



Environmental Review Section

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

HOLLYWOOD COMMUNITY PLAN AREA

4900 Hollywood

Case No. ENV-2008-0524-EIR

Council District No. 13

THIS DOCUMENT COMPRISES THE INITIAL STUDY ANALYSIS AS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Project Address: 4900 Hollywood Boulevard

Project Description: The Proposed Project would involve the demolition of the existing uses on the project site and the construction of a mixed-use hotel, commercial and multi-family development with three levels of subterranean parking, one level of at-grade parking, and two levels of above-ground parking containing approximately 472 off-street parking spaces. Project components include an 18-story tower containing approximately 164 condominiums, eight two-story townhouses located on the 4th level, a 15-story extended-stay hotel with 150 rooms, and approximately 27,000 square feet of ground level commercial.

APPLICANT:

Cen-Fed Ltd. Wilshire Pacific Properties

PREPARED BY:

Christopher A. Joseph & Associates

October 2008

I. INTRODUCTION

Introduction

The subject of this Initial Study (IS) is the proposed 4900 Hollywood Project (Proposed Project), which would entail the demolition of the existing uses on the project site and the construction of a 18-story tower containing approximately 164 condominiums, eight two-story townhouses located on the 4th level, a 15-story, extended-stay hotel containing approximately 150 rooms, and approximately 27,000 square feet of ground level commercial. The Project Applicant is Cen-Fed Ltd. Wilshire Pacific Properties, located at 10474 Santa Monica Boulevard, Suite 405, Los Angeles, California 90025. A description of the Proposed Project is contained in Section II Project Description. The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

Project Information

Project Title: 4900 Hollywood

Project Location: 4900, 4904, 4906, 4908, and 4918 – 4926 Hollywood Boulevard
1642 – 1644, 1648, and 1650 North Kenmore Avenue
1631 – 1633, 1637 – 1641 North Edgemont Street

Lead Agency: City of Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

City Contact Person: Mr. Jimmy Liao, City Planner

Organization of the Initial Study

This Draft IS is organized into five sections as follows:

Introduction: This section provides introductory information such as the project title, the project applicant, and the designated Lead Agency for the Proposed Project.

Project Description: This section provides a detailed description of the Proposed Project including the environmental setting, project characteristics, related project information, project objectives, and environmental clearance requirements.

Initial Study Checklist: This section contains the completed IS Checklist showing the significance level under each environmental impact category.

Initial Study Explanations: This section contains an assessment and discussion of impacts for each environmental issue identified in the IS Checklist.

Preparers of the Initial Study and Persons Consulted: This section provides a list of city personnel, other governmental agencies, and consulted team members that participated in the preparation of the IS.

II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

Project Location

The project site is located in the Hollywood community of the City of Los Angeles and consists of multiple parcels roughly bounded by Hollywood Boulevard to the north, Edgemont Street to the east, residential uses to the south, and Kenmore Avenue to the west (see Figure II-1, Regional and Project Vicinity Map, and Figure II-2, Aerial Map). The project site encompasses the following addresses:

- 4900, 4904, 4906, 4908, and 4918-4926 Hollywood Boulevard;
- 1642-1644, 1648, and 1650 Kenmore Avenue;
- 1631-1633 and 1637-1641 Edgemont Street.

