-849-3193

PROFFESIONAL ENGINEER:  
MAD DESIGN  
FIDENCIO MADERO  
P.O. BOX 2222  
DOWNEY, CA. 90242  
TEL.: 562-879-1278

# DATA

TYPE OF CONSTRUCTION: V-B  
NUMBER OF STORIES: 1  
BUILDING HEIGHT: 21'-4"  
OCCUPANCY GROUP: S-1, S-2 & B  
USE: WAREHOUSE AND OFFICE  
TYPE: V-B  
ZONE: -  
SPRINKLERED: YES (NFPA-13)

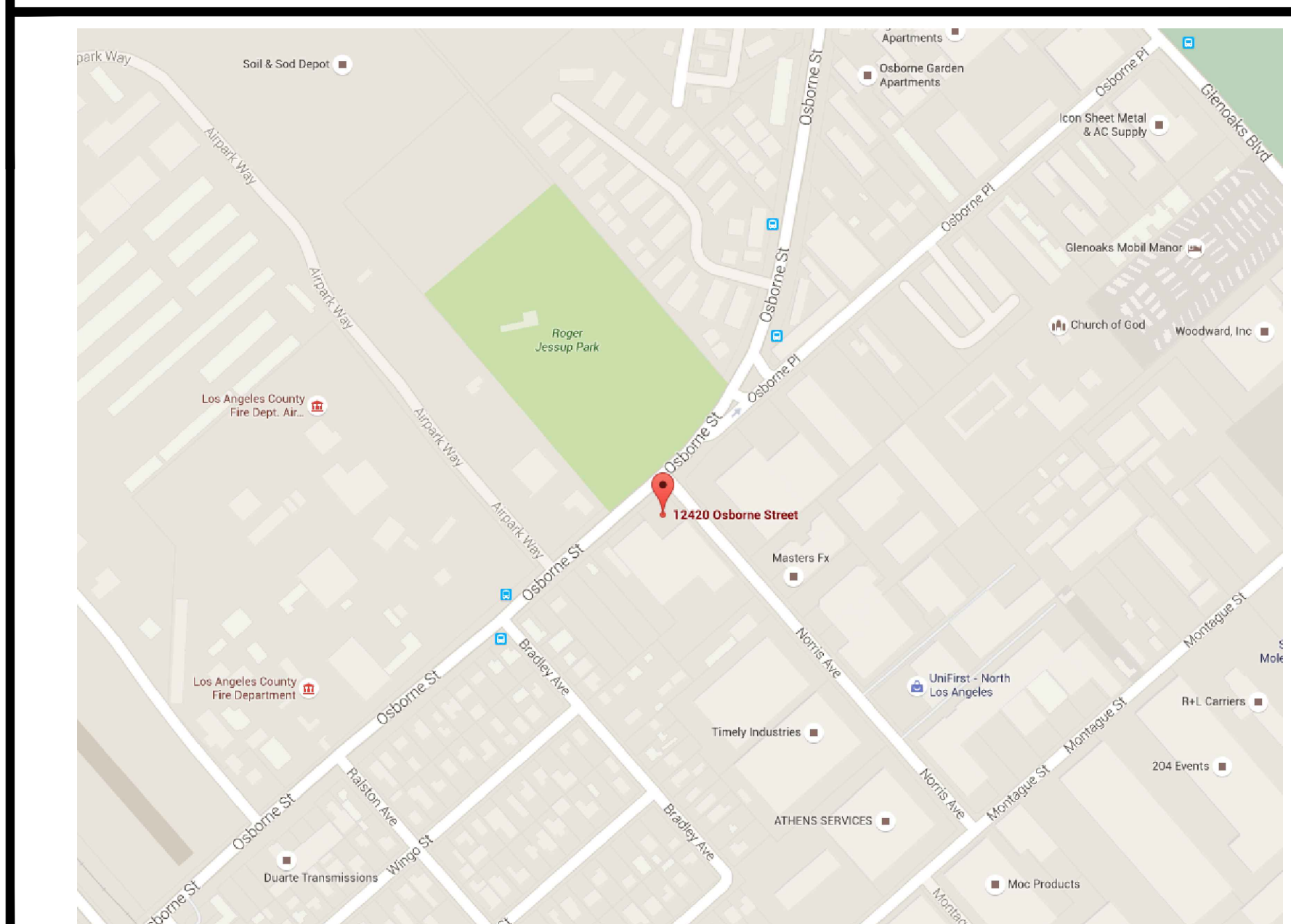
THE GOVERNING CODES FOR THIS PROJECT ARE:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA GREEN STANDARDS CODE (CGSC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA REFERENCE STANDARD CODE
- 2017 BUILDING ENERGY STANDARDS

## PROJECT DATA

SCOPE OF WORK	AREA CALCULATIONS
NEW COMMISSARY BUILDING WITH OFFICE. NEW COMMISSARY PARKING AND TRASH ENCLOSURE.	LOT AREA: 11,628 SF
LEGAL DESCRIPTION	EXISTING FLOOR AREA
	PROPOSED COMMISSARY 1,940 SF
	TOTAL BUILDING AREA: 1,940 SF
TRACT: THE MACLAY RANCHO , BLOCK 205, LOT PT APN: 2537-004-001	PARKING SUMMARY -REQUIRED
	TOTAL FLOOR AREA 1,940 SF
	PARKING AREA RATIO: 1/ 250
	TOTAL PARKING SPACES REQ'D: 7 SPACES
	DISABLED PARKING (1/ 25): 1 SPACES
	TOTAL REQUIRED: 8 SPACES
	PARKING SUMMARY -PROVIDED
	STANDARD SPACES (REQ'D) 7 SPACES
	DISABLED PARKING PROVIDED: 1 SPACES
	COMMISSARY PARKING (NON-REQUIRED): 3 SPACES
	TOTAL PROVIDED: 11 SPACES

## PROJECT DATA

[illegible]

NEW COMMISSARY  
12420 W. OSBORNE ST.  
LOS ANGELES, CA. 91331

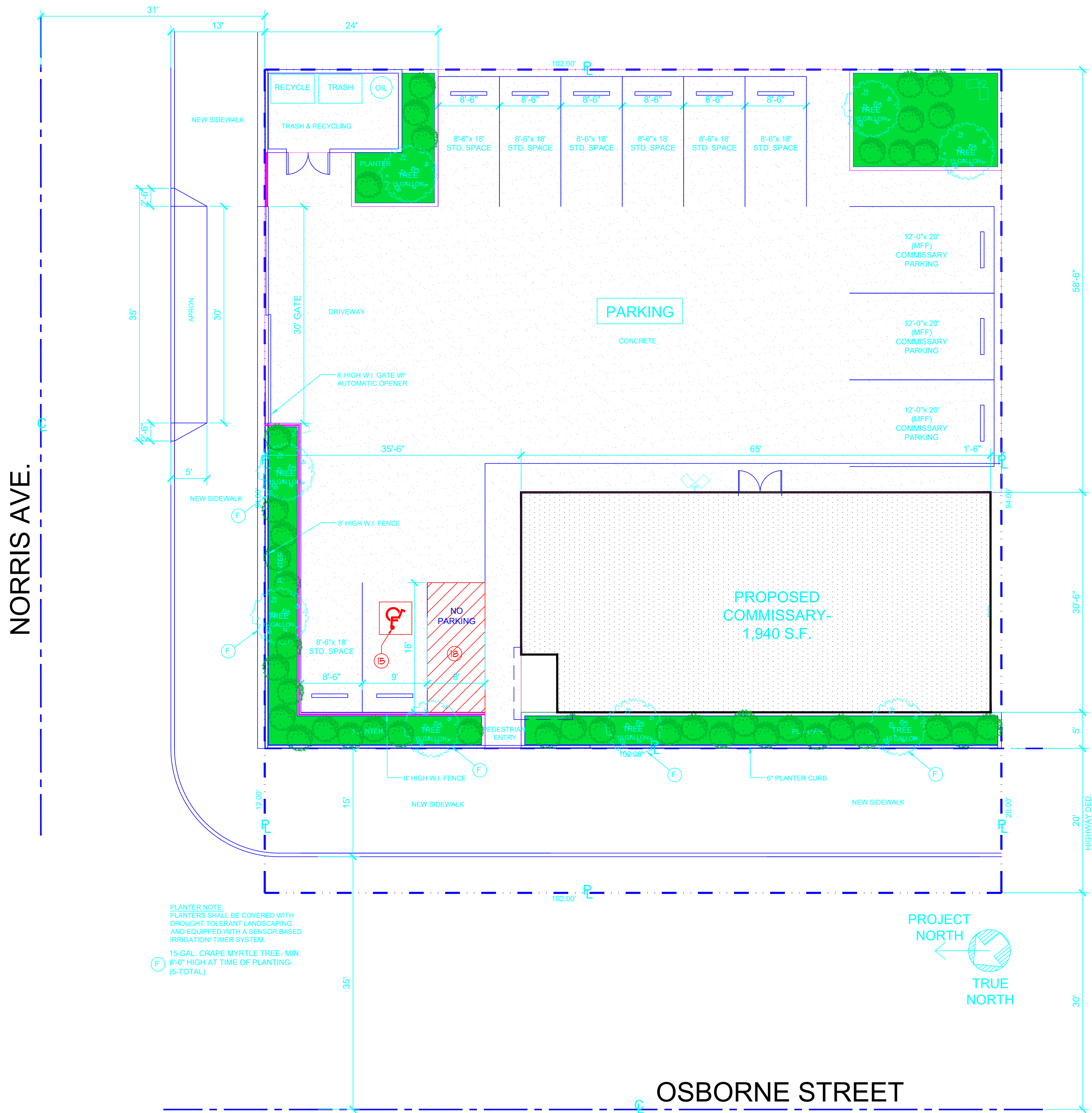
**R.G. DESIGN SERVICES**

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DESIGN/ DRAFTING/ AS-BUILT SERVICES  
 19841 LEXINGTON LN., HUNTINGTON BEACH, CALIFORNIA 92646 - (310) 318-4265

DRAWN
R.G.
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DATE
JULY 13, 2016
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LANDSCAPE/ HARDSCAPE PLAN

SCALE: 1/8"= 1'-0"

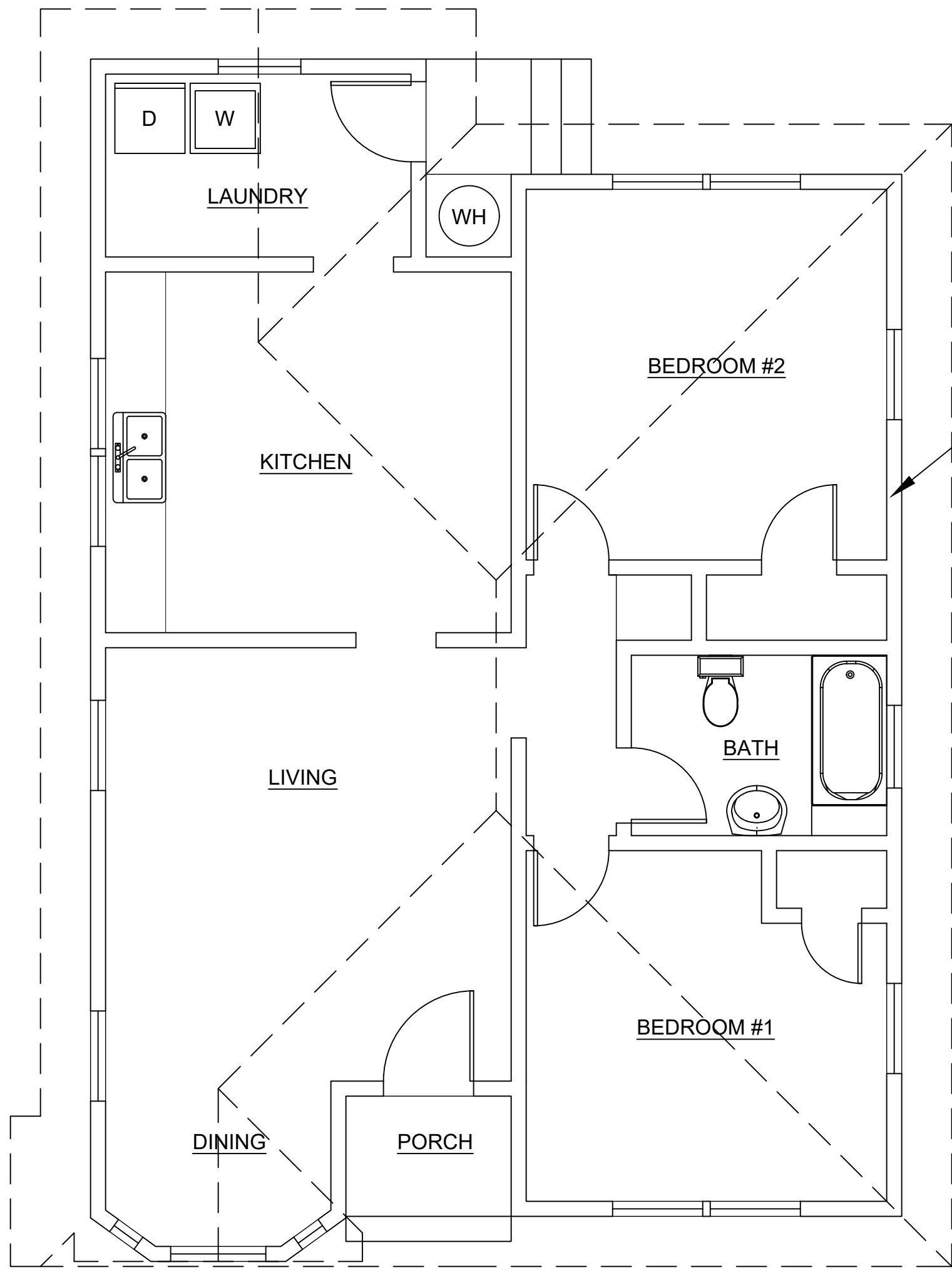
REVISIONS	BY
1	09-26-2018 R.G.
2	10-12-2018 R.G.

NEW COMMISSARY	12420 W. OSBORNE ST. LOS ANGELES, CA. 91331
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**R.G. DESIGN SERVICES**

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DATE JULY 13, 2016
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SHEET L1
OF 1 SHEETS



SINGLE FAMILY DWELLING TO  
BE DEMOLISHED

AS-BUILT DEMO PLAN

SCALE: 1/4"= 1'-0"

DEMOLITION NOTES

- 1.THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION , AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. THE GENERAL CONDITIONS AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.
- 2.THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.
- 3.THE FAILURE OR OMISSION OF THE CONTRACTOR TO VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO HIS BID OR TO HIS CONTRACT.
- 4.THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.
- 5.IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OR GUARANTEED, EITHER EXPRESSED OR IMPLIED, THAT THE EXISTING CONDITIONS REPRESENTED ON THE PLANS REFLECT THE ACTUAL CONDITIONS.
- 6.EXISTING UNDERGROUND LINES SHALL BE VERIFIED PRIOR TO START OF ANY WORK.
- 7.IT IS UNDERSTOOD AND AGREED THAT CERTAIN LINES CANNOT BE OR HAVE NOT BEEN LOCATED. AND NO INDICATION IS CONTAINED ON ANY OF THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS (I.E., STORM DRAINAGE, ELECTRICAL, PLUMBING, SEWER, WATER, OR GAS);THEREFORE, EXERCISE EXTREME CAUTION DURING CLEARING, GRADING, EXCAVATING, TRENCHING, AND LIKE WORK. SHOULD ANY SUCH LINES BE ENCOUNTERED, GIVE NOTICE (IN WRITING) AND DO NOT PROCEED UNTIL ADEQUATE INVESTIGATION HAS BEEN MADE, THE LINE IDENTIFIED, AND INSTRUCTIONS ARE ISSUED AS TO HOW TO PROCEED.
- 8.PROVIDE BARRICADE WARNINGS (SIGNS AND LIGHTING), DUST BARRIER, AND MAINTENANCE AND SUPERVISION THEREOF, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND THEIR RESPECTIVE REQUIREMENTS, OR AS MAY BE DIRECTED FROM TIME TO TIME. ALL TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTIONS OF ADJACENT PROPERTY AND EXISTING CONSTRUCTION SHALL BE IN PLACE BEFORE DEMOLITION WORK IS STARTED.
- 9.THE USE OF PROPER PLANT AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 10.EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.
- 11.DEMOLITION SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURE, PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS, AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED. ALL AREAS TO BE PATCHED TO MATCH ADJACENT AREAS.
- 12.ALL REMOVED MATERIAL RESULTING FROM THE WORK OF THIS SECTION, EXCEPT AS INDICATED OR SPECIFIED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED TO A LEGAL DISPOSAL AREA. ALL DEBRIS RESULTING FROM THIS WORK SHALL BE REMOVED FROM THE SITE DAILY AND SHALL NOT BE ALLOWED TO ACCUMULATE.
- 13.STOCKPIILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL.
- 14.EXISTING APPURTENANCES AND IMPROVEMENTS WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO WORK UNDER THIS SECTION. SUCH DAMAGED FACILITIES SHALL BE PROMPTLY REPAIRED AND/OR REPLACED IN KIND.
- 15.PROVIDE AND MAINTAIN BRACING AND SHORING AS REQUIRED BY APPLICABLE REGULATIONS FOR SAFETY.
- 16.PROTECTION OF UTILITIES. PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES TRAVERSING OR WITHIN AND ABOUT THE SITE; PROTECT ALL SUCH PROPERTY AND ITEMS, INCLUDING BUT NOT LIMITED TO PIPING, CONDUITS, DRAINS, MANHOLES, MAINS, LATERALS, CATCH BASINS, VALVE BOXES, METERS, AND OTHER APPURTENANCES AND STRUCTURES. PROMPTLY REPAIR ANY DAMAGE TO SUCH UTILITY OR WORK DUE TO WORK UNDER THIS CONTRACT TO THE SATISFACTION OF THE OWNING UTILITY OR MUNICIPAL BODIES HAVING JURISDICTION
- 17.NO BLASTING OR ON-SITE BURNING WILL BE PERMITTED.
- 18.NOISE ABATEMENT. NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC. NOISE ABATEMENT CONTROL SHALL CONFORM TO LOCAL ORDINANCES.
- 19.DUST PALLIATION. DURING DEMOLITION AND SITE CLEARING, KEEP DUST, DIRT, AND POLLEN FROM VEGETATION FROM BLOWING OR SPREADING BY MEANS OFWATERING DOWN AT REGULAR INTERVALS AND AS DIRECTED.
- 20.AIR POLLUTION CONTROLS. CONTRACTOR SHALL COMPLY WITH SECTION 11017 OF THE GOVERNMENT CODE AND WITH THE REQUIREMENTS OF THE SAN DIEGOCOUNTY AIR POLLUTION CONTROL DISTRICT.

