

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:

X Less than 10% slope  
\_\_\_\_\_ 10-15% slope  
\_\_\_\_\_ Over 15%

*If slopes over 10% exist, a topographic map will be required. Over 50 acres-1" = 200' scale is okay.*

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):

\_\_\_\_\_ 0-500 cubic yards  
48,140 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.

- A. Number of Dwelling Units  
Single Family NA Apartment N/A or Condominium 80
- B. Number of Dwelling Units with:  
One bedroom 23 Two bedroom 57  
Three bedroom \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided 200 spaces (for residential uses)
- D. List recreational facilities of project \_\_\_\_\_
- E. Approximate price range of units \$375,000 to \$795,000
- F. Number of stories: 6 stories overall from lowest point on site. Per LAMC, area separation walls will be added so that the maximum number of stories per "building" will be 5 stories.
- G. Type of appliances and heating (gas, electric, gas/electric, solar)  
Gas heated swimming pool? No
- H. Describe night lighting of the project Low level walkway lighting with some exterior illumination for security purposes. All lighting will be directed on site and shields will be provided to prevent spillover onto adjacent properties.

(Include plan for shielding light from adjacent uses, if available) Not available

- I. Percent of total project proposed for: Building 80.3%  
Paving 8.5%  
Landscaping 11.2% (including Avocado courtyard towards landscaped area)
- J. Total number of square feet of floor area: 100,477 sf for residential use

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.**

- A. Type of use super market and neighborhood retail
- B. Total number of square feet of floor area 40,000s.f. supermarket and 7,441 s.f. neighborhood retail
- C. Number of units if hotel/motel N/A
- D. Number of stories 2 per definition above
- E. Total number of parking spaces provided: 190 for commercial use
- F. Hours of operation 7 a.m. to 11 p.m. Days of operation Monday thru Sunday
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Low level walkway lighting with some exterior illumination for security purposes. All lighting will be directed on site and shields will be provided to prevent spillover onto adjacent properties.
- (Include plan for shielding light from adjacent uses, if available) No shielding plan is available at this time.
- H. Number of employees per shift approximately 45
- I. Number of students/patients/patrons N/A
- J. Describe security provisions. on-site security cameras and alarm
- K. Percent of total project proposed for

Building Same as above  
Paving Same as above  
Landscaping Same as above

**V. Historic/Architectural Significant Project**

Does the project involve any structures, building, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- (a) National Register of Historic Places No
- (b) California Register of Historical Resources No
- (c) City of Los Angeles Historic Cultural Monuments No
- (d) Within the City of Los Angeles Historic Preservation Overlay Zone (HPOZ) No

**VI. Hazardous Materials and Substances Discharge**

Does the project involve the use of any hazardous materials or have hazardous substances discharge? If so, please specify. No

- A. Regulatory Identification Number (if known) Not applicable
- B. Licensing Agency Not applicable

C. Quantity of Daily Discharge Not applicable

VII. Stationary Noise Clearance- A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

VIII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

Avocado Street: adjoining the property on the south is a designated Local Street.

Hillhurst Avenue: adjoining the property on the east is a designated Secondary Highway.

Los Feliz Boulevard: adjoining the property on the north is a designated Scenic Secondary Highway.

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day.\*\*

Day: 7:00 a.m. to 10:00 p.m. Not applicable.

Night: 10:00 p.m. to 7:00 p.m. Not applicable.

VII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment:

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

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

I, Michael Adler  
Hillhurst/Los Feliz, LLC  
Owner (Owner in Escrow)\*

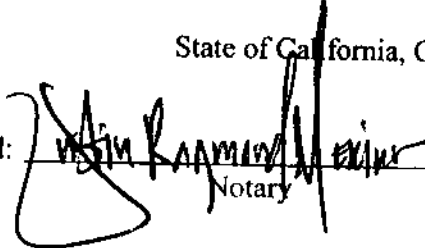
Chaska Berger  
Craig Lawson & Co., LLC  
Consultant\*

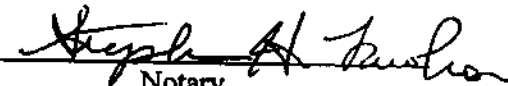
Signed:   
Owner

Signed:   
Agent

Being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed:   
Notary

Signed:   
Notary

Subscribed and sworn to before me this

Subscribed and sworn to before me this

16<sup>th</sup> Day of August, 2005  
(NOTARY or CORPORATE SEAL)

ELEVENTH Day of AUGU, 2005  
(NOTARY)