Description of the Project Site and Existing Land Uses

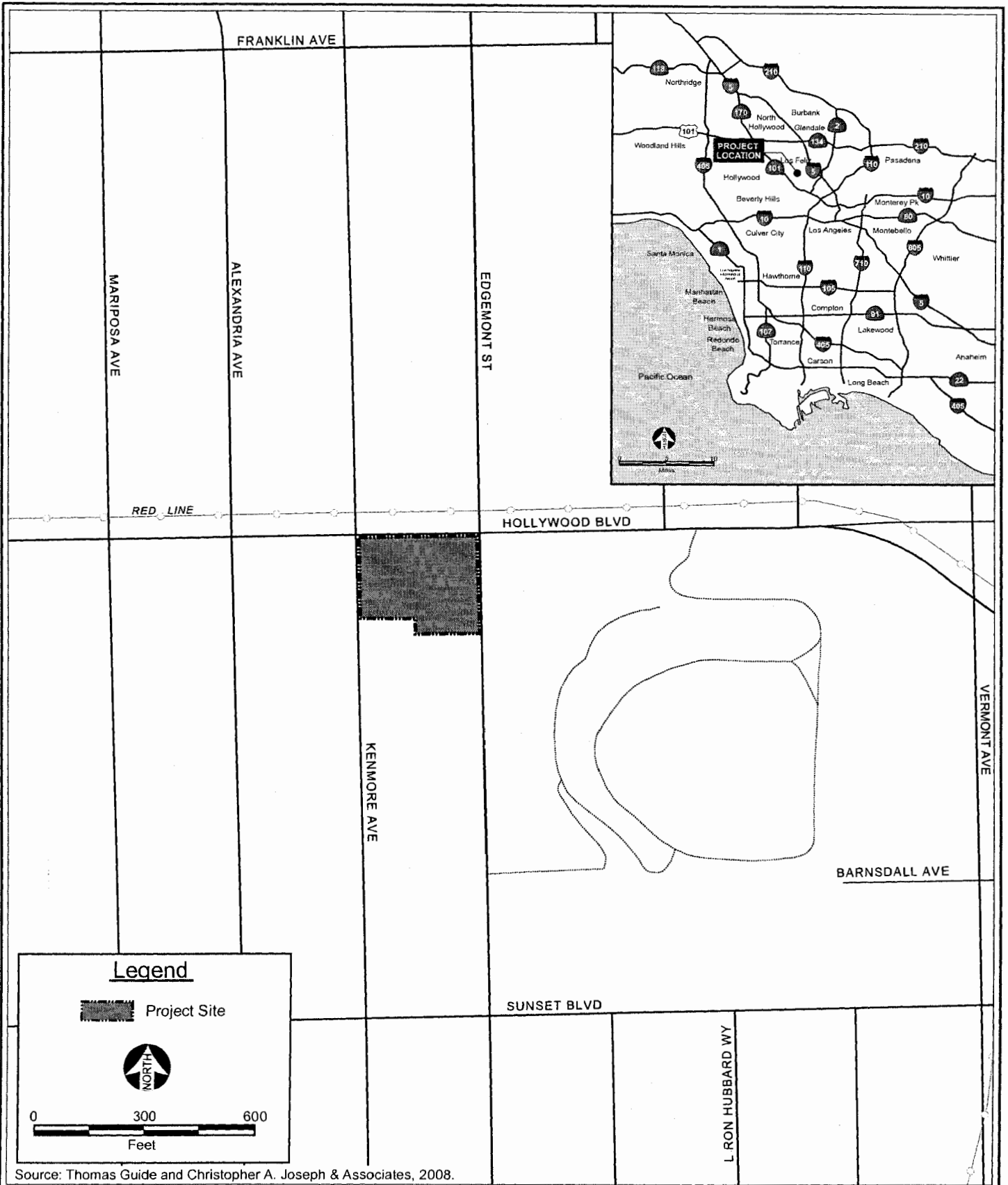
The project site consists of approximately eight rectangular shaped parcels totaling approximately 1.53 acres. The project site is relatively flat and improved with four two-story multi-family residential structures, one one-story multi-family residential structure, a general office building, one two-story restaurant, one one-story restaurant, one two-story mixed-use structure, one two-story warehouse, and one paved surface parking lot (see Figure II-3).

Description of the Surrounding Land Uses

The project site is located in a developed urban area. General land uses in the vicinity of the project site include various commercial, residential, retail, institutional, and medical properties. The following paragraphs describe the specific land uses in the vicinity of the project site.

North of the project site across and fronting Hollywood Boulevard are several businesses including Komida International Music School, Thai VCD Promotion, L.A. Gift, Hollywood Bridal and Flower, Ara's Pastry, a vacant lot, the former Cordon's Market building, a children's dental office and associated parking lot, and a Kaiser Permanente facility. Further north are several multi-family residential structures. Views of the surrounding uses to the north are shown in Figure II-4.

To the east of the project site and fronting Hollywood Boulevard is a corner strip mall containing approximately 12 businesses. Further east from the project site, and also fronting Hollywood Boulevard, is the Barnsdall Art Park. East of the project site across Edgemont Street are several multi-family residential structures. Views of the surrounding uses to the east are shown in Figures II-4 and II-5.



Source: Thomas Guide and Christopher A. Joseph & Associates, 2008.

To the south of the project site are several multi- and single-family residential structures as well as a Kaiser Permanente Facility, the Children's Hospital, and the Hollywood Presbyterian Hospital further south.