REVISIONS	BY
1	09-26-2018 R.G.
2	10-12-2018 R.G.

NEW COMMISSARY

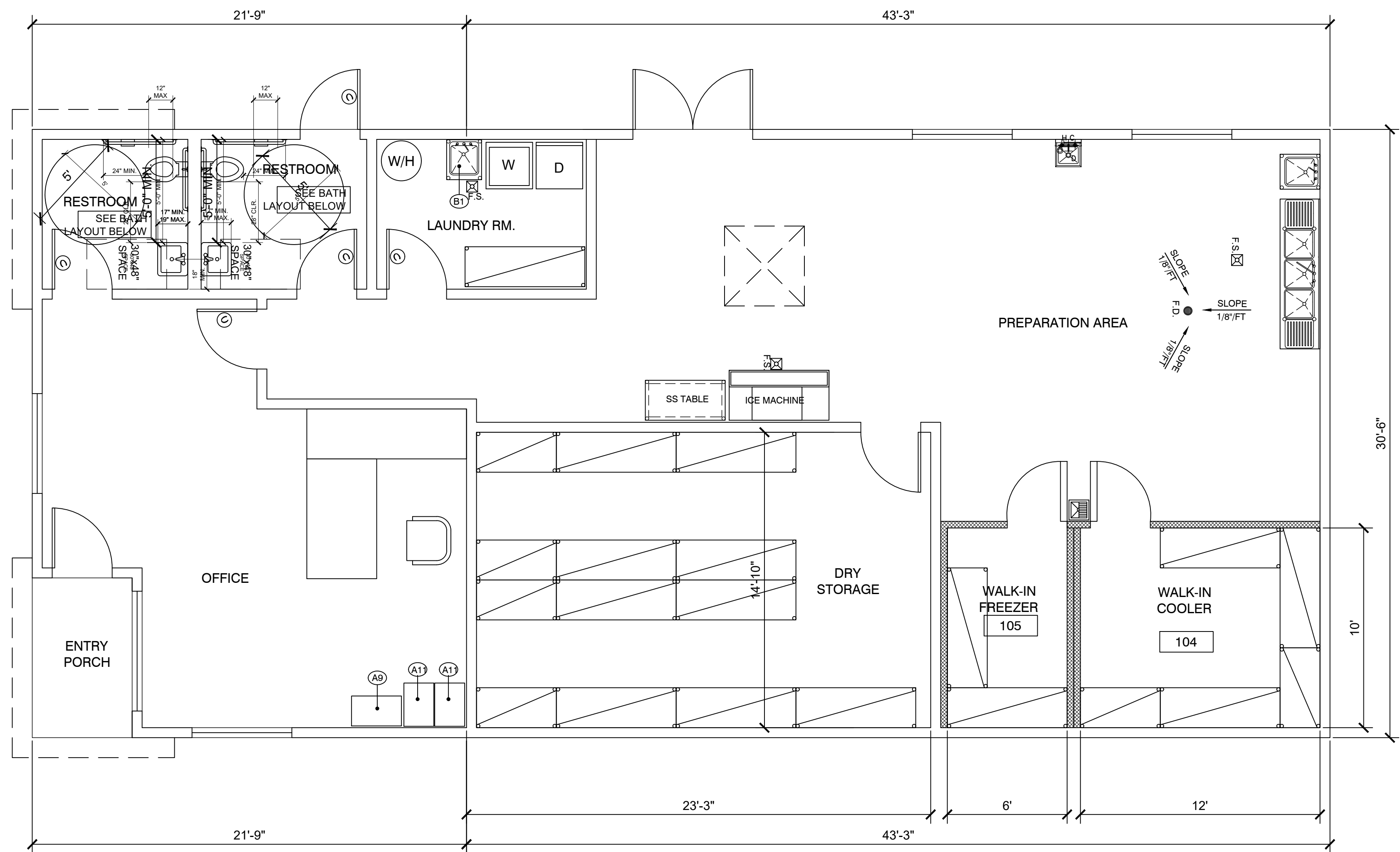
12420 W. OSBORNE ST.  
LOS ANGELES, CA. 91331

R.G. DESIGN SERVICES

DESIGN/ DRAFTING/ AS-BUILT SERVICES  
19841 LEXINGTON LN., HUNTINGTON BEACH, CALIFORNIA 92646 - (310) 318-4265

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PROPOSED FLOOR PLAN  
SCALE: 1/4"= 1'-0"

REVISIONS	BY
1 09-26-2018	R.G.
2 10-12-2018	R.G.

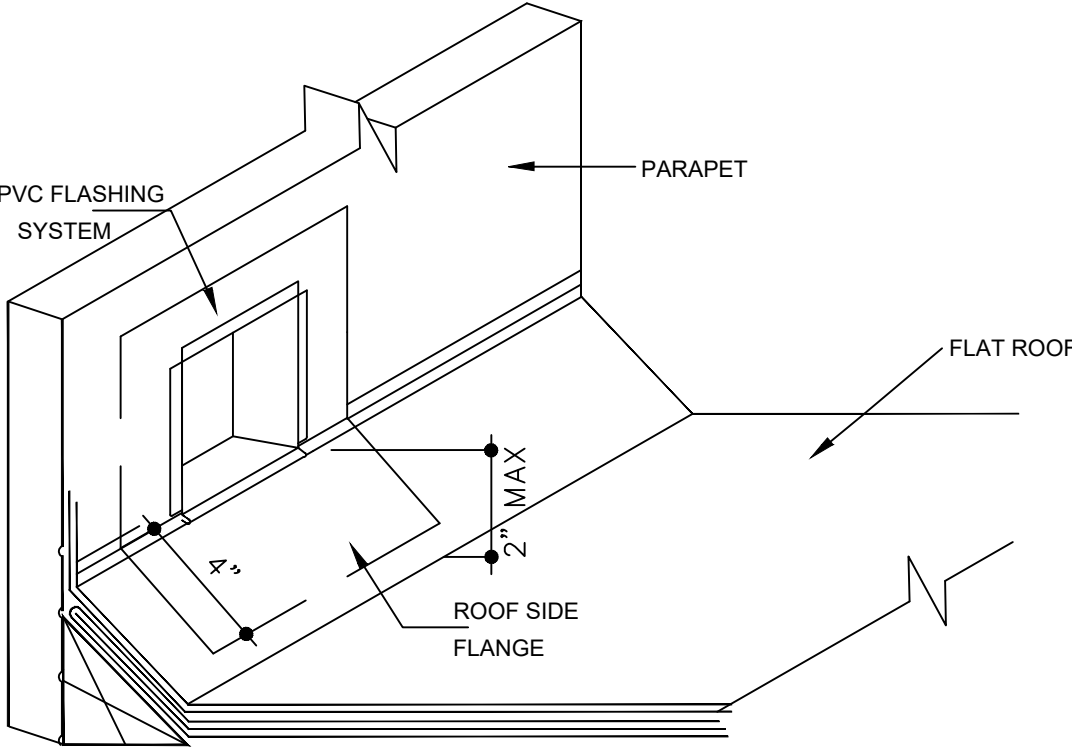
NEW COMMISSARY	12420 W. OSBORNE ST. LOS ANGELES, CA. 91331
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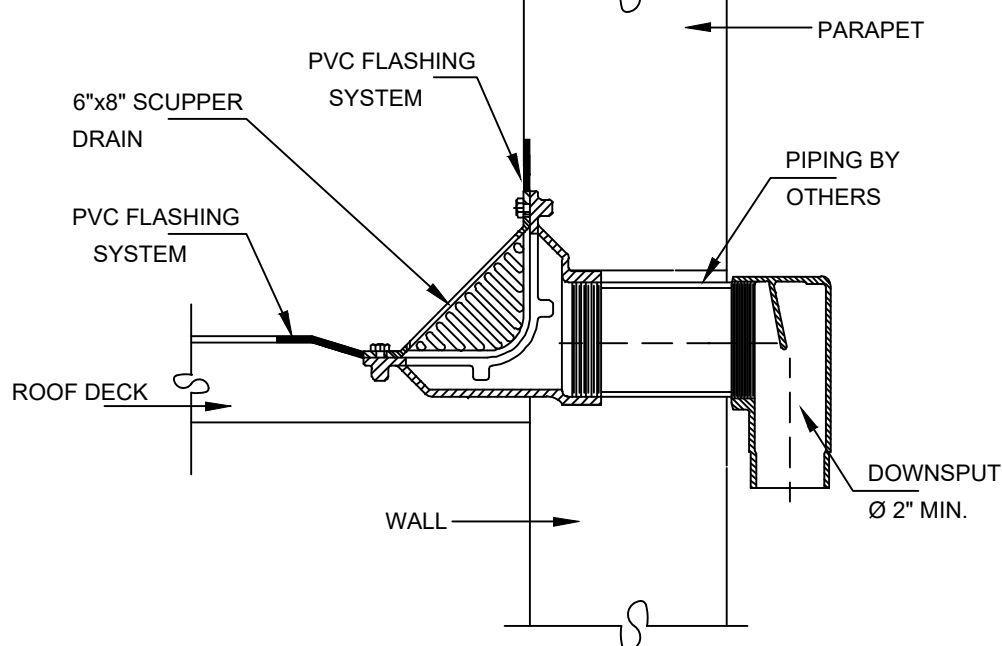
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SCUPPER CALCULATION & DETAILS



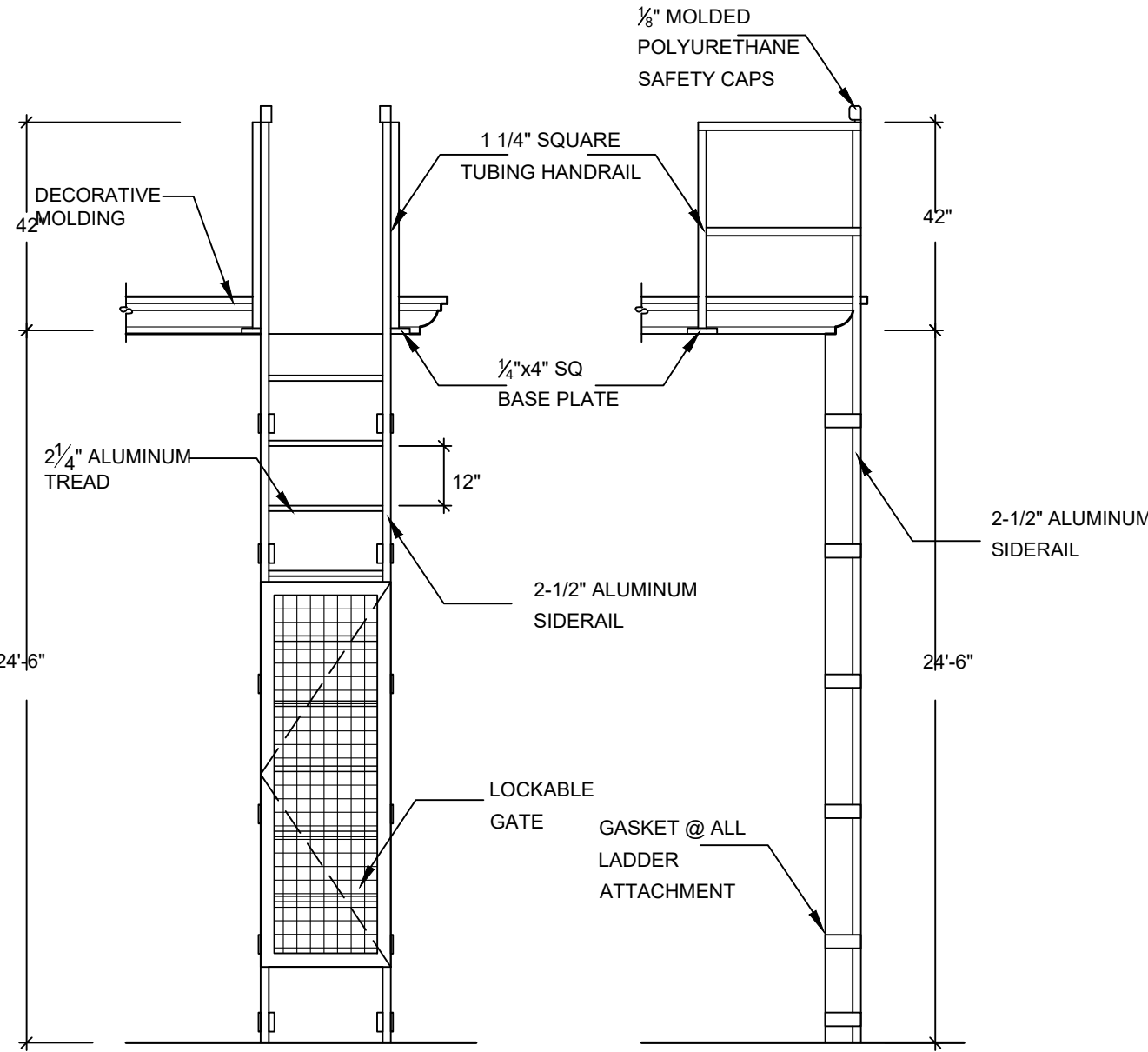
2 OVERFLOW SCUPPER DETAIL

Vertical piping may be round, square, or rectangular. Square pipe shall be sized to enclose its equivalent round pipe

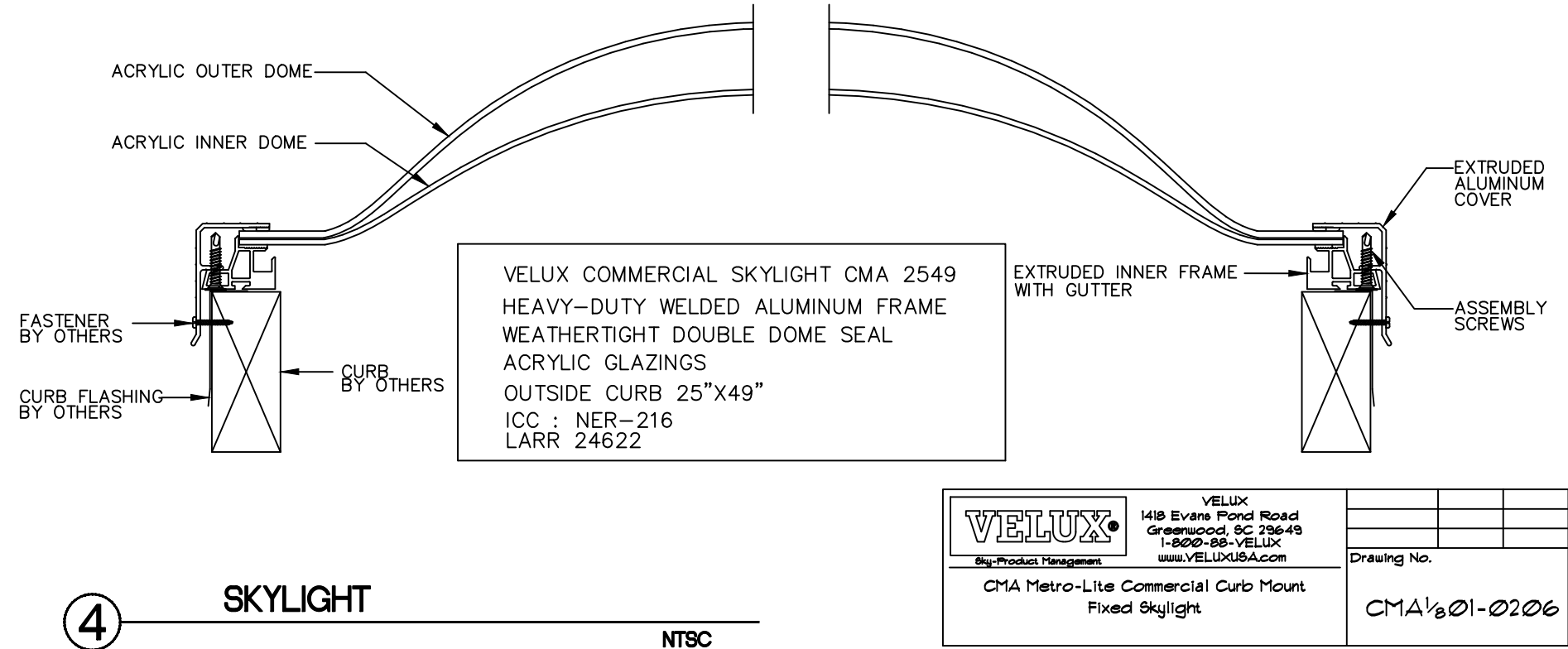


1 SCUPPER DETAIL

ROOF DRAIN SIZE		
MAXIMUM RATE OF RAINFALL FOR LOS ANGELES, 60 MIN. DURATION, 100 YEAR RETURN = 2.0 INCHES/HOUR = 0.021 GPM/SQUARE FOOT		
<b>FLAT ROOF</b> Roof Slope= 1/4" PER FOOT Drainage Area =1,914 SQ FT 1,914 sq ft x 0.021 GMP/sq ft =40.1 GPM Req'd.		
Size of Drain Diameter inches	Flow GPM	Maximum Allowable Horizontal Projected Roof Area square feet at various rainfall rates
2	23	1088
Use 2-2inch drains 2x23=46>40.1 GPM Req'd OK! 2x1088=2,176 SQFT>1,914 SQFT Max Area Req'd OK!		
Overflow scuppers		
Discharge from Rectangular Scuppers - Gallons per Minute		
Water Head Inches	6 Width of Scupper Inches	36
1"	17 35 53 71 89 107	
Use 2-12"x4" Overflow scupper= (2 x 35GPM)=70GPM> 57GPM		
Overflow scuppers shall be located a minimum of 2 inches above the roof surface		



