

# EXHIBIT C

## DEPARTMENT OF CITY PLANNING

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

AND

6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

## CITY PLANNING COMMISSION

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## CITY OF LOS ANGELES CALIFORNIA



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INFORMATION

[www.planning.lacity.org](http://www.planning.lacity.org)

November 20, 2014

### Property Owner / Applicant

Luxmi Vaz

AMCAL Meridian Fund, L.P.

30141 Agoura Road, Suite 100

Agoura Hills, CA 91301

### Representative

Eric Lieberman

QES

14549 Archwood Street

Van Nuys, CA 91405

Arjun Nagarkatti

AMCAL Meridian Fund, L.P.

30141 Agoura Road, Suite 100

Agoura Hills, CA 91301

RE: Supplement to ENV-2014-1948-MND

211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue

Ms. Vaz and Mr. Nagarkatti,

Pursuant to Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has prepared a proposed Mitigated Negative Declaration (ENV-2014-1948-MND) with the following project description:

*The proposed project involves the demolition of an existing one- and two-story building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.*

This letter supplements the proposed Mitigated Negative Declaration (ENV-2014-1948-MND) with the addition of the requested entitlements in the project description as follows:

*The Applicant requests the following discretionary approvals:*

1. Pursuant to LAMC Section 12.24 U.26., a Conditional Use to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units;
2. Pursuant to LAMC Section 12.22 A.25., the applicant proposes to set aside 50 percent of the new restricted affordable units at the Very Low income level and 49 percent at the Low Income level with one market-rate manager's unit and requests the following **three on-menu incentives**: (a) to permit an increase in height of five feet to allow an overall building height of 55 feet in lieu of the 50-foot height limit required by Section 8.B. of the SNAP; (b) to permit an increase in height of 11 feet allowing 41 feet in lieu of the 30-foot height limit within the 15-foot "stepback" from the front property line required by Section V. Development Standard No. 6 of the SNAP Design Guidelines; and (c) to permit to permit a 3:1 FAR for affordable housing developments within 1,500 feet of a Major Transit Stop in lieu of a 2:1 FAR permitted by the SNAP;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the applicant requests **four off-menu incentives**: (a) a Waiver of Development Standards to Section 8.C. of the SNAP to permit an increase in height of 14 feet six inches allowing 39 feet six inches in Transitional Height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A and to permit an increase in height of 15 feet five inches allowing 48 feet five inches in Transitional Height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A; (b) a Waiver of Development Standards to Section 8.C. of the SNAP to permit a 20 percent decrease in the Transitional Height horizontal distance from an abutting lot in Subarea A permitting 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 79 feet in lieu of 50 feet to 99 feet; (c) a Waiver of Development Standards to Section V. Development Standard No. 6 of the SNAP Design Guidelines to permit the required ten-foot second floor stepback at the front façade to be raised one floor to the third floor; and (d) a Waiver of Development Standards to permit a modified commercial serving loading space located in the parking garage in lieu of the strict requirements of LAMC Section 12.21 C.6.
4. Pursuant to LAMC Section 11.5.7 C., a Project Permit Compliance Review with the SNAP;
5. Pursuant to LAMC Section 11.5.7 E., the applicant requests **two Project Permit Adjustments**: (a) to permit a minor adjustment to Section V. Development Standard 6 (Stepbacks) of the SNAP Design Guidelines, allowing a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage; and (b) to permit a minor adjustment to Section V. Development Standard 6 (Transparent Elements) of the SNAP Design Guidelines, allowing 11 percent transparent building elements on the south elevation (side) and 21 percent transparent building elements on the north

*elevation (side) in lieu of 50 percent on the side elevations and eight percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.*

6. *Pursuant to LAMC 16.05, a Site Plan Review for the creation of 50 or more dwelling units; and*
7. *A haul route for the export of 8,000 cubic yards of dirt.*

Sincerely,

**MICHAEL J. LOGRANDE**  
Director  
Department of City Planning

**Monique Acosta**  
City Planning Associate  
BL:MA



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> 13
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<b>PROJECT TITLE</b> ENV-2014-1948-MND	<b>CASE NO.</b> CPC-2014-1947-CU-SPPA-SPP-DB-SPR
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**PROJECT LOCATION**  
 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue

**PROJECT DESCRIPTION**  
 The proposed project involves the demolition of an existing one- and two-story building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 Luxmi Vaz, AMCAL Meridian Fund, L.P.  
 30141 Agoura Road, Suite 100  
 Agoura Hills, CA 91301

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


(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
MONIQUE ACOSTA	City Planning Associate	(213) 978-1173

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

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

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- 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.

**I-110. Aesthetics (Signage on Construction Barriers)**

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- 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.

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

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**I-130. Aesthetics (Glare)**

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

**III-10. Air Pollution (Demolition, Grading, and Construction Activities)**

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- 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.

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



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

**IV-90. Tree Removal (Public Right-of-Way)**

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- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Pubic Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

**V-20. Cultural Resources (Archaeological)**

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**V-30. Cultural Resources (Paleontological)**

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.