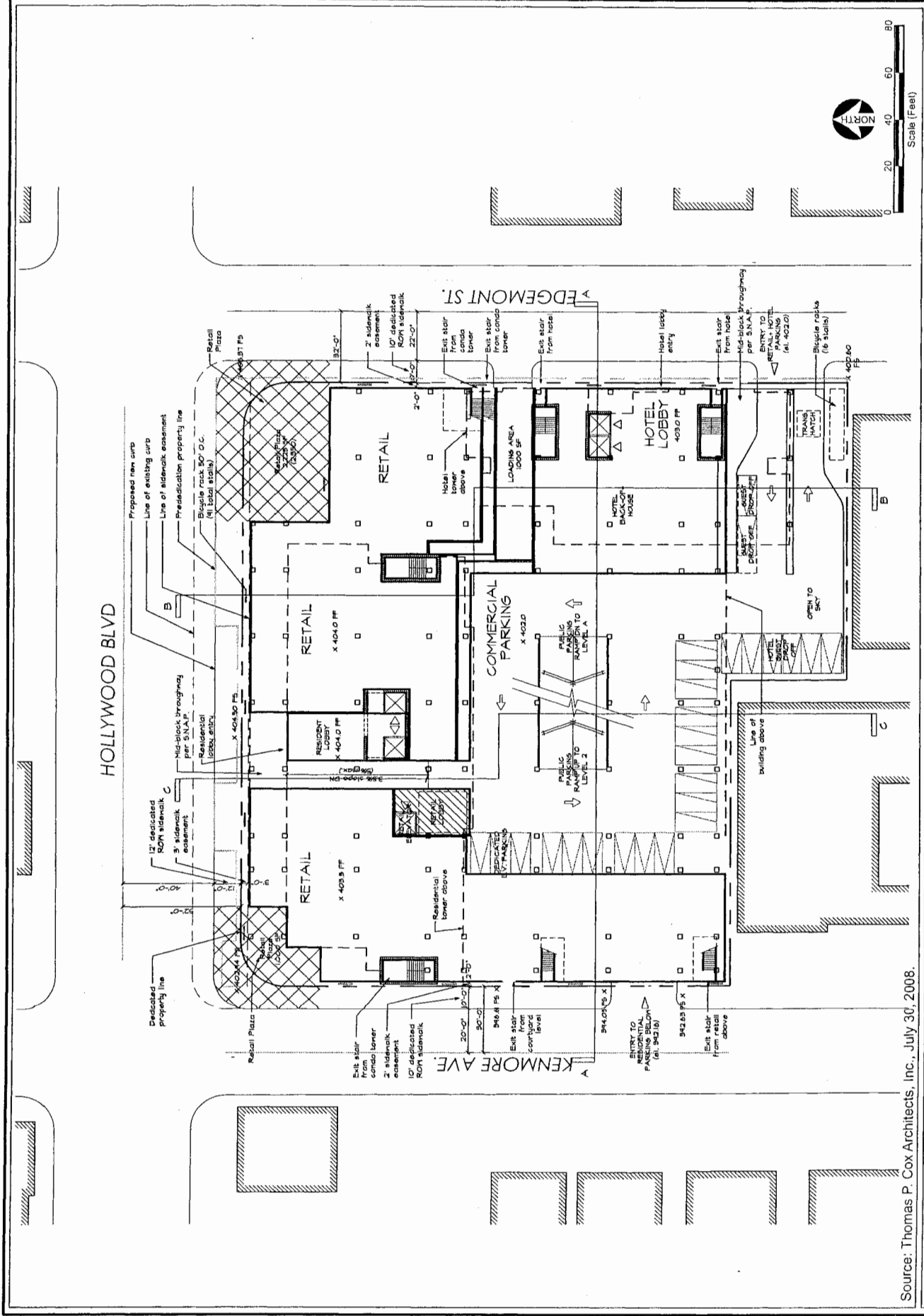
To the west of the project site are several multi- and single-family residential uses. In addition, there is the St. Garabed Armenian Apostolic Church and associated Mary Postoian Pre-School, while directly west across Kenmore Avenue from the project site is a corner strip mall containing four retail businesses. This includes Noi's Hair Design, Most Unique Flowers, Louiz Fashion, and Hollywood Taron Bakery. Views of the surrounding uses to the west are shown in Figure II-5.

Land use and zoning designation

The project site's underlying zoning is C2-1D on the northern parcels fronting Hollywood Boulevard and R1.5-1XL on the southern parcels and situated within the Hollywood Community Plan, which designates the property as "Mixed-Use Boulevard.". Further, the project site is located in the Vermont/Western Station Neighborhood Area Plan (SNAP), Sub-Area B which govern development of the site regardless of the underlying zoning. Under SNAP, , the project site is designated Mixed-Use Boulevard, and permits C1.5 Limited Commercial Zone commercial uses, and R3 Multi-Family Residential Zone residential uses. The SNAP restricts maximum height allowable on-site to 50 feet, while the maximum allowable FAR is 2.0:1 for mixed-use projects. Further, the project site is located in the East Hollywood/Beverly Normandie Redevelopment Area of the Los Angeles Community Redevelopment Agency (CRA). Finally, the project site is located in Council District 13.