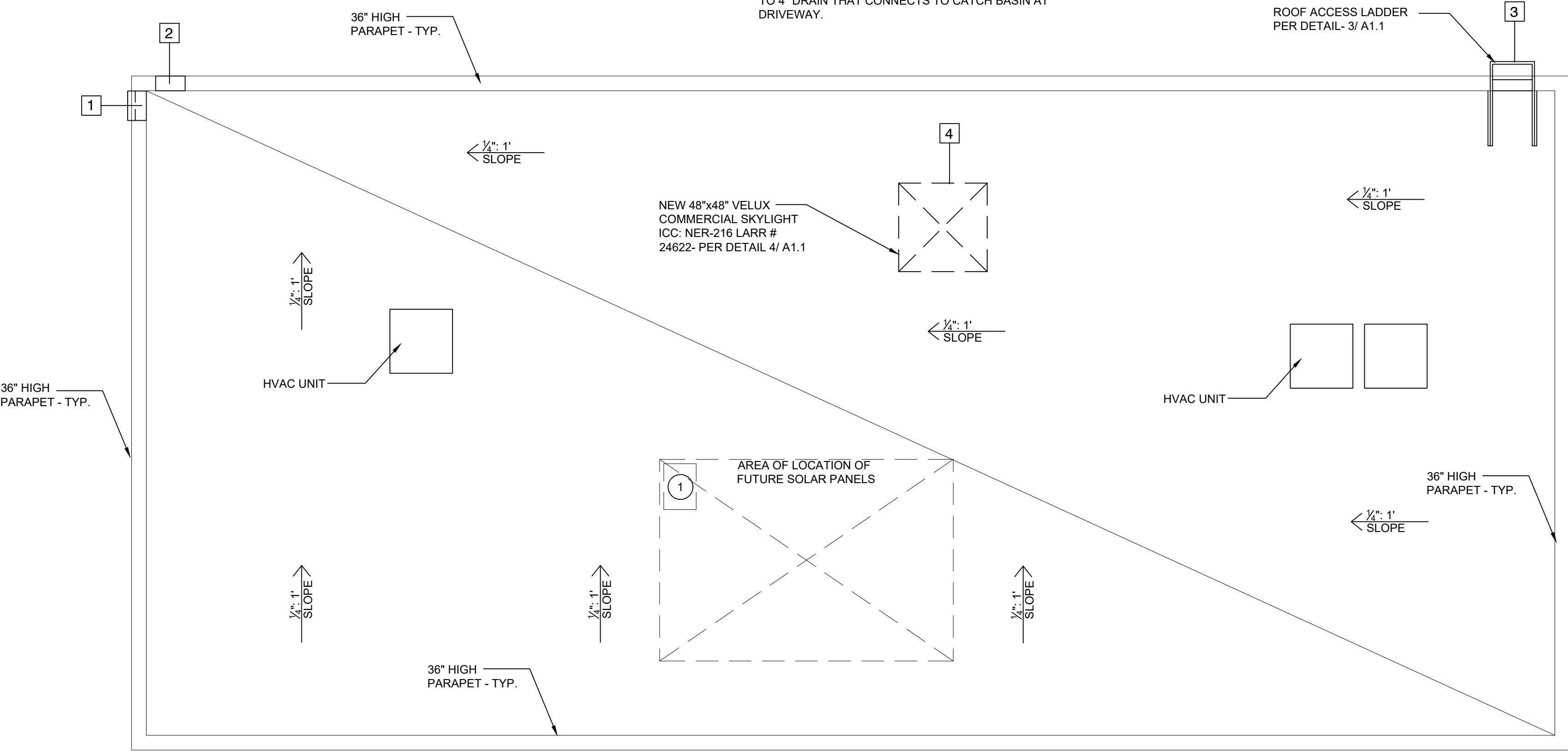
3 ACCESS LADDER DETAIL



4 SKYLIGHT

NTSC

- ROOF DRAINAGE:
1. ROOF SHALL HAVE A MIN. OF 1/4" : 1" SLOPE.
  2. ROOF OVERFLOW SCUPPERS AND DRAINS SHALL BE INDEPENDANTLY CONNECTED TO YARD BOX AND SHALL NOT FLOW OVER PUBLIC PROPERTY
  3. SCUPPERS AND DOWNSPOUTS SHALL BE CONNECTED TO 4" DRAIN THAT CONNECTS TO CATCH BASIN AT DRIVEWAY.



ROOF PLAN

SCALE: 1/4"= 1'-0"

REVISIONS	BY
1 09-26-2018	R.G.
2 10-12-2018	R.G.

NEW COMMISSARY  
12420 W. OSBORNE ST.  
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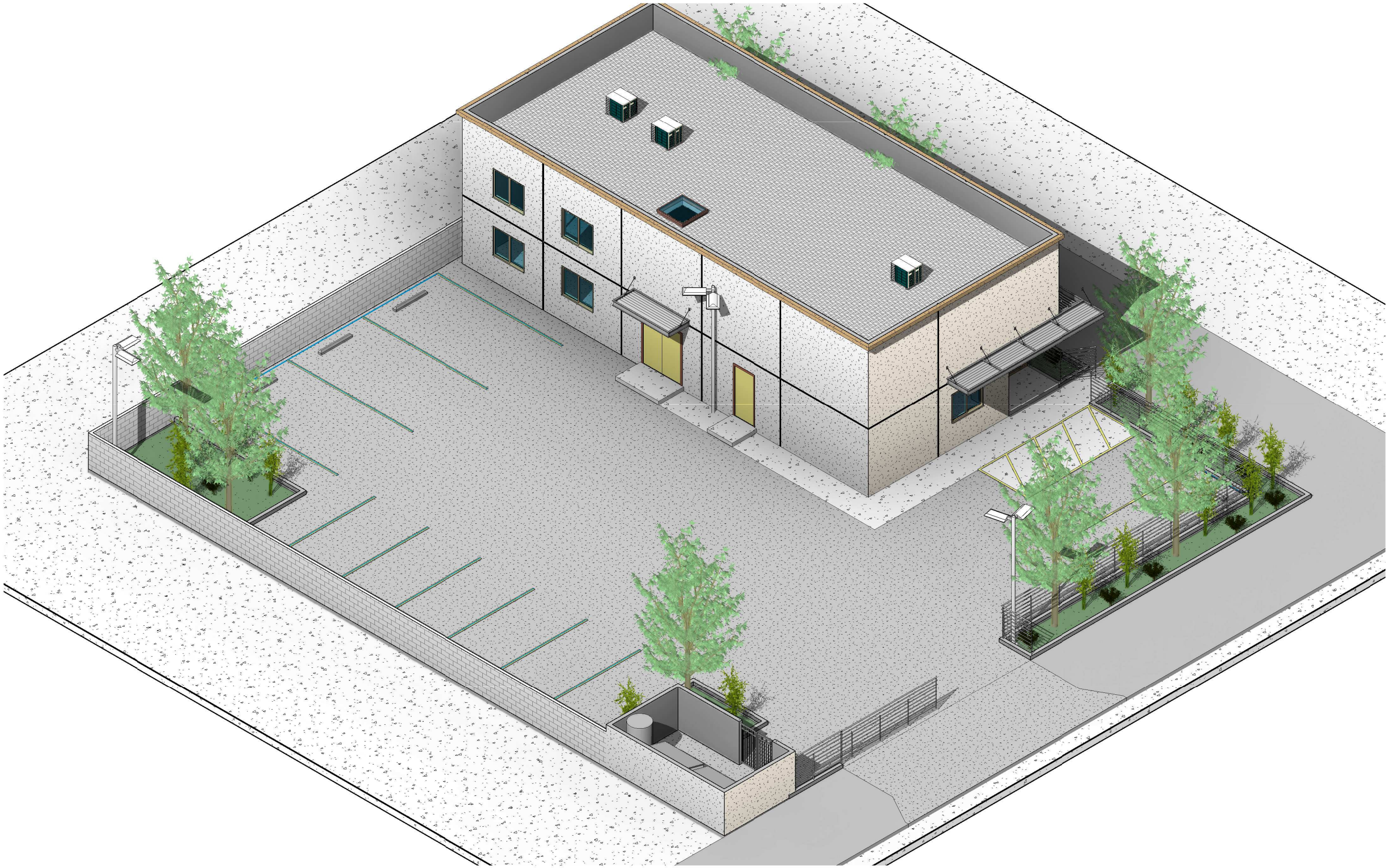
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JOB NO. 16-115
SHEET
A1.1
OF - SHEETS





