

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No. 205-595-EAF ZA Case No.: _____ CPC Case No.: _____
Council District No.: CD 4 - Tom LaBonge Community Plan Area: Hollywood Community Plan
PROJECT ADDRESS: 4500, 4508, 4514W. Los Feliz Blvd., 2131 N. Hillhurst Avenue, 4507, 4509, 4511 W. Avocado St. Los Angeles, CA 90057
Major Cross Streets: Los Feliz, Boulevard, Hillhurst Avenue, Avocado Street
Name of Applicant: Hillhurst/Los Feliz, LLC
Address: 21800 Burbank Boulevard, Suite 300, Woodland Hills, CA 91367
Telephone No.: (818) 884-2200 Fax No.: (818) 884-2205 E-mail: _____

OWNER

Name: Hillhurst/Los Feliz, LLC
Michael Adler
Address: 21800 Burbank Boulevard, Suite 300
Los Angeles, CA 91367
Telephone No.: (818) 884-2200
Signature: [Signature]

APPLICANT'S REPRESENTATIVE (Other than Owner)

Name: Chaska Berger, Craig Lawson & Co., LLC
(Contact Person)
Address: 8758 Venice Blvd., Ste. 200
Los Angeles, CA
Telephone No.: (310) 838-2400 x102
Email: Chaska@craiglawson.com
Signature: [Signature]
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps** (8-1/2"x11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. **2 Radius/Land Use Maps** (1"=100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applicants.
- C. **2 Plot Plans** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application**- a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures**- two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee**: a check in the amount of \$25 made out to the County of Los Angeles for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: <u>[Signature]</u>	DATE: <u>8-15-05</u>
APPLICATION ACCEPTED	
BY: <u>[Signature]</u>	DATE: <u>8-15-05</u>
RECEIPT NO.: <u>256027</u>	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

The applicant proposes to construct a mixed-use project, including 80 condominiums and 40,000 square foot supermarket (30,000 s.f. supermarket plus 10,000 s.f. mezzanine) and 7,441 s.f. of neighborhood retail. See attachment "A" for further detail.

The entitlements necessary for the project include approval of Zone Change, General Plan Amendment and Height District Change, Zoning Administrator's Adjustment re: Building Line, Vesting Tentative Tract Map, Site Plan Review.

Will the project require certification, authorization, clearance, or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

The project will not require review by a federal, county or environmental control agency.

II. Existing Conditions:

- A. Project Site Area 53,792 SF (Net Site Area prior to highway dedications) and 87,538 SF (Gross Site Area including to centerline of streets)
Net Acres 1.23 Acres prior to highway dedications Gross Acres 2.01 Acres including to centerline of streets
- B. Existing Zoning C4-1D, R3-1, R3-1XL, RD1.5-1XL Zone
- C. Existing Use of Land The current use on this site is a surface parking lot and two restaurants.
- D. Existing General Plan Designation: Neighborhood Office Commercial, Medium Residential, Low Medium Residential
Requested General Plan Designation Neighborhood Office Commercial
- E. Number 2 type restaurant and age 1928 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units N/A and average rent: N/A Is there any similar housing at this price range available in the area? N/A If yes, where? N/A
- F. Number, Trunk Diameter, type of existing trees. 12 trees Diameter- 1-3 feet, Type- Pine, Italian Cypress, and standard.
- G. Number, Trunk Diameter, and type of trees being removed (identify on-plot-plan (survey)). 12 trees Diameter- 1-3 feet, Type- Pine, Italian Cypress, and standard.
- H. Slope: State percent of property which is:

<u> X </u>	Less than 10% slope	<i>If slopes over 10% exist, a topographic map will be required. Over 50 acres-1" = 200' scale is okay.</i>
<u> </u>	10-15% slope	
<u> </u>	Over 15%	
- I. Check the applicable boxes and indicate the condition of the Plot Plan: There are () natural or man-made drainage channels, () right-of-ways and/or () hazardous pipelines crossing or immediately adjacent to property. (X) None of the above.
- J. Grading: (specify the total amount of dirt being removed):

<u> </u>	0-500 cubic yards
<u>48,140</u>	cu yards if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported: cu. ft. -or -CYD or exported: 48,140 cu yards

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)

* Contact the South Coast Air Quality Management District at (909) 396-3385 for further information.