DESCRIPTION OF THE PROPOSED PROJECT

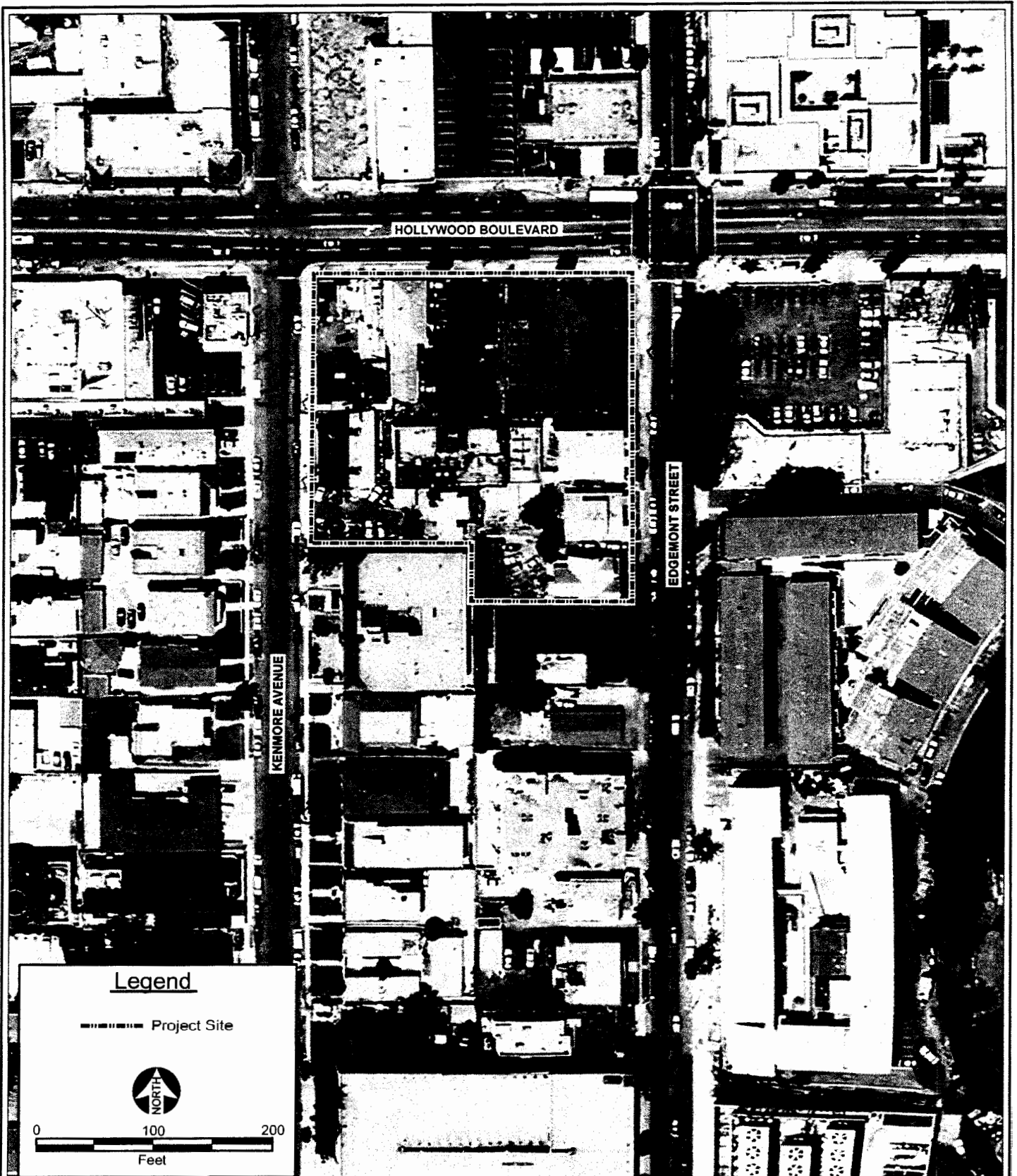
The Proposed Project involves the demolition of all existing on-site uses and the construction of a mixed-use hotel, commercial and multi-family development containing an 18-story multi-family residential tower, two-story townhouses, a 15-story hotel tower, and ground level commercial uses. The residential and hotel lobbies, ingress/egress for project related parking and commercial parking would also be located on the ground level. Additionally, the Proposed Project would be constructed over three levels of subterranean parking, one level of at-grade parking and two levels of above-ground parking to be utilized for the residential, commercial, and hotel uses. The Proposed Project includes 172 residential units which includes 164 condominiums and eight two-story townhouse, 150 hotel rooms, approximately 27,000 square feet (sf) of commercial uses, and approximately 34,400 square feet of open space. On-site parking in the six parking levels would include approximately 472 parking spaces (see Figures II-6 through II-15).



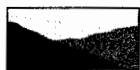
Source: Thomas P. Cox Architects, Inc., July 30, 2008.

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Figure II-6
 Ground Floor Plan



Source: Google Earth Pro and Christopher A. Joseph & Associates, 2008.