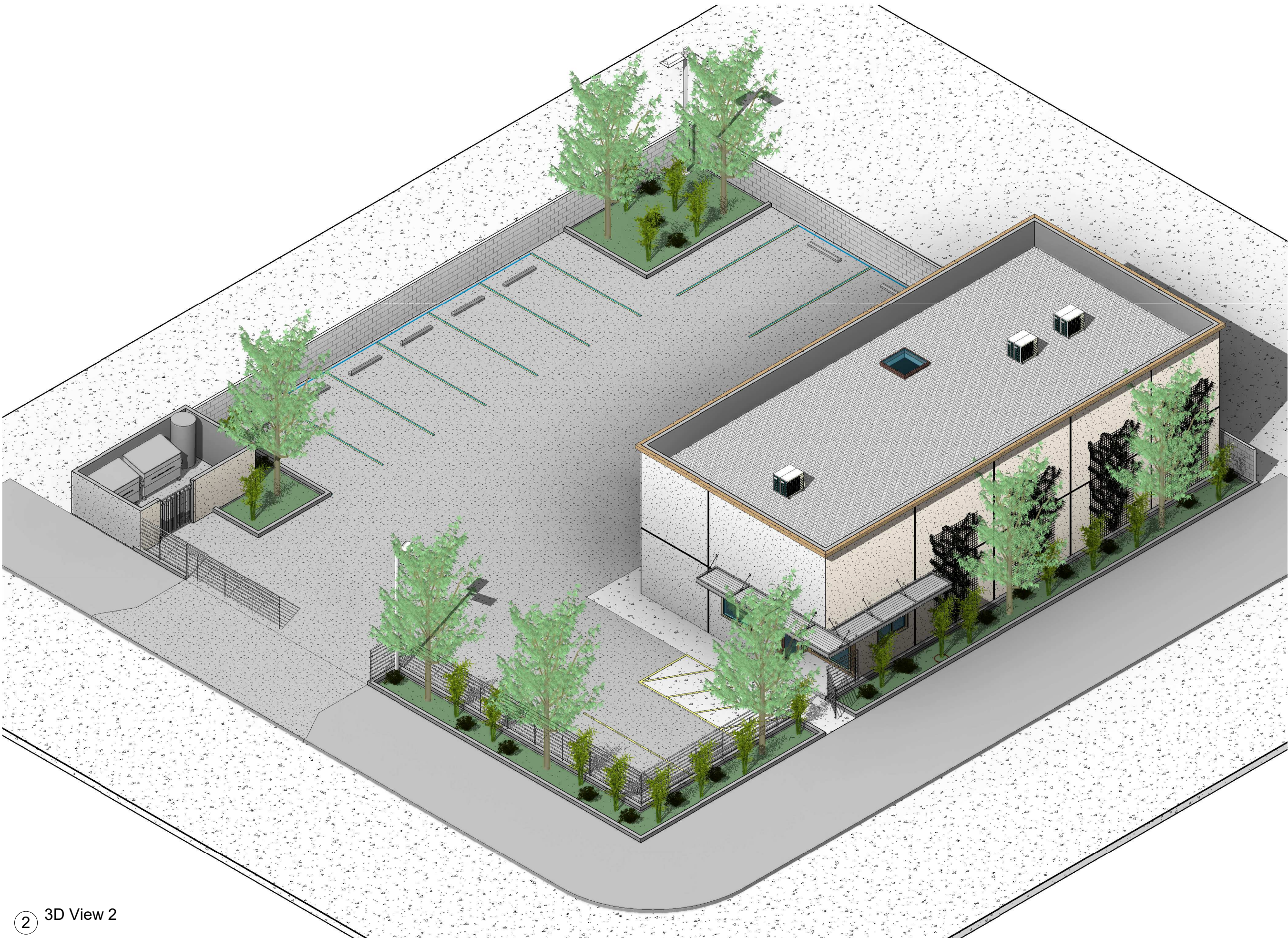




① 3D View 1



⑤ 3D View 3

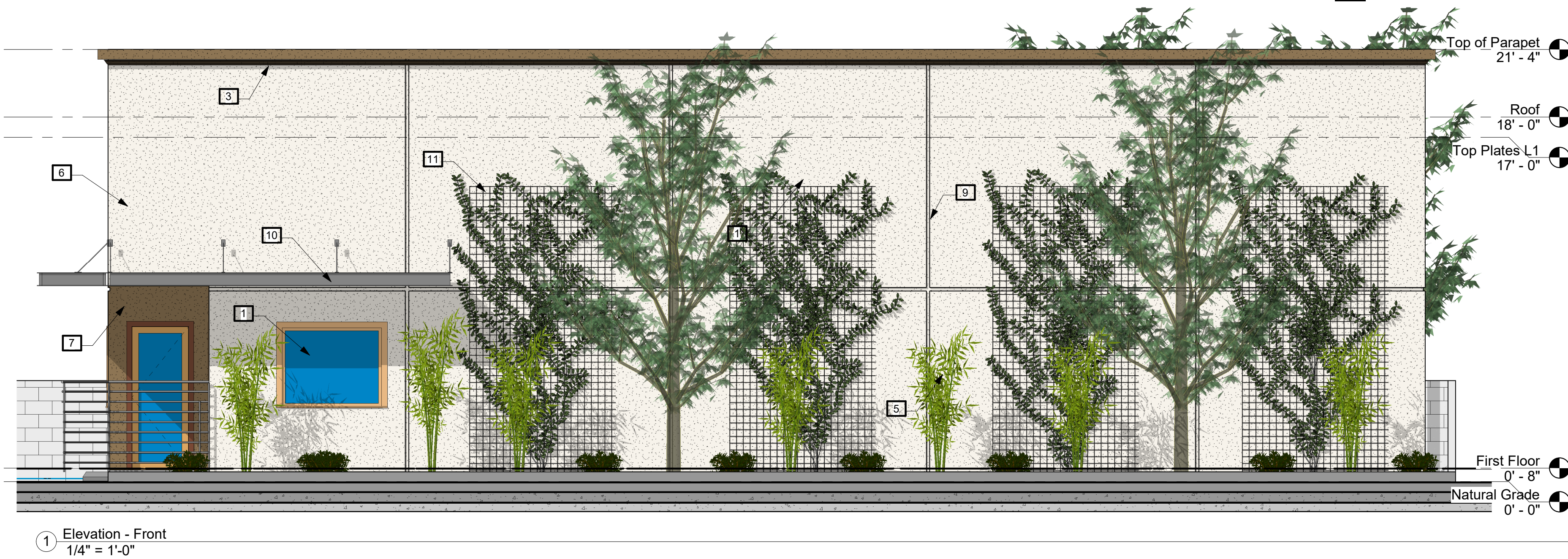
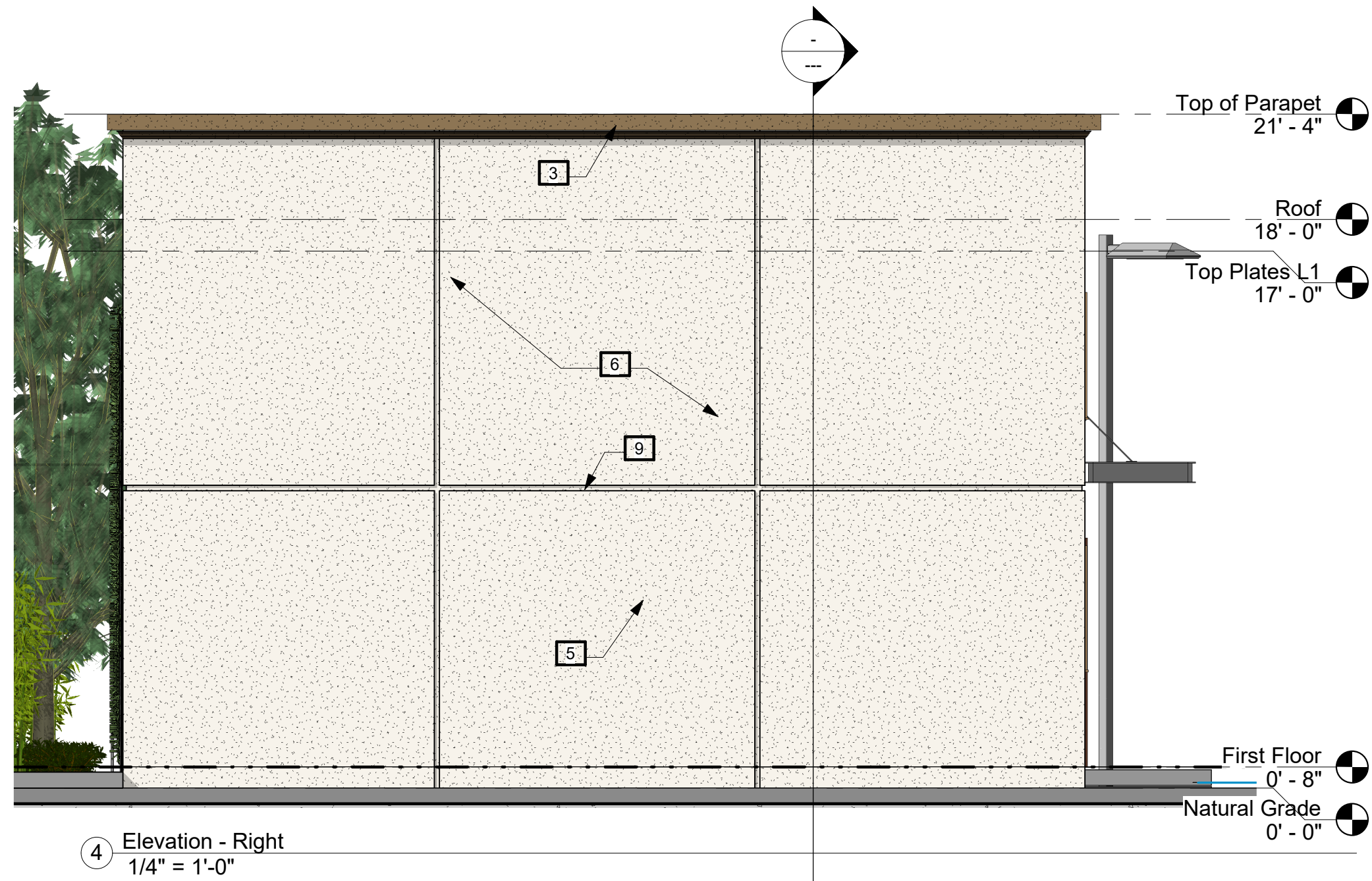
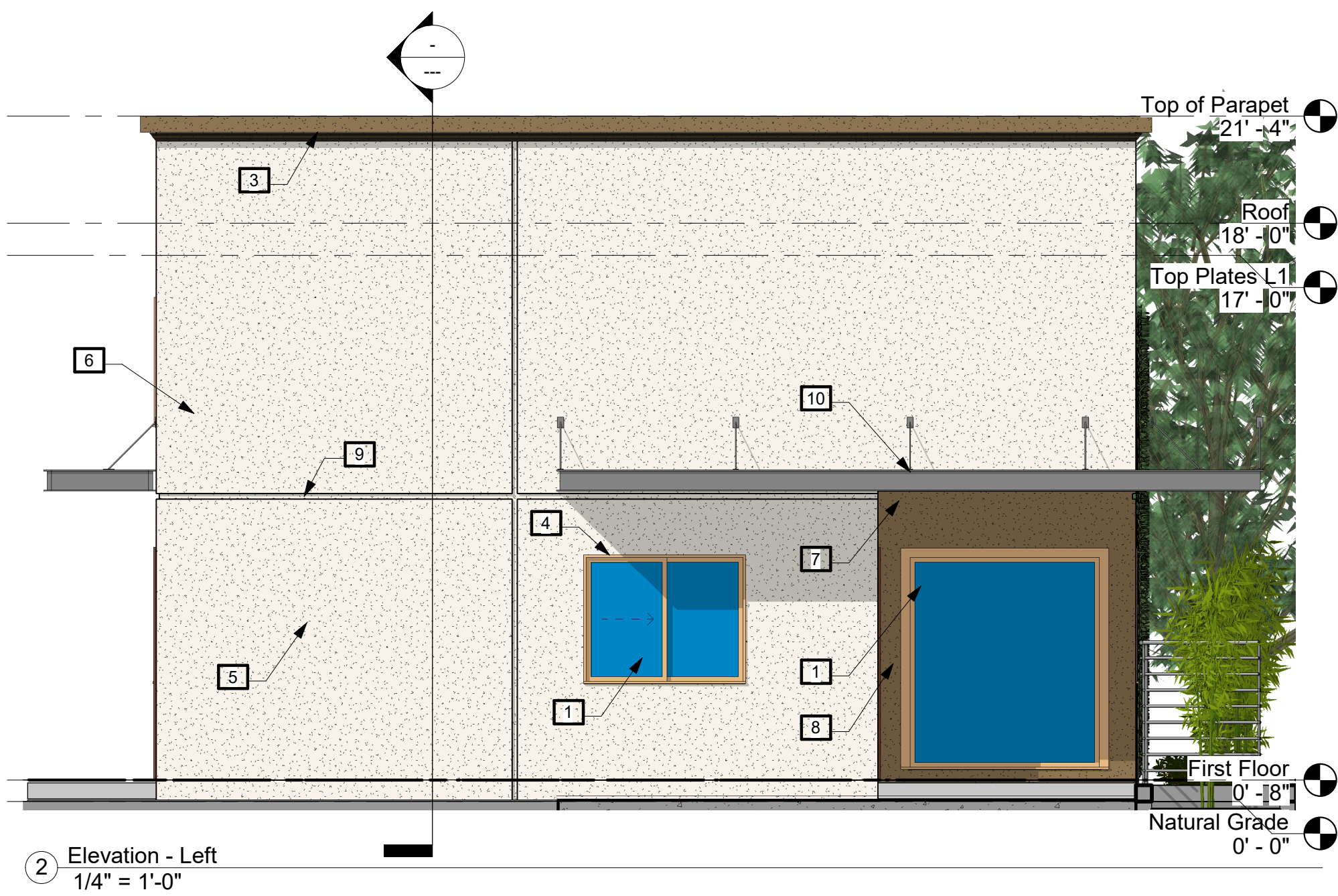


② 3D View 2

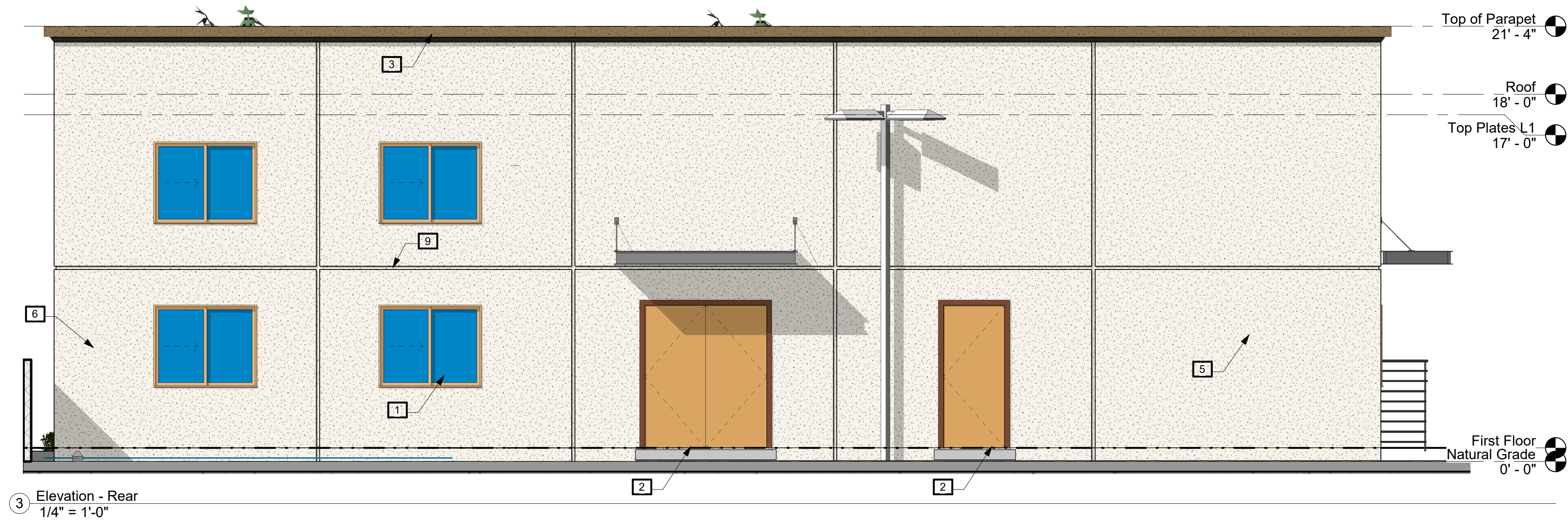


④ 3D View 4



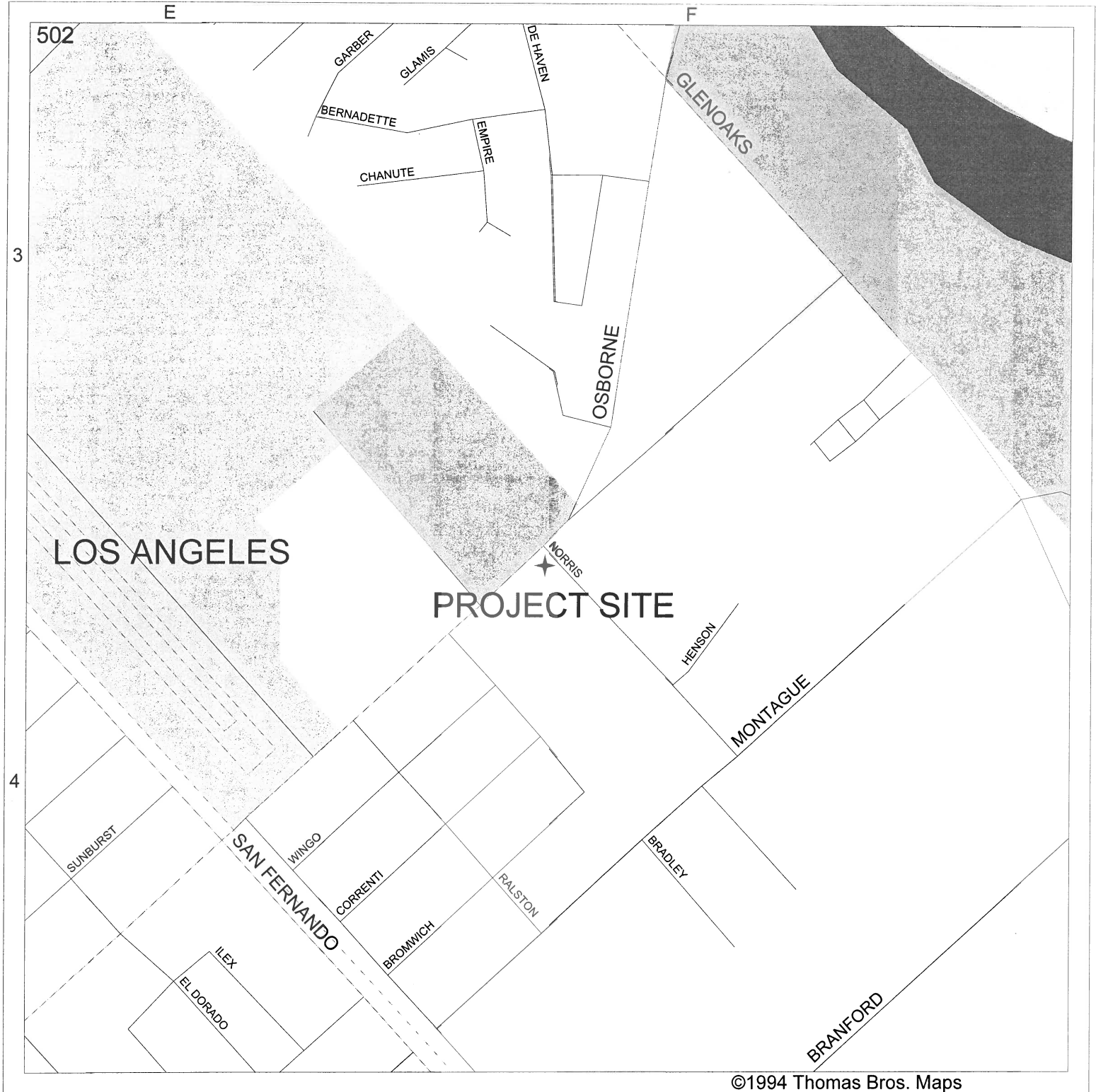


BUILDING MATEIALS & FINISHES	
#	Description
1	1/4 HIGH PERFORMANCE REFLECTIVE GLAZING IN ALUMINUM GLAZING METAL
2	SOLID CORE DOORS - FIRE RATED
3	CORNICE - PRIME ARCHITECTURAL MOLDINGS MODEL CR139 - COLOR TO MATCH STUCCO ACCENT COLOR 3
4	TRIM - PRIME ARCHITECTURAL MOLDINGS - MODEL TR111 - COLOR TO MATCH STUCCO ACCENT COLOR 1
5	PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS
6	STUCCO BLDG. COLOR # 1 - BENJAMIN MOORE - NORTHAMPTON PUTTY HC89 - TEXTURE: SMOOTH COAT
7	STUCCO BLDG. COLOR # 2 - BENJAMIN MOORE - NORWICH BROWN - HC19 - TEXTURE: SMOOTH COAT
8	STUCCO BLDG. COLOR # 3 - BENJAMIN MOORE - CROWNSVILLE GREY - HC106 - TEXTURE: SMOOTH COAT
9	1" REVEAL LINE
10	STEEL CANOPY - PER STRUCTURAL PLANS
11	WALL MOUNTED METAL TRELLIS





**EXHIBIT B**  
**VICINITY MAP**



©1994 Thomas Bros. Maps

### VICINITY MAP

SITE : 12420 W. OSBORNE STREET

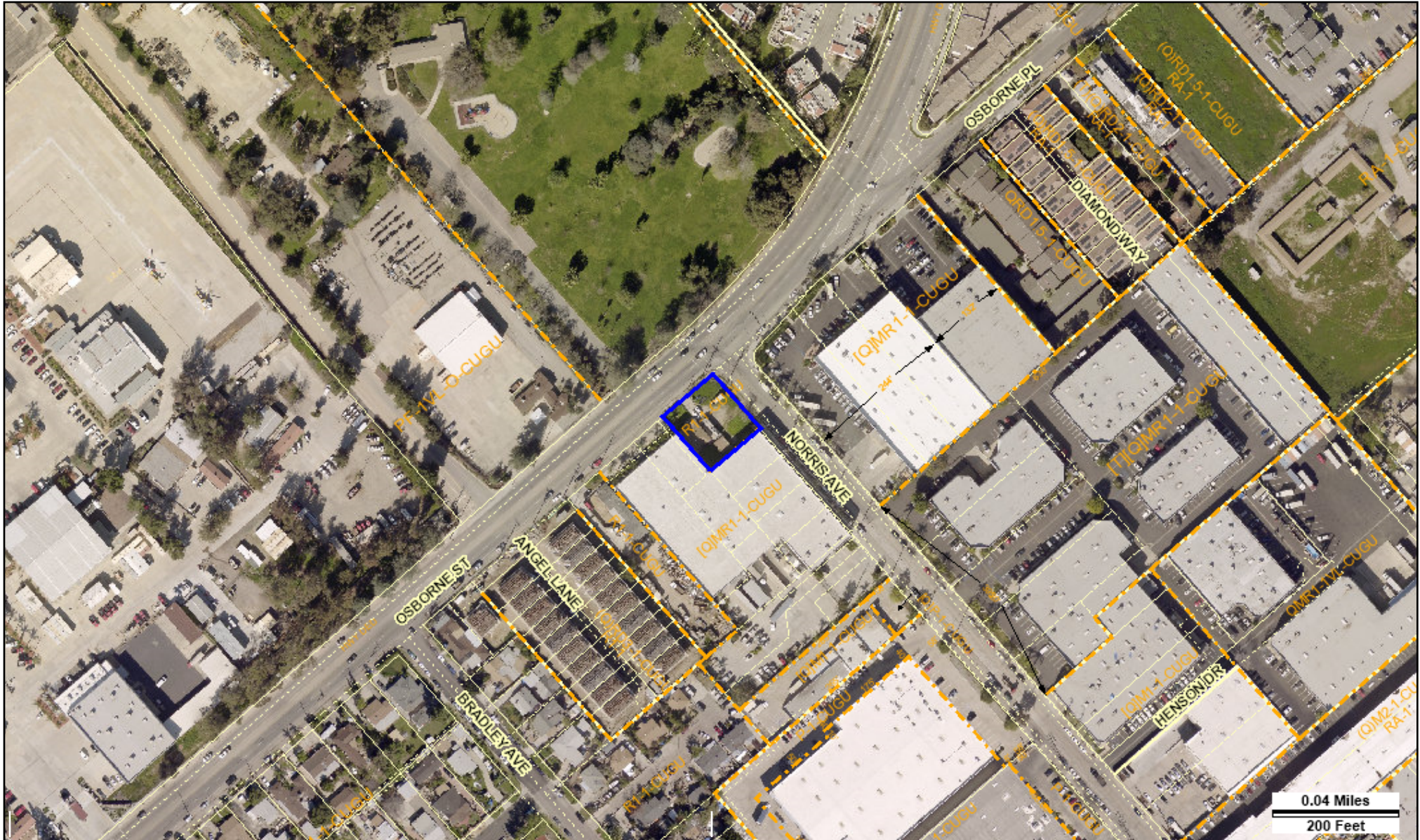
## **GC MAPPING SERVICE, INC.**

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850  
[GCMAPPING@RADIUSMAPS.COM](mailto:GCMAPPING@RADIUSMAPS.COM)

**EXHIBIT C**  
**AERIAL PHOTO**





Address: 12420 W OSBORNE ST

APN: 2537004001

PIN #: 204B165 71

Tract: THE MACLAY RANCHO

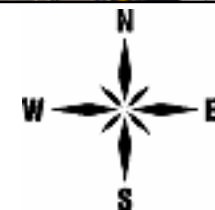
Block: 205

Lot: PT

Arb: 25

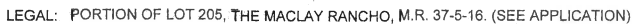
Zoning: R1-1-CUGU

General Plan: Low Residential





**EXHIBIT D**  
**RADIUS MAP**



FROM R1-1-CUGU TO MR1-1-CUGU

NP

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

## 0.26 NET AC.

CASE NO.  
DATE: 09-27-2018  
SCALE: 1" = 100'  
USES FIELD  
D.M. 204 B 165, 207 B 165,  
204 B 161, 207 B 161  
T.B. PAGE: 602 GRID: F-4

**EXHIBIT E**

**ZIMAS ZONING MAP AND PARCEL PROFILE REPORT**



# City of Los Angeles Department of City Planning

## 12/26/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

12420 W OSBORNE ST

### ZIP CODES

91331

### RECENT ACTIVITY

W/o withholding the issuance of Bldg Permits, request applicants to contact LA Co Aviation Div @ (626) 458-5100.