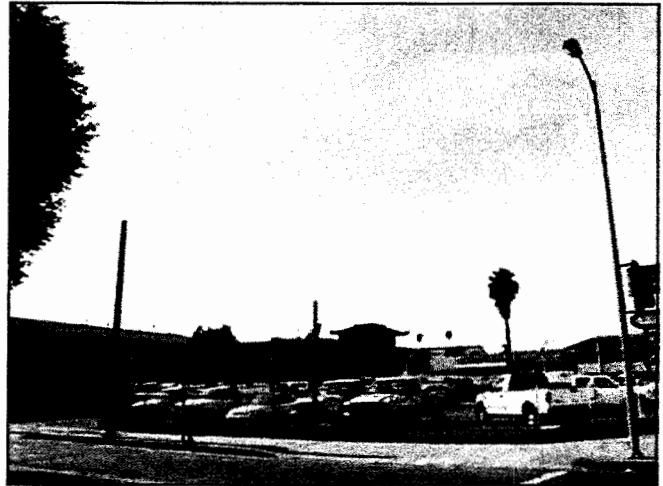


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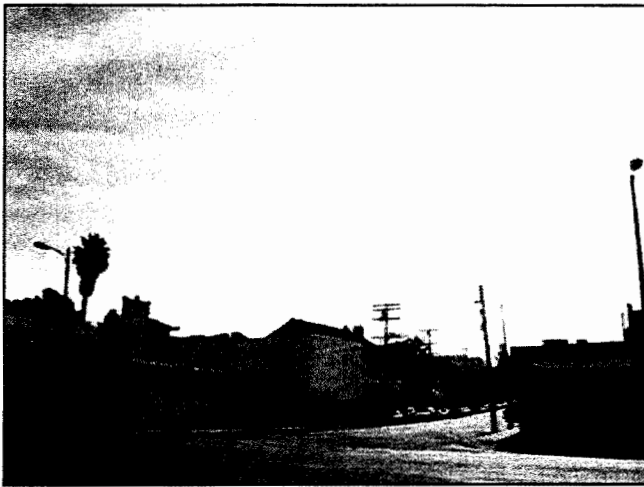
Figure II-2
Aerial Photograph



View 1: View looking northwest across Edgemont Street toward the multi-family residential uses on the project site.



View 2: View looking southwest across Edgemont Street toward the surface parking lot on the project site. Residential and commercial uses are located further southwest.



View 3: View looking southeast across Hollywood Boulevard toward a restaurant and warehouse use on the project site.

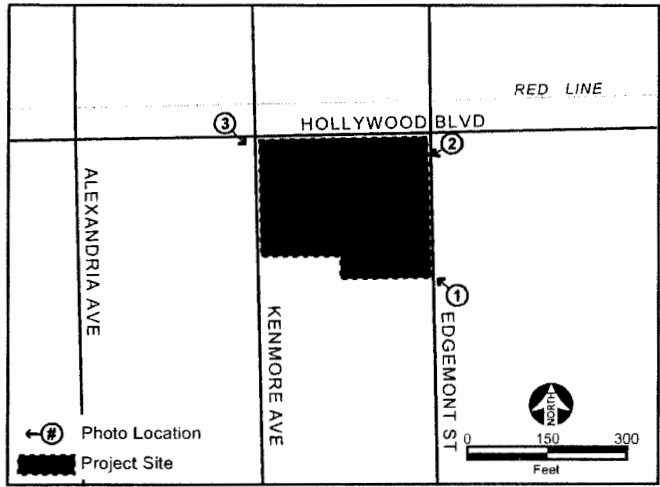
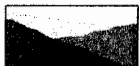


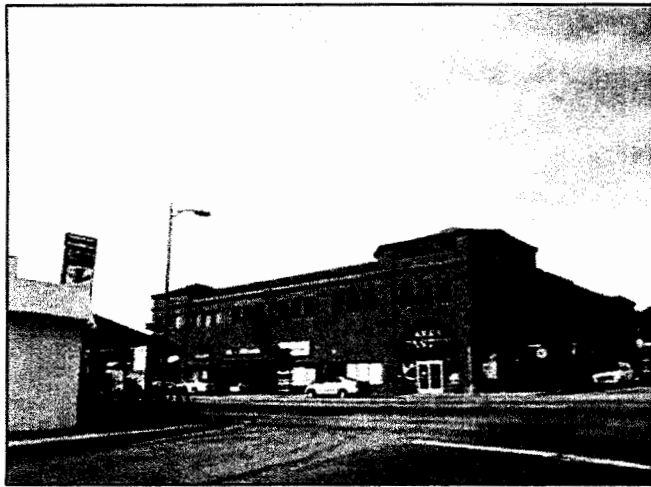
PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

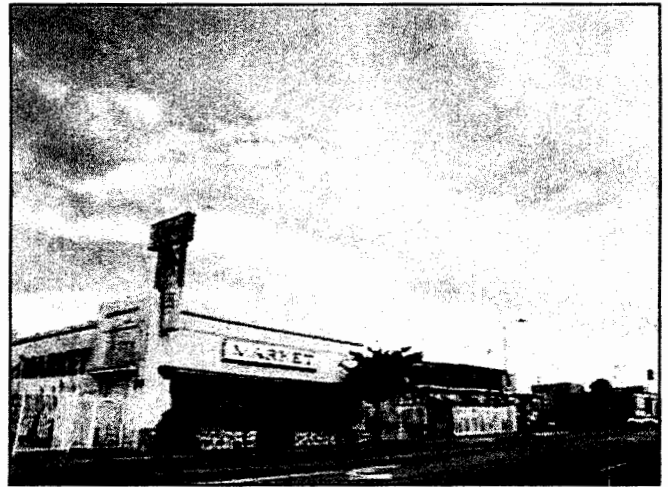


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Environmental Planning and Research

Figure II-3
Views of the Project Site
Views 1, 2 and 3



View 4: View looking northwest across Hollywood Boulevard toward Ara's Pastry and adjacent retail shops.