The new structures or addition to existing structures shall be reviewed by the L A County.

### CASE NUMBERS

CPC-23737-BL

CPC-23736

CPC-2016-2568-GPA-VZC

CPC-2015-1462-CA

ORD-184246

ORD-143454

ORD-143453

ORD-109262

ENV-2016-2569-MND

ENV-2015-1463-ND

### Address/Legal Information

PIN Number	204B165 71
Lot/Parcel Area (Calculated)	11,720.1 (sq ft)
Thomas Brothers Grid	PAGE 502 - GRID F4
Assessor Parcel No. (APN)	2537004001
Tract	THE MACLAY RANCHO
Map Reference	M R 37-5/16
Block	205
Lot	PT
Arb (Lot Cut Reference)	25
Map Sheet	204B165

### Jurisdictional Information

Community Plan Area	Arleta - Pacoima
Area Planning Commission	North Valley
Neighborhood Council	Pacoima
Council District	CD 7 - Monica Rodriguez
Census Tract #	1047.03
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	R1-1-CUGU
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2458 Clean Up Green Up Supplemental Use District ZI-2355 Environmental Justice Improvement Area ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2418 Whiteman Airport area – LA County and FAA Notification Request
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Pacoima/Sun Valley
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Roger W. Jessup Park
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2537004001
Ownership (Assessor)	
Owner1	TRUJILLO,JOSE G TR TRUJILLO FAMILY TRUST
Address	13024 AZTEC ST SYLMAR CA 91342
Ownership (Bureau of Engineering, Land Records)	
Owner	CAMARILLO, RAYMOND C. & MERCEDES (TRS) RAYMOND & MERCEDES CAMARILLO TRUST DTD 11-11-93
Address	10369 VERA AVENUE PACOIMA CA 91331
APN Area (Co. Public Works)*	0.267 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$274,215
Assessed Improvement Val.	\$166,184
Last Owner Change	07/31/2017
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	76811 2240474
Building 1	
Year Built	1967
Building Class	D5B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	940.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A-13372) No

Oil Wells None

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

#### Economic Development Areas

Business Improvement District None

Opportunity Zone Yes

Promise Zone None

Renewal Community No

Revitalization Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative Osborne Corridor

#### Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) No

Ellis Act Property No

#### Public Safety

##### Police Information

Bureau Valley

Division / Station Foothill

Reporting District 1654

##### Fire Information

Bureau Valley

Battalion 12

District / Fire Station 98

Red Flag Restricted Parking No

## CASE SUMMARIES

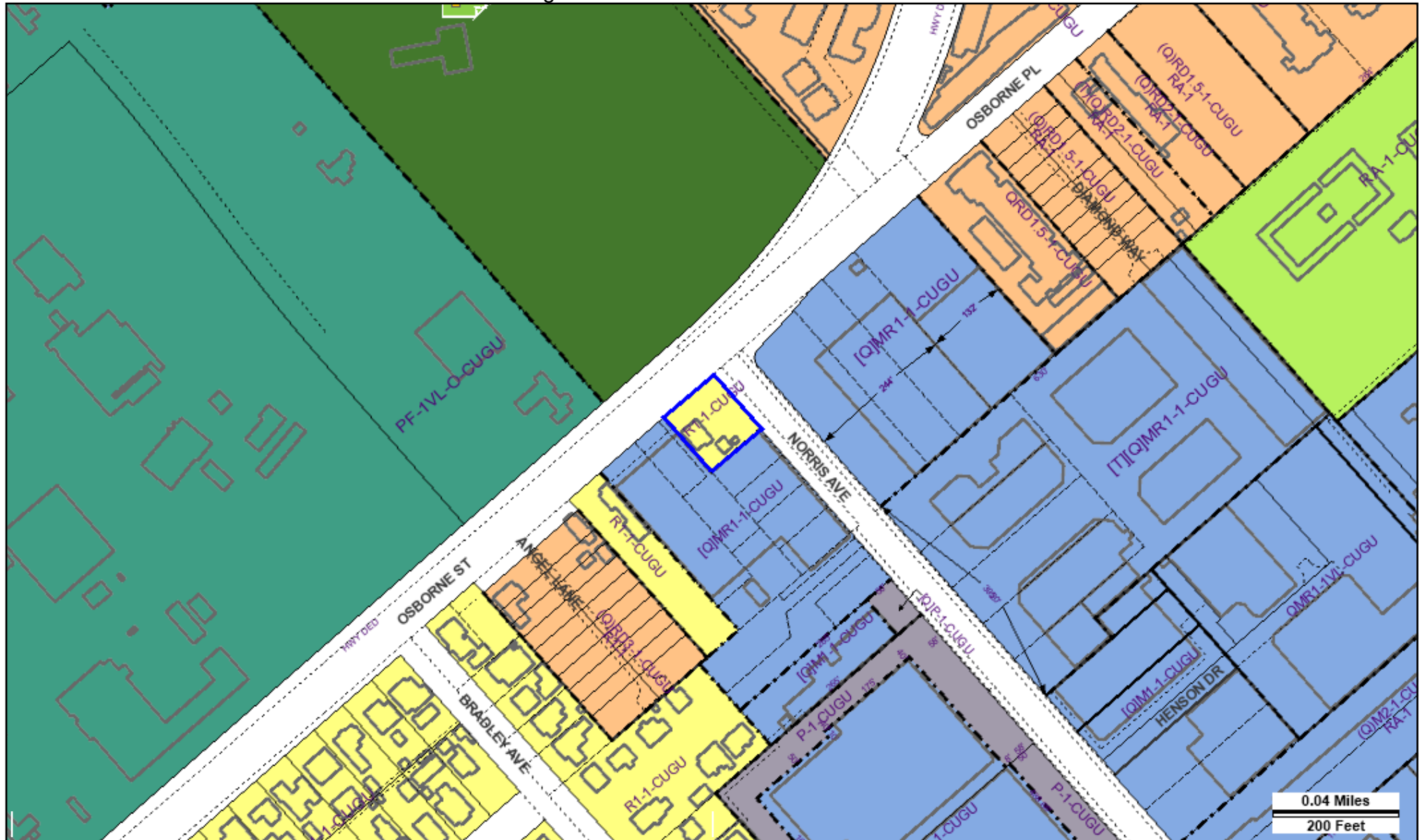
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-23737-BL
Required Action(s):	BL-BUILDING LINE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2016-2568-GPA-VZC
Required Action(s):	GPA-GENERAL PLAN AMENDMENT VZC-VESTING ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT PER SEC. 11.5.6 TO CHANGE FROM VERY LOW I RESIDENTIAL TO LIMITED MANUFACTURING; ZONE CHANGE PER SEC. 12.32F TO CHANGE THE ZONING FROM R1 TO MR;
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2016-2569-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	GENERAL PLAN AMENDMENT PER SEC. 11.5.6 TO CHANGE FROM VERY LOW I RESIDENTIAL TO LIMITED MANUFACTURING; ZONE CHANGE PER SEC. 12.32F TO CHANGE THE ZONING FROM R1 TO MR;
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.

## DATA NOT AVAILABLE

CPC-23736  
ORD-184246  
ORD-143454  
ORD-143453  
ORD-109262





Address: 12420 W OSBORNE ST

APN: 2537004001

PIN #: 204B165 71

Tract: THE MACLAY RANCHO

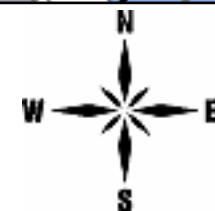
Block: 205

Lot: PT

Arb: 25

Zoning: R1-1-CUGU

General Plan: Low Residential



# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site      Planned School/Park Site      Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

- No vehicle dwelling anytime
- No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
- Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Oil Wells

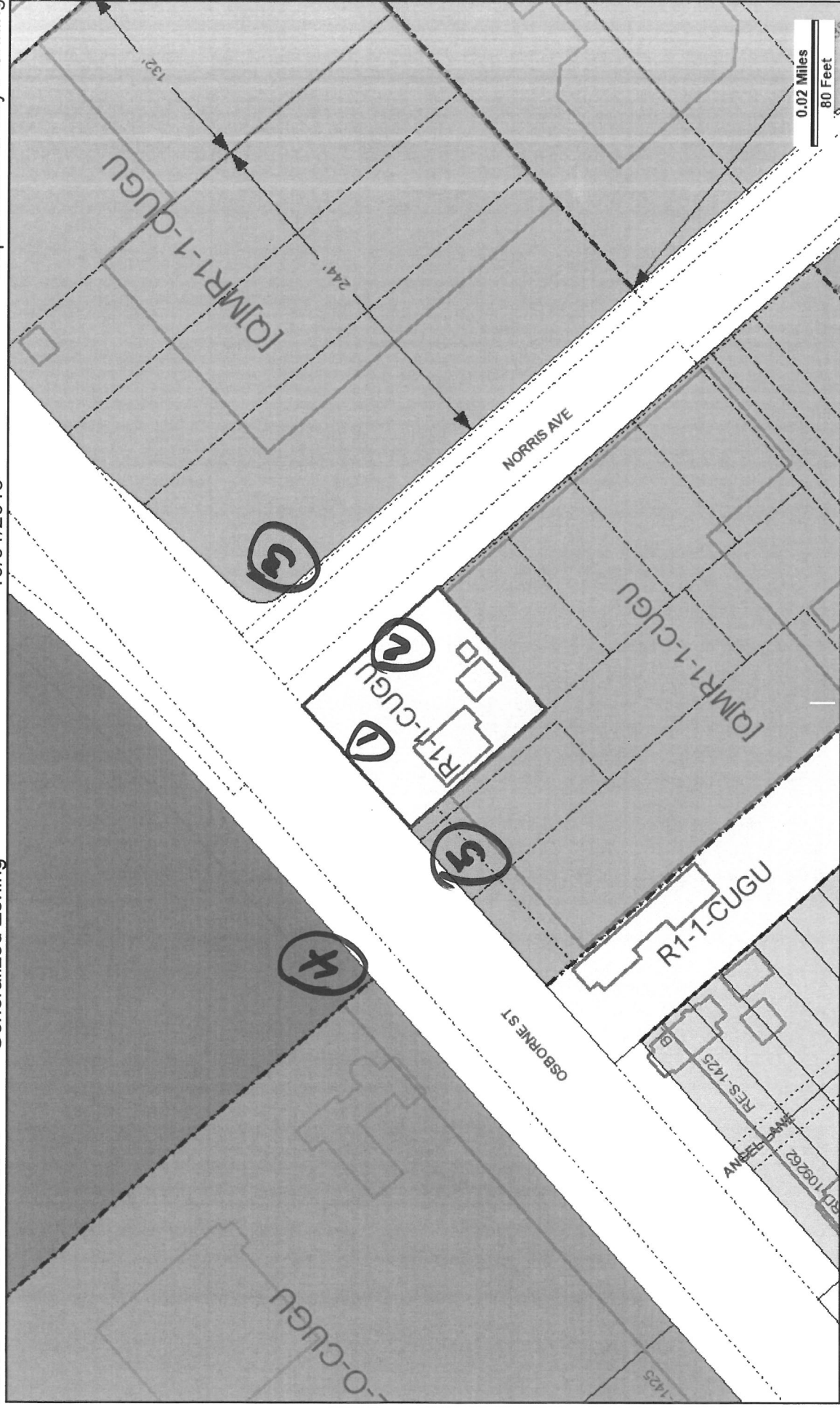
**EXHIBIT F**  
**SITE AND SURROUNDING AREA PHOTOS**



10/01/2018

Generalized Zoning

ZIMAS INTRANET



Address: 12420 W OSBORNE ST

APN: 2537004001

PIN #: 204B165 71

Tract: THE MACLAY RANCHO

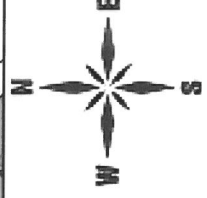
Block: 205

Lot: PT

Arb: 25

Zoning: R1-1-CUGU

General Plan: Low Residential







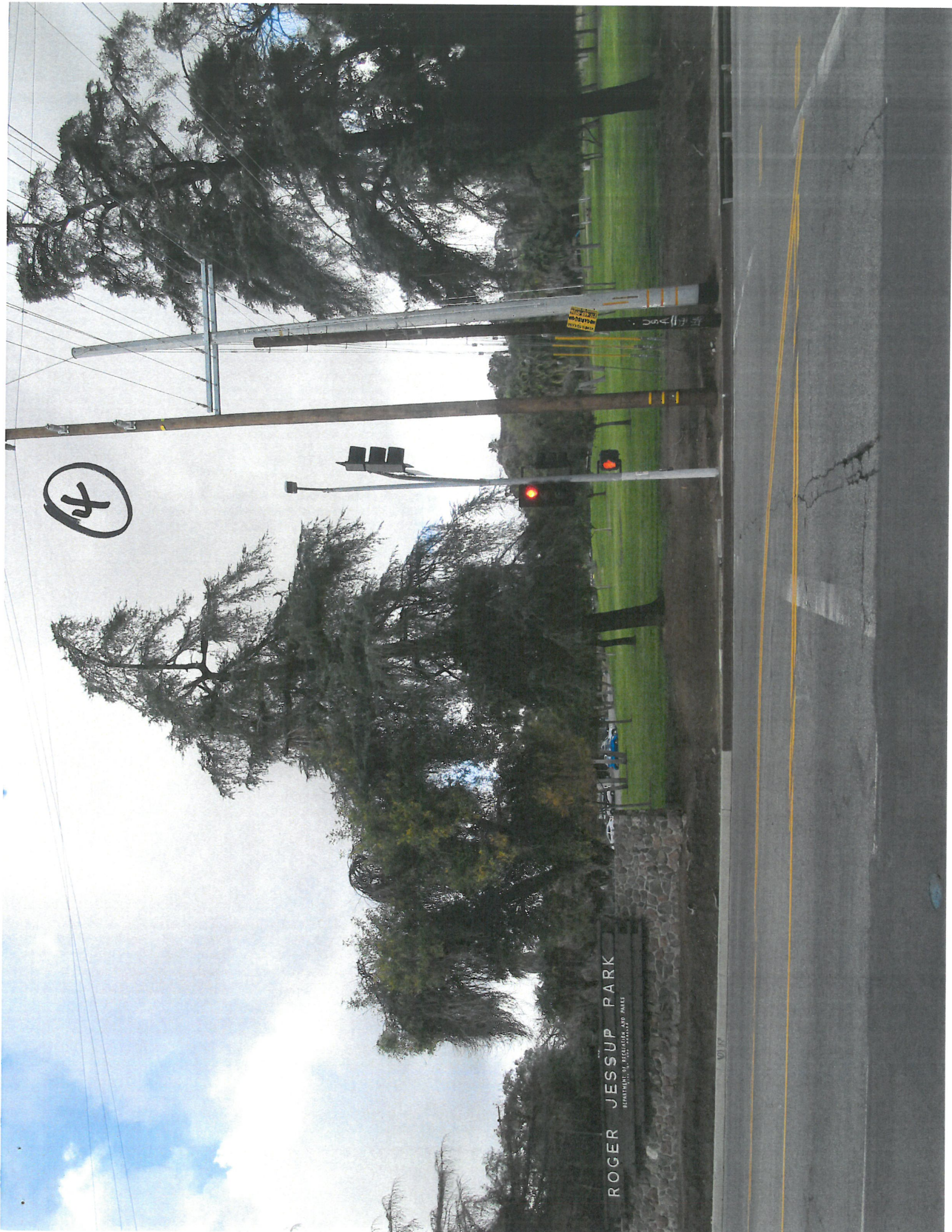




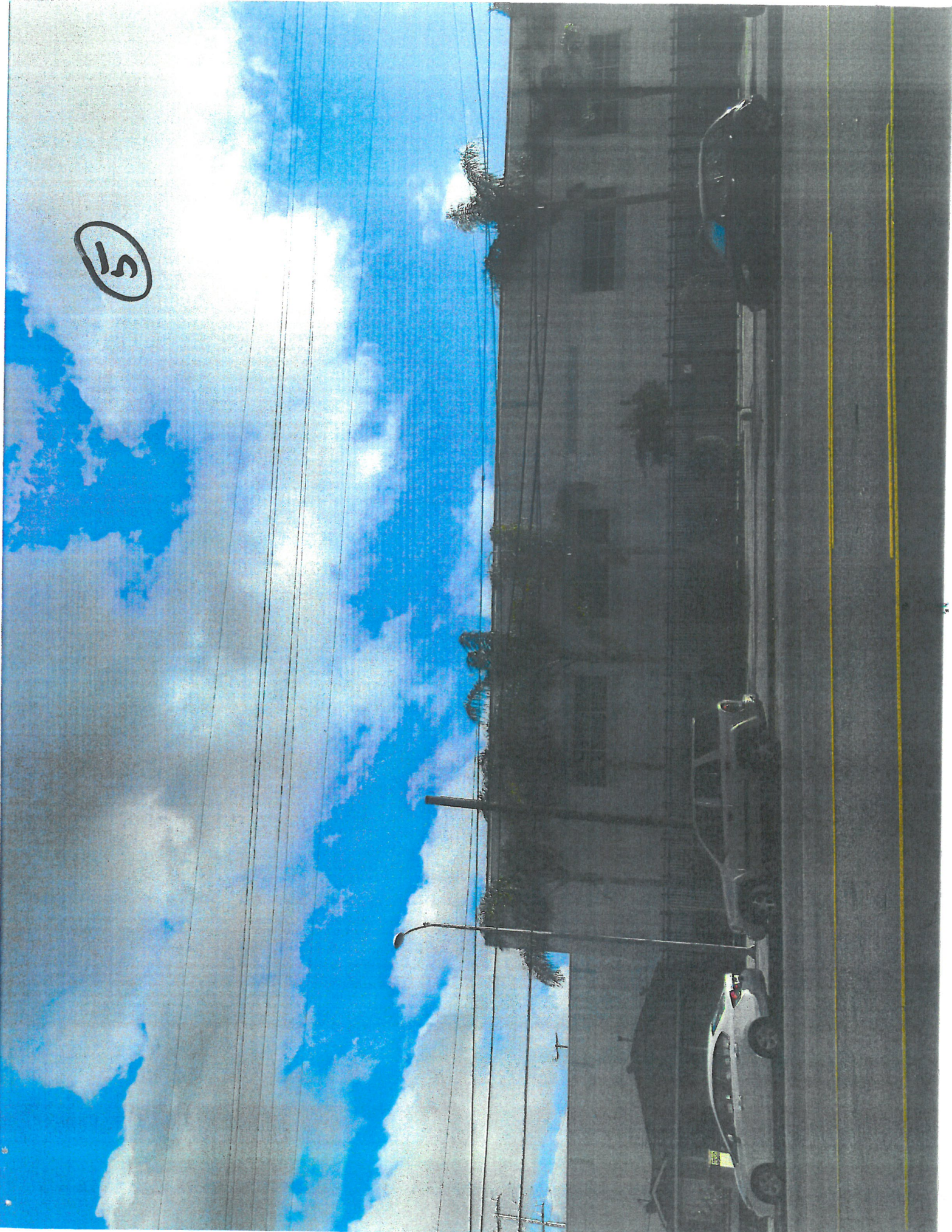














**EXHIBIT G**  
**ENVIRONMENTAL CLEARANCE ENV-2016-2569-MND**  
**MITIGATION MONITORING PROGRAM**

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

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 7 - MONICA RODRIGUEZ
<b>PROJECT TITLE</b> ENV-2016-2569-MND	<b>CASE NO.</b> CPC-2016-2568-GPA-VZC

**PROJECT LOCATION**  
12420 W OSBORNE ST

**PROJECT DESCRIPTION**

The proposed Project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. To achieve the proposed Project, the applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU.

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

Jose G. Trujillo  
13024 Aztec Street  
Sylmar, CA 91342

**FINDING:**

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

<b>NAME OF PERSON PREPARING THIS FORM</b>	<b>TITLE</b>	<b>TELEPHONE NUMBER</b>
	City Planner	(818) 374-9919
<b>ADDRESS</b>	<b>SIGNATURE (Official)</b>	<b>DATE</b>
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<i>Laura Gray-Steele</i>	12/19/18

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 7 - MONICA RODRIGUEZ	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2016-2569-MND	<b>RELATED CASES:</b> CPC-2016-2568-GPA-VZC	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> GENERAL PLAN AMENDMENT PER SEC. 11.5.6 TO CHANGE		
<b>ENV PROJECT DESCRIPTION:</b> The proposed Project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. To achieve the proposed Project, the applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU.		
<b>ENVIRONMENTAL SETTINGS:</b> The subject property is presently designated for Low Residential density by the Arleta-Pacoima Community Plan and is zoned R1-1-CUGU. The subject site is a gently sloping lot totaling 11,628 square feet (0.27 acres) at the southwest corner of Norris Avenue and West Osborne Street. Currently, the property is improved with an 940 square foot single-family dwelling built in 1967. Properties to the east of Norris Avenue are zoned [Q]MR1-1-CUGU and developed with a two-story industrial building occupied by a moving and storage use. Properties further east are zoned QRD1.5-1-CUGU and are developed with residential condominiums. Properties to the west are zoned [Q]MR1-1-CUGU and are developed with one and two-story industrial buildings occupied by warehouses and distribution uses. A single-family dwelling is developed on a property zoned R1-1-CUGU further to the west and abuts a single-family small lot subdivision on a site zoned (Q)RD3-1-CUGU. Single-family dwellings lie west of the small lot subdivision on property zoned R1-1-CUGU. To the south of the subject site, properties are zoned M1-1-CUGU, [Q]M1-1-CUGU, P-1-CUGU, and [Q]P-1-CUGU and are improved with warehouse and distribution uses. The property to the north of the subject site across Osborne Street is zoned OS-1XL-CUGU and is improved with Roger W. Jessup Park. To the east of the park, property is zoned QRD3-1-CUGU and is developed with residential condominiums. To the west of the park, property is zoned PF-1VL-O-CUGU and is improved with Whiteman Airport and the Los Angeles County Fire Department facilities. The subject site lies within a geographic area designated under Ordinance No. 184,246 (effective June 4, 2016) as Clean Up Green Up (CUGU) which is a Supplemental Use District established in Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses. As such, the CUGU Ordinance established a citywide Conditional Use for asphalt manufacturing and refinery facilities, increased notification requirements for projects within a surface mining district, and established development regulations for specific uses that could possibly result in health impacts (CPC-2015-1462-CA).		
<b>PROJECT LOCATION:</b> 12420 W OSBORNE ST		
<b>COMMUNITY PLAN AREA:</b> ARLETA - PACOIMA  <b>STATUS:</b>  <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> PACOIMA

<b>EXISTING ZONING:</b> R1-1-CUGU	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 dwelling unit/5,000 square feet	<b>LA River Adjacent:</b>
<b>GENERAL PLAN LAND USE:</b> LOW RESIDENTIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 9 dwelling units/acre	
	<b>PROPOSED PROJECT DENSITY:</b> N/A	



## 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.

*Gaura Frayn Steele*

City Planner

(818) 374-9919

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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<b>INITIAL STUDY CHECKLIST</b> (To be completed by the Lead City Agency)	
<i>Background</i>	
<b>PROPONENT NAME:</b> Jose G. Trujillo	<b>PHONE NUMBER:</b> (818) 262-4564
<b>APPLICANT ADDRESS:</b> 13024 Aztec Street Sylmar, CA 91342	
<b>AGENCY REQUIRING CHECKLIST:</b> Department of City Planning	<b>DATE SUBMITTED:</b> 11/01/2018
<b>PROPOSAL NAME (if Applicable):</b>	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?		✓	
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?	✓		

#### VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		✓	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		✓	
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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#### IX. HYDROLOGY AND WATER QUALITY

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

#### X. LAND USE AND PLANNING

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

#### XI. MINERAL RESOURCES

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

#### XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	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 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?			✓	
<b>XIII. POPULATION AND HOUSING</b>					
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?			✓	
<b>XIV. PUBLIC SERVICES</b>					
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?			✓	
<b>XV. RECREATION</b>					
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?			✓	
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
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?			✓	



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

#### **XVII. TRIBAL CULTURAL RESOURCES**

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

#### **XVIII. UTILITIES AND SERVICE SYSTEMS**

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

#### **XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

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?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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-2016-2569-MND** and the associated case(s), **CPC-2016-2568-GPA-VZC** . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

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

ADDITIONAL INFORMATION:

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

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

<b>PREPARED BY:</b>	<b>TITLE:</b>	<b>TELEPHONE NO.:</b>	<b>DATE:</b>
	City Planner	(818) 374-9919	11/19/2018

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>The subject site is located at the southwest corner of Norris Avenue and West Osborne Street. Currently, the property is improved with an 940 square foot single-family dwelling built in 1967. Properties to the east of Norris Avenue are zoned [Q]MR1-1-CUGU and developed with a two-story industrial building occupied by a moving and storage use. Properties further east are zoned QRD1.5-1-CUGU and are developed with residential condominiums. Properties to the west are zoned [Q]MR1-1-CUGU and are developed with one and two-story industrial buildings occupied by warehouses and distribution uses. A single-family dwelling is developed on a property zoned R1-1-CUGU further to the west and abuts a single-family small lot subdivision on a site zoned (Q)RD3-1-CUGU. Single-family dwellings lie west of the small lot subdivision on property zoned R1-1-CUGU. To the south of the subject site, properties are zoned M1-1-CUGU, [Q]M1-1-CUGU, P-1-CUGU, and [Q]P-1-CUGU and are improved with warehouse and distribution uses. The property to the north of the subject site across Osborne Street is zoned OS-1XL-CUGU and is improved with Roger W. Jessup Park. To the east of the park, property is zoned QRD3-1-CUGU and is developed with residential condominiums. To the west of the park, property is zoned PF-1VL-O-CUGU and is improved with Whiteman Airport and the Los Angeles County Fire Department facilities. The project would be one-story, 21 feet 4 inches in height and would not increase the height and/or massing in the surrounding area. Project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the project</p>

Impact?	Explanation	Mitigation Measures
	and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.	
b. NO IMPACT	A significant impact would occur if the proposed Project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no State designated scenic highways are located near the Project site. Therefore, no impacts would occur.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The Project area is developed with a mix of industrial, residential, recreational, and institutional uses. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less-than-significant impact on visual quality.	
d. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades	

Impact?	Explanation	Mitigation Measures
	<p>largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project would include nighttime security lighting primarily along the perimeter of the project site. However, the security lighting would be night-friendly LEDs and would not substantially change existing ambient nighttime lighting conditions. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant</p>	

## II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed Project would convert valued farmland to non-agricultural uses. The site is improved with a 940 square foot single-family dwelling. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.</p>	

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

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of	
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Impact?	Explanation	Mitigation Measures
	natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Based on published studies for similar projects, during the construction phase the proposed project would not likely exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Dioxide (SO2), and Sulfur Oxides (SOx).</p> <p>Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases. Motor vehicles that access the project site would be the predominant source of long-term project operations emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Therefore, the proposed project would result in a less-than-significant impact related to regional operational emissions. Additionally, the proposed project has less than 75,000 square feet of non-residential use, no grading, and no export of soil. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOx), and lead</p>	

Impact?	Explanation	Mitigation Measures
	<p>(Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (1,940 square feet) with no export of soil would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). This particular project will involve less than 75,000 square feet of non-residential use, no grading, and no export of soil. The proposed project does not involve construction of a sensitive receptor (e.g., residence). Therefore, the proposed project would result in a less than significant impact.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed project involves food preparation but not food processing. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.	

#### IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in a highly urbanized area and is surrounded by institutional, recreational, and residential land uses. According to information provided by the applicant, no protected or significant trees are currently on the site. Any nesting birds that may be on the site are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. Thus, there would be less than significant impacts to nesting birds or sensitive biological species.</p>	
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not</p>	

Impact?	Explanation	Mitigation Measures
	have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.	
c. NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area and is developed with a single-family residence. Therefore, the proposed project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the minimal number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e. 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, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). According to information provided by the applicant, 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 proposed project would be required to	

Impact?	Explanation	Mitigation Measures
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		comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of the proposed project. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and no impacts would occur.	
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

#### V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. The project includes the demolition of a 940 square foot single-family dwelling constructed in 1967. However, the residence 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 (Survey LA, Historic Places LA). Whiteman Airport, located 0.6 miles to the northwest of the subject site across Osborne Street, is identified as significant in SurveyLA. However, the proposed project will have no impact on Whiteman Airport. Therefore, the impact of the proposed food commissary would be less than significant.	
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section	

Impact?	Explanation	Mitigation Measures
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		21083.2. Therefore, the impact would be less than significant.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Furthermore, as discussed in Appendix A, Tribal Cultural Resources, a records search of the NAHC Sacred Lands File was completed with positive results. In the event that human remains of Native American origin are discovered during ground breaking activities, all impacts would be reduced to a less than significant level with the mitigation measures herein (see Appendix A) and compliance with state laws.</p>	As discussed in Appendix A, Tribal Cultural Resources, a significant impact may occur to human remains, including those interred outside of formal cemeteries. With the mitigation measure proposed herein (see Appendix A), all impacts will be less than significant.

## VI. GEOLOGY AND SOILS

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

Impact?	Explanation	Mitigation Measures
d. NO IMPACT	<p>A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.</p>	
e. NO IMPACT	<p>A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance; however, no grading or excavation is proposed. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, no impact would occur with respect to erosion or loss of topsoil.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by</p>	

Impact?		Explanation	Mitigation Measures
		the removed fluid. ZIMAS does not identify the presence of oil wells on the site. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit E, the proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.	
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h.	LESS THAN SIGNIFICANT IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.	
<b>VII. GREEN HOUSE GAS EMISSIONS</b>			

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

Impact?	Explanation	Mitigation Measures
	development along Osborne Street, which is identified as Avenue I by Mobility Plan 2035, and Norris Avenue, which is identified as Local Street - Standard by Mobility Plan 2035. As such, the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.	

## VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a food commissary use, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. The project site is located within an area designated as ZI-2355 Environmental Justice Improvement Area, which regulates industrial land uses including active or closed landfills, waste transfer stations, solid waste, solid waste vehicle yards, auto dismantling or recycling facilities, green waste, and any facilities using hazardous materials. The proposed food commissary is not a use related to the industrial uses / hazardous</p>	
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Impact?	Explanation	Mitigation Measures
	uses regulated under ZI-2355. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing single-family dwelling on the project site was built in 1967 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of this buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less-than-significant impact.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. ZIMAS does not show any schools within a 500 foot radius of the subject site, and staff research does not show any schools within a quarter mile of the site. The proposed project would be a food commissary use, which would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact.</p>	

Impact?	Explanation	Mitigation Measures
NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>The proposed project is located within 0.6 miles to the south of Whiteman Airport, and is designated under ZIMAS as ZI-2418 Whiteman airport area - LA County and FAA Notification Request. As such, the project will be reviewed by LA County prior to the issuance of a building permit and will meet all regulations required by that governmental body. Therefore, any impacts will be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>The proposed project is located within 0.6 miles to the south of Whiteman Airport, and is designated under ZIMAS as ZI-2418 Whiteman airport area - LA County and FAA Notification Request. As such, the project will be reviewed by LA County prior to the issuance of a building permit and will meet all regulations required by that governmental body. Therefore, any impacts will be less than significant.</p>	
NO IMPACT	<p>The nearest emergency route is San Fernando Road, located approximately 2,000 feet to the west of the proposed project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996). The proposed project would not require</p>	

Impact?	Explanation	Mitigation Measures
	the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h. NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires although the site is located in a High Wind Velocity Area. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

#### IX. HYDROLOGY AND WATER QUALITY

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

Impact?	Explanation	Mitigation Measures
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less-than-significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.

d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.</p>	
f.	NO IMPACT	<p>A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing</p>	

Impact?	Explanation	Mitigation Measures
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		stormwater discharge. Therefore, no impact would occur.	
g.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F and NavigateLA, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.</p>	
h.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F and NavigateLA, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.</p>	
i.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. According to USGS topographic maps (<a href="https://viewer.nationalmap.gov/basic/">https://viewer.nationalmap.gov/basic/</a>) the site is not located near any reservoirs or bodies of water. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.</p>	
j.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity.</p>	

Impact?	Explanation	Mitigation Measures
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		The project site and the surrounding areas are not located near a water body to be inundated by seiche. Similarly, the project site and the surrounding areas are located approximately 24 miles northeast of the Pacific Ocean. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	
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#### **X. LAND USE AND PLANNING**

a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of new food commissary, infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located in the Arleta-Pacoima Community Plan area and is designated for Low Residential density and is zoned R1-1-CUGU. The proposed project is the development of a 1,940 square foot food commissary serving the entertainment industry, which is not permitted by right in the R1 Zone. The applicant has applied for a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU to achieve the proposed project. Additionally, the site is located within the geographic area of the Clean Up Green Up Supplemental Use District (Ordinance No. 184,246, ZI-2458) which was implemented in June 2016 to reduce cumulative health impacts resulting from	

Impact?	Explanation	Mitigation Measures
	incompatible land uses. The applicant has met all applicable development standards under the Clean Up Green Up Ordinance. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use are mitigated herein if necessary or are addressed through compliance with existing regulations. Therefore, the impact would be less than significant.	
c. NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	

## **XI. MINERAL RESOURCES**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. According to the Conservation Element of the City of Los Angeles General Plan, Mineral Resources, Exhibit A (September 2001), the project site may be in an area of Mineral Resources. According to ZIMAS, no oil wells exist on the proposed project site. The production and extraction of mineral resources is not prohibited, and zoning relief tools are available if such request is to be made. Such request(s) would be evaluated with considerations to surrounding land use patterns, among other considerations. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and a less than significant impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. As discussed above, the site may possibly be located in an area of Mineral resources. According to ZIMAS, no oil wells are on site. The production and extraction of mineral resources is not prohibited, and zoning relief tools are available if such request is to be made. Such request(s) would be evaluated with	



Impact?	Explanation	Mitigation Measures
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	considerations to surrounding land use patterns, among other considerations. The Proposed Project for the development of a food commissary would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
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## XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	<p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, the noise exposure impact would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the project would result in a less-than-significant impact related to construction vibration.</p>	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is located 0.6 miles to the south of Whiteman Airport, and is designated under ZIMAS as ZI-2418 Whiteman Airport area - LA County and FAA Notification Request. Prior to issuance of a building permit, the proposed project will be reviewed by LA County and will meet all applicable governmental regulations. Therefore, any impacts will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is located 0.6 miles to the south of Whiteman Airport, and is designated under ZIMAS as ZI-2418 Whiteman Airport area - LA County and FAA Notification Request. Prior to issuance of a building permit, the proposed project will be reviewed by LA County and will meet all applicable governmental regulations. Therefore, any impacts will be less than significant.	