View 5: View looking northeast across Hollywood Boulevard toward a vacant market structure.



View 6: View looking east across Edgemont Street toward an adjacent corner strip mall.

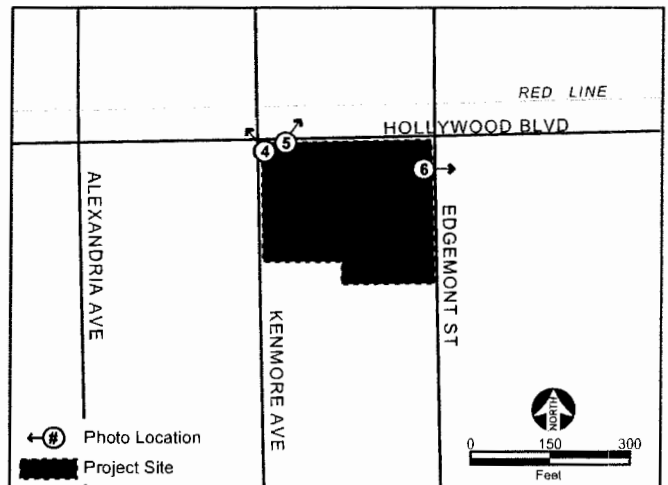


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.



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Figure II-4
Views of Surrounding Uses
Views 4, 5 and 6



View 7: View looking southeast across Edgemont Street toward adjacent multi-family residential uses.



View 8: View looking northwest across Kenmore Avenue toward adjacent multi-family residential uses.



View 9: View looking southeast across Kenmore Avenue toward adjacent multi-family residential uses.

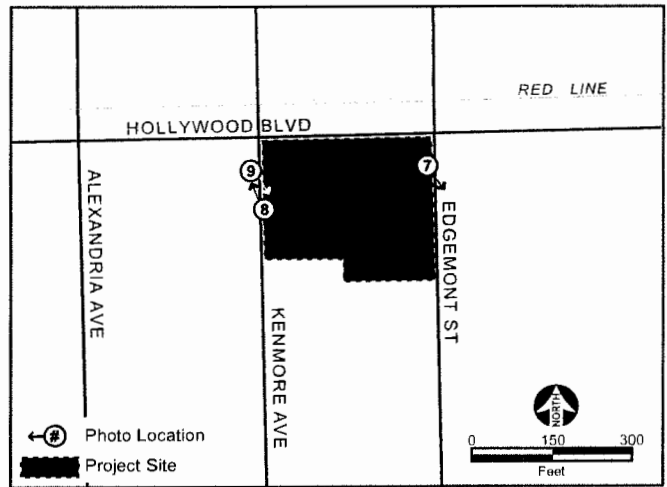
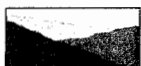


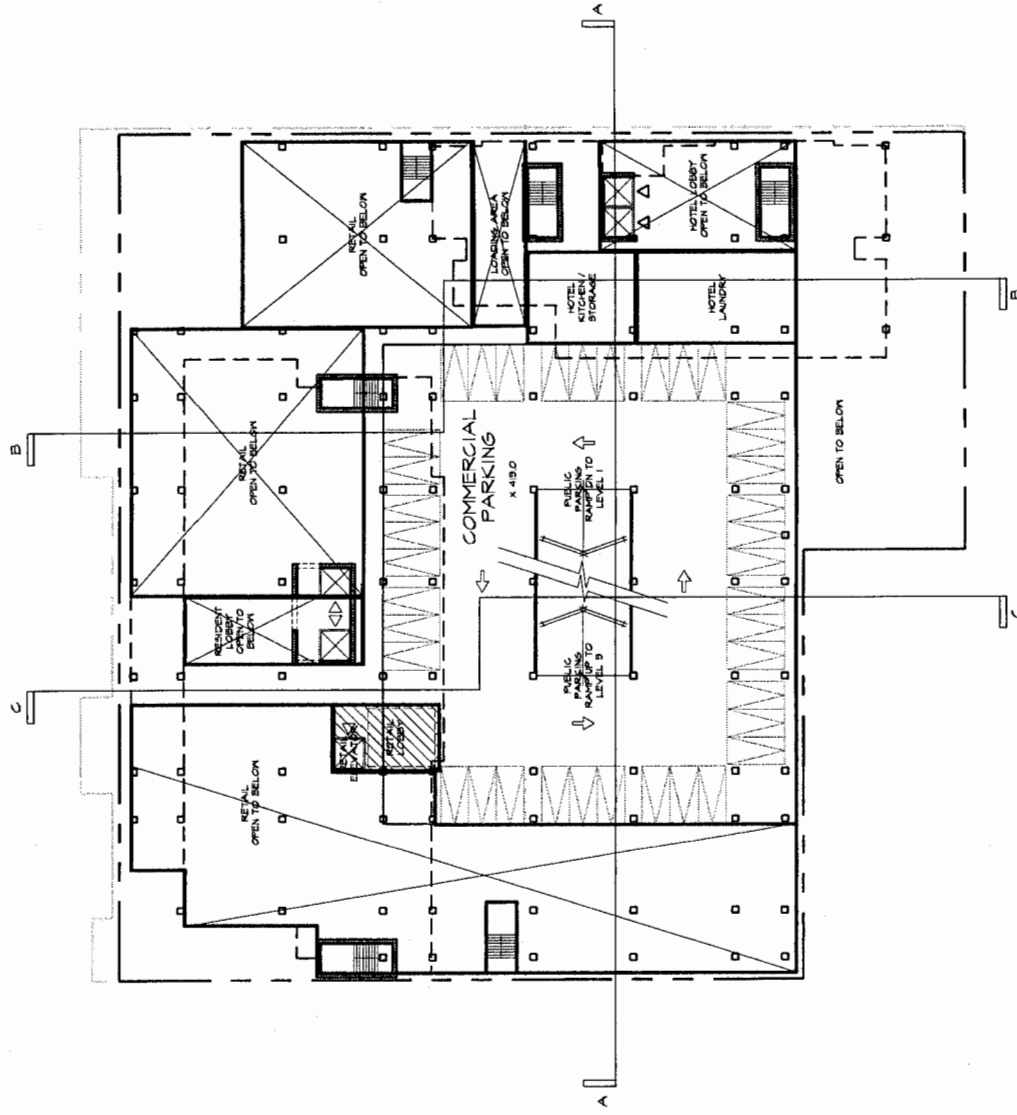
PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