Impact?	Explanation	Mitigation Measures
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### XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	<p>A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of a food commissary serving the entertainment industry. According to information provided by the applicant, approximately 8-10 people who reside locally will be employed per work shift. An increase in residential population is not expected resulting from the proposed project. Any increase would not be considered substantial in consideration of anticipated growth for the Arleta-Pacoima Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. By employing people who reside locally, the project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. Any physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately addressed in other portions of this document. Therefore, the impact would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential dwelling unit. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City if applicable. Compliance with these requirements, including the provision of notice and payment of relocation fees (if applicable), would reduce displacement impacts to less than significant.</p>	

Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential dwelling unit. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City if applicable. Compliance with these requirements, including the provision of notice and payment of relocation fees (if applicable), would reduce displacement impacts to less than significant.

#### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAFD Fire Station 98 located at 13035 Van Nuys Boulevard (approximately 1.8 miles south of the proposed project site). The proposed 1,940 square foot food commissary could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact.
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in an increase of 1,940 square feet dedicated to a food commissary use, which could increase demand for police services. The project site and the surrounding area are currently served by LAPD's Foothill Community Police Station located at 12760 Osborne Street (approximately 1/2 miles southwest of the subject site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called in. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. Per information provided by the applicant, approximately 8-10 employees per work shift will serve the proposed facility and efforts will be made to employ local labor. As such, it is doubtful that enrollment at schools serving the area would increase as a result of the proposed project. However, development of the proposed project would be subject to California Government Code Section 65995, which</p>	

Impact?	Explanation	Mitigation Measures
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		would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools.	
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d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 8-10 employees per work shift, and according to the applicant, efforts will be made to employ local labor. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.	
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e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project will result in the hiring of 8-10 employees per work shift, and according to the applicant, efforts will be made to hire local labor. The proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.	
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<b>XV. RECREATION</b>
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Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XIV (d) above	
b.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XIV (d) above	

#### **XVI. TRANSPORTATION/TRAFFIC**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project is the construction of a 1,940 square foot food commissary serving the entertainment industry. Although the new project will result in an increase in trips, the increase does not exceed the LADOT threshold of 25,000 square feet for Light Industrial land use to require a traffic analysis. Therefore, the impact would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours per LADOT thresholds. Although the new project will result in an increase in trips (approximately 25 trips per LADOT thresholds for Light Industrial land use), the increase would not add more than 50 trips during either the a.m. or p.m. peak hours. Therefore, impacts would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would	

Impact?	Explanation	Mitigation Measures
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interfere with air traffic patterns.  
Therefore, no impact would occur.

d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses along Osborne Street and Norris Avenue. Therefore, impacts would be less than significant.	
e.	NO IMPACT	A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster route to the project site is San Fernando Road, which is approximately 2,000 feet west of the subject site (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.	
f.	NO IMPACT	A significant impact may occur if the proposed project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.	

#### **XVII. TRIBAL CULTURAL RESOURCES**

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	See Appendix A	Mitigation Measure in Appendix A
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	See Appendix A	Mitigation Measure in Appendix A

#### **XVIII. UTILITIES AND SERVICE SYSTEMS**



Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of a 1,940 square foot food commissary employing 8-10 people per work shift would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff	

Impact?	Explanation	Mitigation Measures
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		water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.	
d.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (b).	
e.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (b).	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.	
g.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (f).	

#### **XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

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

APPENDIX A

TRIBAL CULTURAL RESOURCES

**a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on October 31, 2018, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On November 5, 2018, one tribal response was received from the Fernandeño Tatavian Band of Mission Indians who requested a consultation.

A record search of the Native American Heritage Commission Sacred Lands File (SLF) was completed for the subject site with positive results (see attached letter dated November 14, 2018). As such, as a project mitigation, an on-site archeological monitor will be provided by the applicant during ground disturbance activities. With this mitigation measure, impacts as a result of the proposed project will be less than significant.

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

See response to a) and mitigation measure.



## MITIGATION MEASURE

Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring.

Prior to the commencement of any ground disturbance activities at the project site, the Applicant, or its successor, shall notify any California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archeologist, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
2. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its

successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City's AB 52 Confidentiality Protocols.

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



November 14, 2018

Laura Frazin Steele  
City of Los Angeles

VIA Email to: [Laura.frazinsteele@lacity.org](mailto:Laura.frazinsteele@lacity.org)

RE: 12420 West Osborne Street, Los Angeles County.

Dear Ms. Frazin Steele:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians-Kizh Nation on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez  
Associate Environmental Planner

Attachment

**Native American Heritage Commission  
Native American Contacts List  
11/14/2018**

Fernandeno Tataviam Band of Mission Indians Rudy Ortega Jr., Tribal President 1019 Second Street, Suite 1 San Fernando, CA 91340 rortega@tataviam-nsn.us (818) 837-0794 (818) 837-0796 Fax	Fernandeno Tataviam	Gabrielino-Tongva Tribe Linda Candelaria, Chairperson 80839 Camino Santa Juliana Indio, CA 92203 lcandelaria1@gabrielinotribe.org	Gabrielino
Gabrieleno Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina, CA 91723 admin@gabrielenoindians.org (626) 926-4131	Gabrielino	Gabrielino-Tongva Tribe Charles Alvarez, Councilmember 23454 Vanowen St. West Hills, CA 91307 roadkingcharles@aol.com (310) 403-6048	Gabrielino
Gabrieleno/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA 91778 GTTribalcouncil@aol.com (626) 483-3564 Cell (626) 286-1262 Fax	Gabrielino Tongva		
Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles, CA 90012 sgoad@gabrielino-tongva.com (951) 807-0479	Gabrielino Tongva		
Gabrielino Tongva Indians of California Tribal Council Robert F. Dorame, Chairman P.O. Box 490 Bellflower, CA 90707 gtongva@gmail.com (562) 761-6417 Voice/Fax	Gabrielino Tongva		

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American Tribes for the proposed: 15418 Bermiuda Street and 10824-10841 Sepulveda Blvd., Los Angeles County.**

# MITIGATION MONITORING PROGRAM

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

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

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

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

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

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

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

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



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

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

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

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

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

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

# MITIGATION MONITORING PROGRAM

## CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES

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Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring.

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1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
2. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the

identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
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8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City's AB 52 Confidentiality Protocols.

# Regulatory Compliance Measures

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In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

## AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
  - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
  - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
  - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.

- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

## **AGRICULTURE and FORESTRY**

### **AIR QUALITY**

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.



- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
  - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
  - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.
- **Regulatory Compliance Measure RC-AQ-8 (Wireless Facilities):** If rated higher than 50 brake horsepower (bhp), permit required in accordance with SCAQMD Rule 1470 - Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and SCAQMD Rule 1110.2 - Emissions from Gaseous- and Liquid- Field Engines.

## **BIOLOGY**

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

## **CULTURAL RESOURCES**

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

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

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

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

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

## **GEOLOGY AND SOILS**

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
  - ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

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

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

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

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

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

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

## **HAZARDS AND HAZARDOUS MATERIALS**

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



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

## **HYDROLOGY AND WATER QUALITY**

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

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
  - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

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

### **LAND USE AND PLANNING**

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

### **MINERAL RESOURCES**

### **NOISE**

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

### **POPULATION AND HOUSING**

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

### **PUBLIC SERVICES**

#### **Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

#### **Parks**

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

## **RECREATION**

See RC measures above under Parks.

## **TRANSPORTATION AND TRAFFIC**

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

## **PUBLIC UTILITIES AND SERVICE SYSTEMS**

### **Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation

and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

### Energy

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

### Solid Waste

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

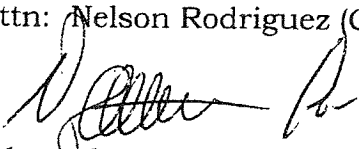


**EXHIBIT H**  
**REPORTS AND AGENCY LETTERS**

**CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE**

**Date:** November 9, 2016

**To:** Mr. Vince P. Bertoni, Director  
Department of City Planning  
Attn: Nelson Rodriguez (City Planning Associate)



**From:** Edmond Yew, Manager  
Land Development & GIS Division  
Bureau of Engineering

**Subject: Case No. CPC 2016-2568 (GPA/ZC): 12420 West Osborne Street**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a General Plan Amendment and Zone Change adjoining the area involved:

1. Dedication Required:

**Osborne Street** (Avenue I) – A 20-foot wide strip of land along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I of Mobility Plan 2035, including a 20-foot radius property line return at the intersection with Norris Avenue.

**Norris Avenue** (Local Street) – None.

2. Improvements Required:

**Osborne Street** – Construct additional surfacing to join the existing improvements to provide a 35-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 15-foot wide full-width concrete sidewalk. Construct an access ramp at the intersection with Norris Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.

**Norris Avenue** – Construct additional surfacing to join the existing improvements to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 12-foot full-width concrete sidewalk. These improvements should suitably transition to join the existing improvements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Relocate traffic signals and equipment to the satisfaction of the Department of Transportation (818) 374-4699.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (818) 374-5005.

3. Catch basin exists in Osborne Street. Relocate catch basin per B-Permit plan check requirements.
4. Sewers exist in Osborne. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202-3488.

cc: Veronica Becerra  
Valley District Office

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL MEMORANDUM

12420 W Osborne Street  
DOT Case No. SFV 16-104958  
DOT Project ID No. 45036

Date: February 21, 2018

To: Deputy Advisory Agency  
Department of City Planning

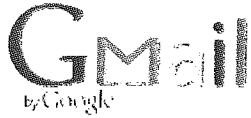
From: Taghi Gharagozli, Associate Transportation Engineer III  
Department of Transportation

Subject: **REVISED CASE NO. CPC-2016-2568-GPA-ZC**  
**ENV-2016-2569-EAF**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
2. Access to Osborne Street shall be prohibited. Access shall be taken from the Norris Avenue.
3. A two-way driveway apron width of W=30 feet is required to the satisfaction of DOT.
4. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
5. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4699.



Laura Frazin-Steele &lt;laura.frazinsteele@lacity.org&gt;

**FW: CPC 2016-2568-GPA-ZC 12420 W. Osborne DOT Case No. SFV 16-104958 DOT project ID No. 45036**

1 message

**Veronica Becerra** <vbcommercial@verizon.net>  
To: Laura Frazin-Steele <laura.frazinsteele@lacity.org>

Wed, Feb 21, 2018 at 3:42 PM

Please see attached.

Veronica Becerra  
Rabuild Commercial Services LLC  
Land Use, Entitlements, Project Development  
213 272-4784

**From:** Taghi Gharagozli <taghi.gharagozli@lacity.org>  
**Date:** Wednesday, February 21, 2018 at 3:38 PM  
**To:** vbcommercial <vbcommercial@verizon.net>  
**Subject:** Re: CPC 2016-2568-GPA-ZC 12420 W. Osborne DOT Case No. SFV 16-104958 DOT project ID No. 45036

Hi Veronica,

Per our phone conversation, I revised the letter (please see the attachment). You may keep the 20' wide entrance at the property line, however, the driveway cut (apron) of 30' wide at the curb is required. Please send me a copy of the revised drawing.

Thanks

On Tue, Feb 20, 2018 at 11:40 AM, vbcommercial <vbcommercial@verizon.net> wrote:

Hi



2/22/2018

City of Los Angeles Mail - FW: CPC 2016-2568-GPA-ZC 12420 W. Osborne DOT Case No. SFV 16-104958 DOT project ID No. 45036

It will be difficult to meet parking requirements with a 30 W. This is a small building less than 2000 sq ft with less the 10 employees

Veronica Becerra

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Taghi Gharagozli <taghi.gharagozli@lacity.org>

Date: 2/20/18 10:38 AM (GMT-08:00)

To: Veronica Becerra <vbcommercial@verizon.net>

Subject: Re: CPC 2016-2568-GPA-ZC 12420 W. Osborne DOT Case No. SFV 16-104958 DOT project ID No. 45036

Hi Veronica,

Why can't you provide the apron width of W=30'?

Taghi

On Thu, Feb 15, 2018 at 4:16 PM, Veronica Becerra <vbcommercial@verizon.net> wrote:

Hi Taghi,

We received the interdepartmental memo for the above mentioned case.

In the memo you are asking for a two-way driveway width of W=30 feet required.

Can you please take another look at this as this is a very small piece of property and they will not have large trucks on site. They have complied with the rest of your requests including closing the entrance on Osborne.

Please let me know if you can reconsider this requirement.

I have attached plans and your letter.

213 272-4784

**LADOT**

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

https://mail.google.com/mail/u/0/?ui=2&ik=8502482c-fa2&view=1FFFF1098Mlwen&view=nt&search=inbox&th=161bahf826h2ha61&siml=161bahf826h2ha61

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL MEMORANDUM

12420 W Osborne Street  
DOT Case No. SFV 16-104958  
DOT Project ID No. 45036

Date: October 19, 2016

To: Deputy Advisory Agency  
Department of City Planning

From: Taghi Gharagozli, Associate Transportation Engineer III  
Department of Transportation

Subject: **CASE NO. CPC-2016-2568-GPA-ZC**  
**ENV-2016-2569-EAF**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:


1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
2. Access to Osborne Street shall be prohibited. Access shall be taken from the Norris Avenue.
3. A two-way driveway width of W=30 feet is required.
4. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
5. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4699.

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**Date:** 10/6/2016

**To:** Charlie Rausch, Senior City Planner  
Department of City Planning  
200 N. Spring St., 6th Floor MS-395

**From:**  Jay Wong, Manager  
Private Development Division  
Bureau of Street Lighting

**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS**

**CITY PLANNING CASE No.: CPC 2016-2568 GPA ZC**

12420 W. Osborne St.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

**IMPROVEMENT CONDITION:** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Osborne St.

**NOTES:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901

Engineering District Office: VAL

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** November 2, 2016

**TO:** Jae H. Kim, Deputy Advisory Agency  
Department of City Planning

**FROM:** *TA* Timothy Tyson, Chief Forester  
Bureau of Street Services, Urban Forestry Division

**SUBJECT:** CPC-2016-2568/ 12420 W. Osborne St.

The Urban Forestry Division has investigated this project and recommends the following conditions:

1. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

**Note:** All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077





GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: AV-0

July 12, 2011

Mr. Colin Kumabe  
Senior Structural Engineer  
City of Los Angeles  
Department of Building and Safety (LADBS)  
201 North Figueroa Street, 880  
Los Angeles, CA 90012

Dear Mr. Kumabe:

### **COMPLIANCE WITH FEDERAL AVIATION ADMINISTRATION FAR PART 77 REPORTING REQUIREMENTS FOR NEW DEVELOPMENTS AROUND AIRPORTS**

As the sponsor of five airports throughout the County of Los Angeles (County), we want to ensure compliance with all Federal Aviation Administration (FAA) regulations that govern the County's airports and the surrounding areas, particularly regulations addressing safety of flight such as Federal Aviation Regulation (FAR) Part 77. FAR Part 77 sets forth requirements for notice to the FAA of proposed construction or alteration and provides standards for determining obstructions to navigable airspace. Buildings or other structures, especially those in close proximity to airports, may be deemed as hazards to air navigation.

In an effort to avoid creating potential hazards to air navigation surrounding the County's airports, we sincerely request your assistance. We understand that the current process for obtaining building permits with the City's Department of Building and Safety (LADBS) does not provide for a system to identify, nor appropriately report, potential hazards to air navigation. Therefore, we request that all applicants for building permits associated with the commercial and residential properties surrounding Whiteman Airport as identified in the parcel maps included with this letter be required to inform the County's Department of Public Works, Aviation Division, of such proposed construction or alteration. If it is our determination that the proposed construction or alteration may potentially pose a hazard to air navigation; we propose that the applicant subsequently be required to submit a FAA Form 7460-1, consistent with FAR Part 77, and obtain and appropriately address the FAA's determination – "Hazard to Air Navigation" or "No Hazard to Air Navigation" – prior to LADBS issuing a building permit.

Mr. Colin Kumabe  
July 12, 2011  
Page 2

If you so desire, I welcome the opportunity to further collaborate with you on ways that we may be able to appropriately and effectively address this issue. I sincerely thank you for your support and consideration.

If you have any questions, please contact me at [rsmith@dpw.lacounty.gov](mailto:rsmith@dpw.lacounty.gov) or Mr. Jason Morgan at [jmorgan@dpw.lacounty.gov](mailto:jmorgan@dpw.lacounty.gov); we can be reached at (626) 300-4602.

Very truly yours,

GAIL FARBER  
Director of Public Works



RICHARD L. SMITH  
Chief, Aviation Division

RLS:jem

P:\AVPUB\ADMIN\PROJECTS\WHITEMAN AIRPORT - PROJECTS\LETTER TO LADBS - FEDERAL REPORTING REQUIREMENTS.DOCX

Enc.

**EXHIBIT I**  
**GENERAL PLAN AMENDMENT MAP**  
**AND**  
**ZONE CHANGE ORDINANCE MAP**

OSBORNE ST

80

LIMITED  
INDUSTRIAL

114

102

62

NORRIS AVE



0 15 30 60  
Feet

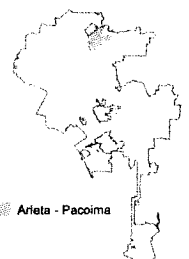
APCNV-2016-2568-GPA-ZC

AAV

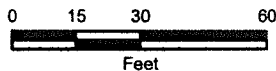
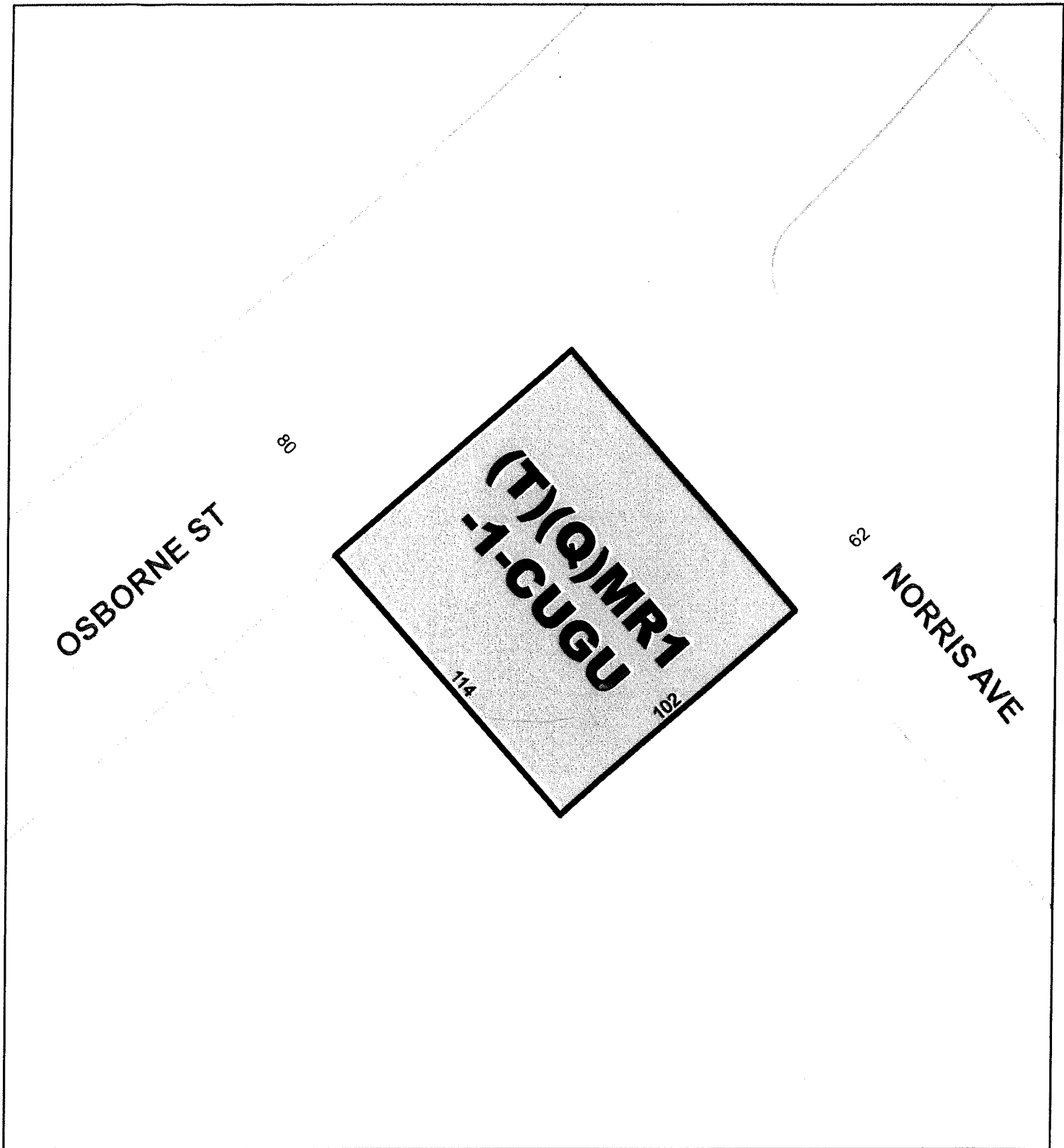
ARLETA - PACOIMA

060717

City of Los Angeles



Arleta - Pacoima

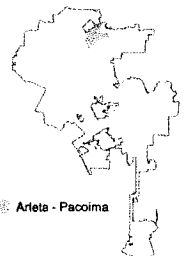


APCNV-2016-2568-GPA-ZC

AA/Cf

060717

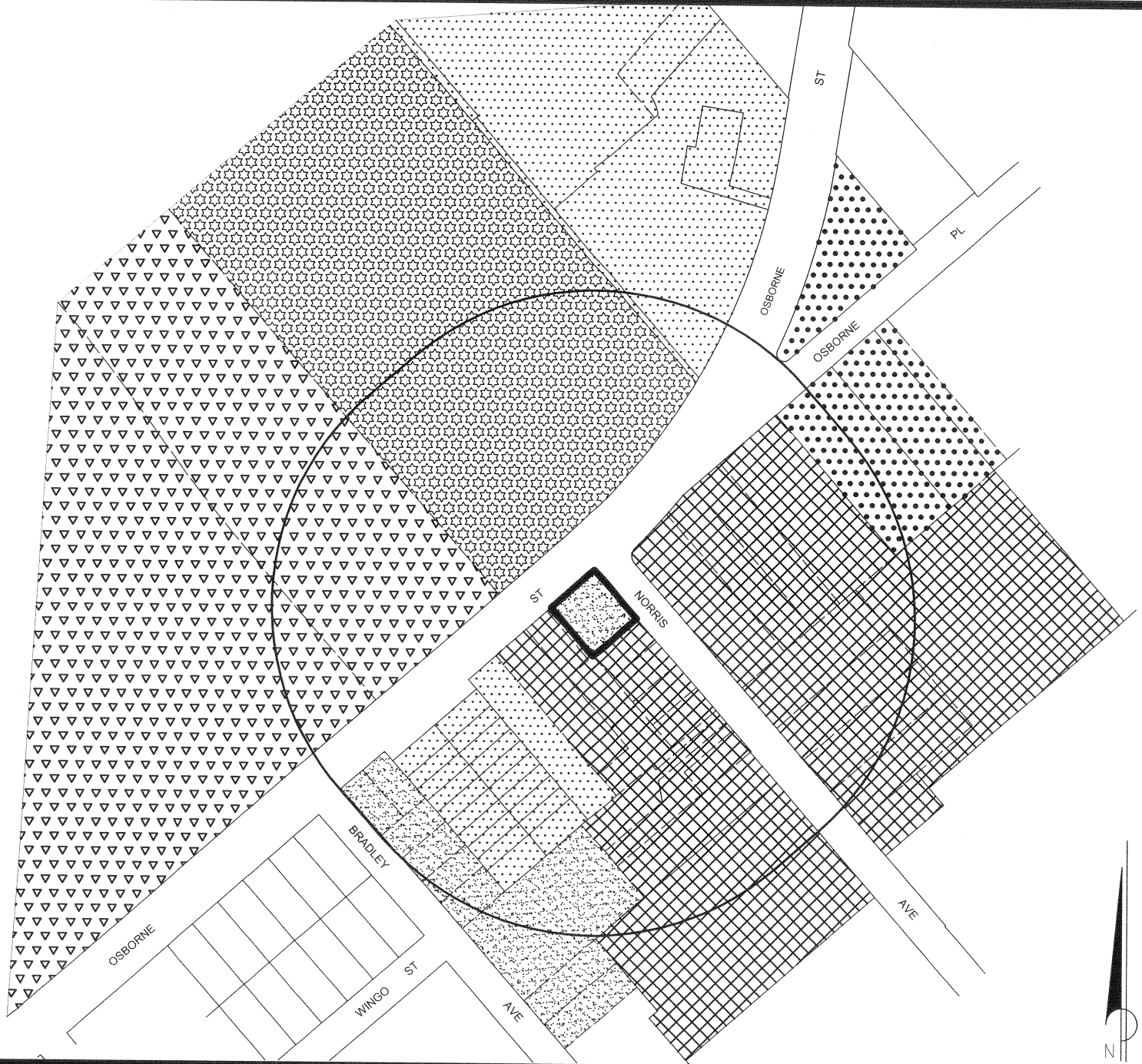
City of Los Angeles



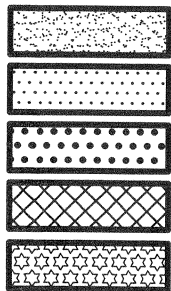


**EXHIBIT J**

**EXISTING AND REQUESTED COMMUNITY PLAN AND ZONING MAPS**



# **EXISTING - ARLETA - PACOIMA COMMUNITY PLAN**



LOW DENSITY RESIDENTIAL - RE9, RS, R1, RU, RD6, RD5

LOW MEDIUM I RESIDENTIAL - R2, RD3, RD4, RZ3, RZ4, RU, RW1

LOW MEDIUM II RESIDENTIAL - RD1.5, RD2, RW2, RZ2.5

LIMITED INDUSTRIAL - M1, MR1, P

OPEN SPACE - OS, A1



PUBLIC FACILITIES - PF

CASE NO.

DATE: 06 - 15 - 2016

SCALE: 0' 100' 200' 300' 400' 500'

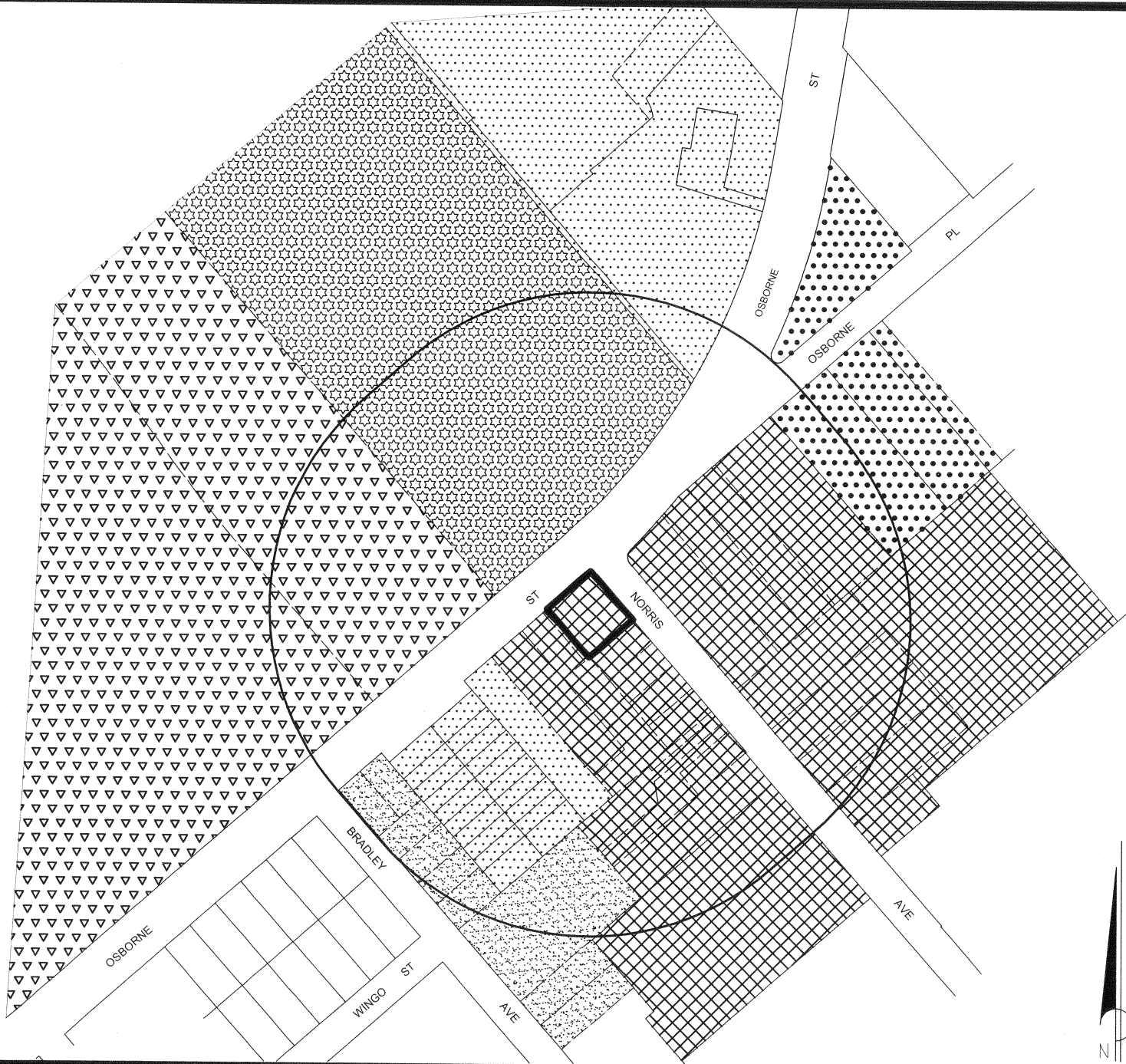
## **GC MAPPING SERVICE**

3055 WEST VALLEY BOULEVARD

ALHAMBRA CA 91803

(626) 441-1080, (626) 441-8850

[gcmapping@radiusmaps.com](mailto:gcmapping@radiusmaps.com)



# **REQUESTED - ARLETA - PACOIMA COMMUNITY PLAN**



LOW DENSITY RESIDENTIAL - RE9, RS, R1, RU, RD6, RD5



LOW MEDIUM I RESIDENTIAL - R2, RD3, RD4, RZ3, RZ4, RU, RW1



LOW MEDIUM II RESIDENTIAL - RD1.5, RD2, RW2, RZ2.5



LIMITED INDUSTRIAL - M1, MR1, P



OPEN SPACE - OS, A1



PUBLIC FACILITIES - PF

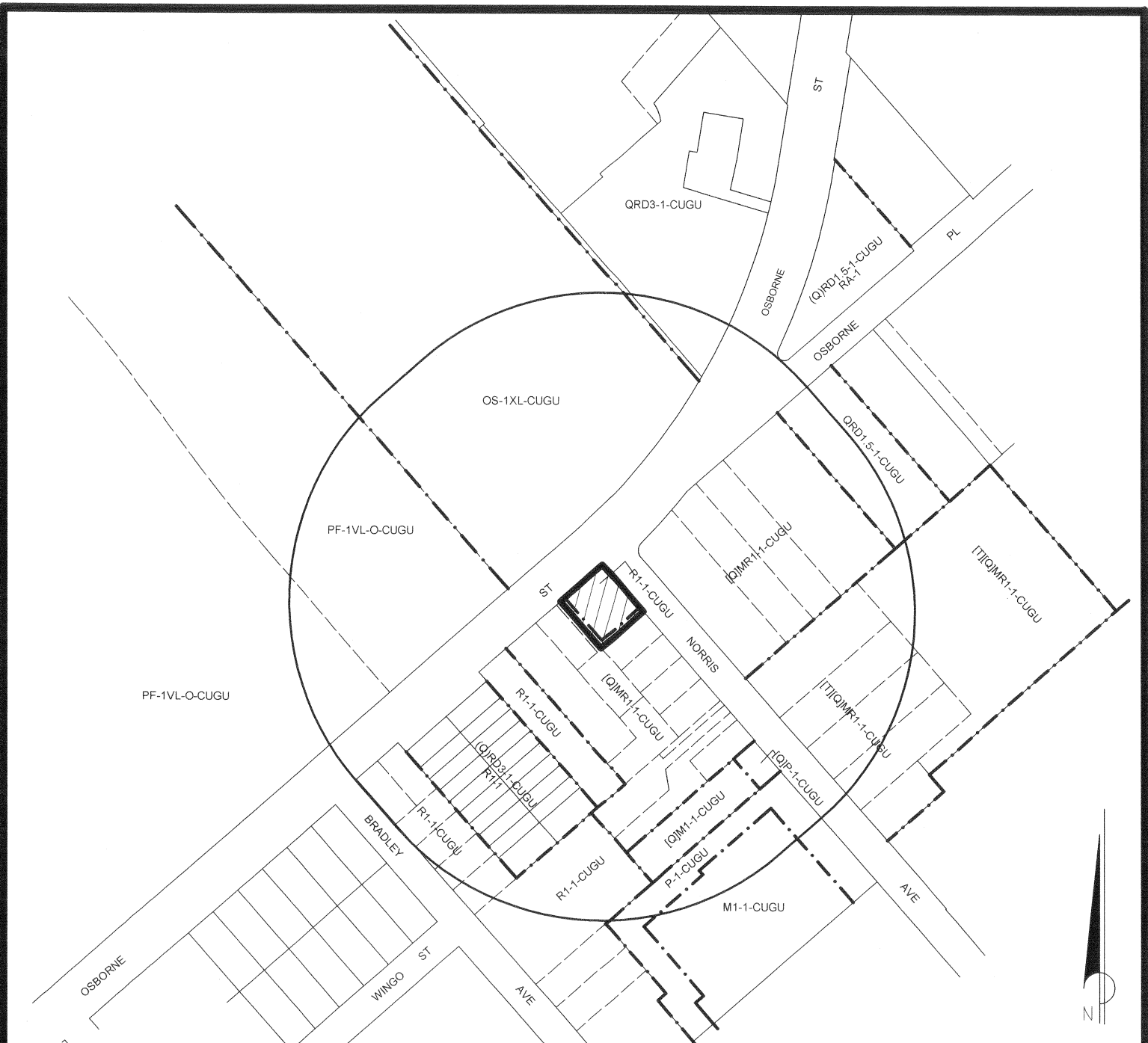
CASE NO.

DATE: 06 - 15 - 2016

SCALE: 0' 100' 200' 300' 400' 500'

## **GC MAPPING SERVICE**

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080, (626) 441-8850  
gcmapping@radiusmaps.com



## EXISTING ZONING



R1-1-CUGU TO MR1-1-CUGU



ZONE BOUNDARY LINE

CASE NO.

DATE: 06 - 15 - 2016

SCALE: 0' 100' 200' 300' 400' 500'

## GC MAPPING SERVICE

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ALHAMBRA CA 91803

(626) 441-1080, (626) 441-8850

gcmapping@radiusmaps.com



## EXISTING LAND USES



12420 W. OSBORNE STREET

CASE NO.

DATE: 06 - 15 - 2016

SCALE: 0' 100' 200' 300' 400' 500'

## GC MAPPING SERVICE

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ALHAMBRA CA 91803

(626) 441-1080, (626) 441-8850

gcmapping@radiusmaps.com