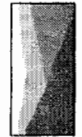


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Figure II-5
Views of Surrounding Uses
Views 7, 8 and 9



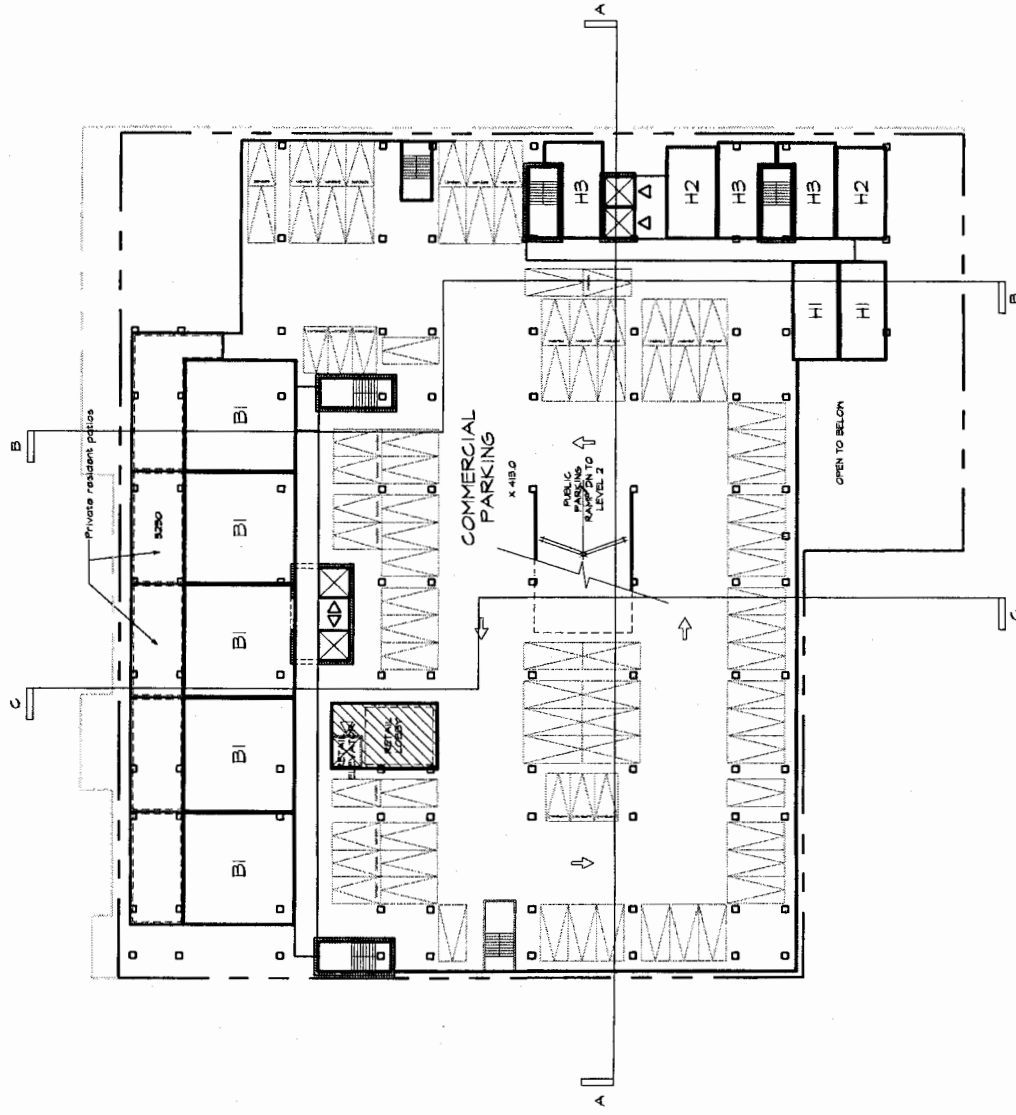
Source: Thomas P. Cox Architects, June 13, 2008.



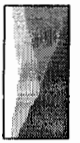
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Figure II-7
Level 2 Floor Plan



Source: Thomas P. Cox Architects, June 13, 2008.



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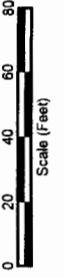
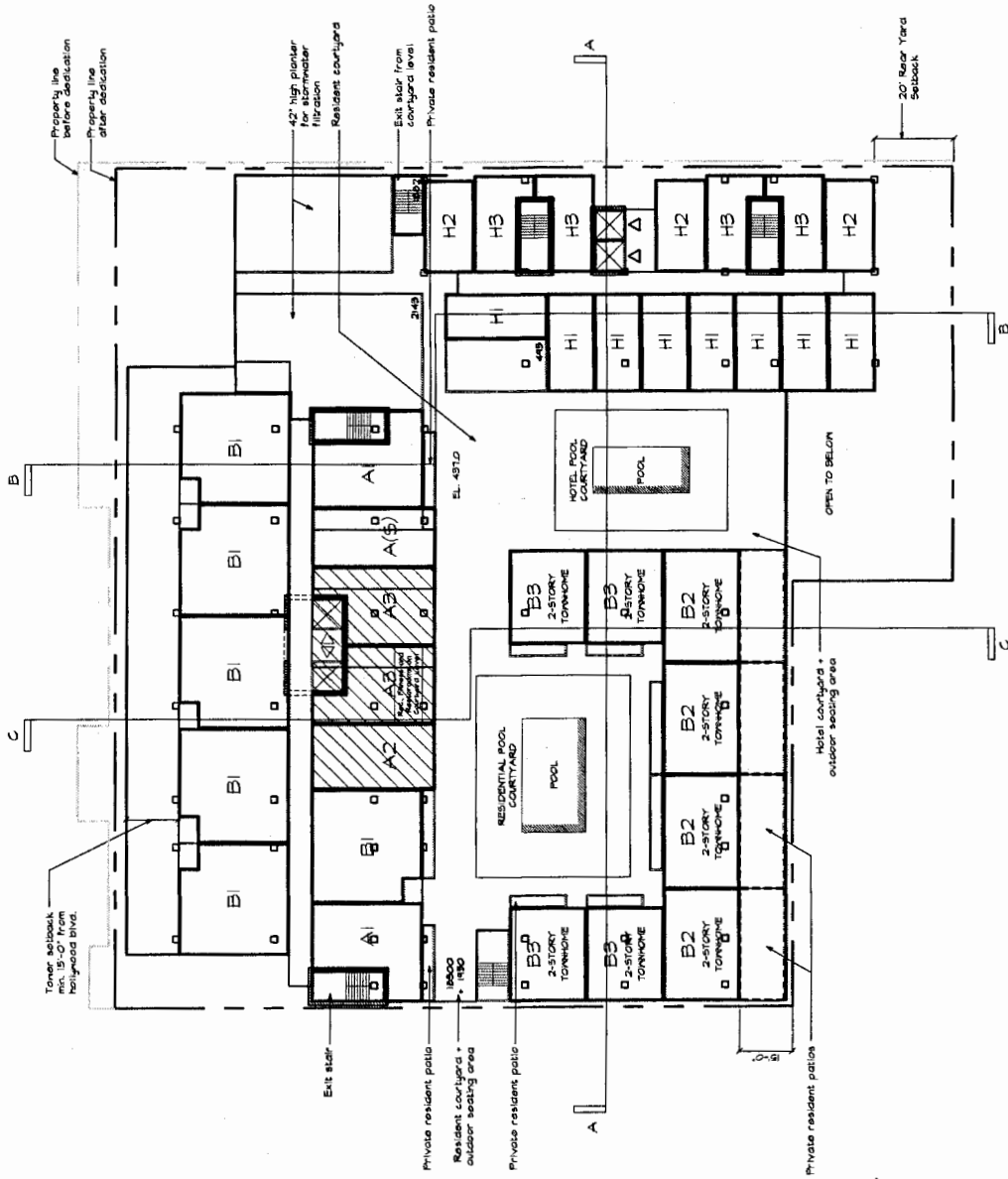
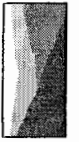


Figure II-8
 Level 3 Floor Plan



Source: Thomas P. Cox Architects, June 13, 2008.



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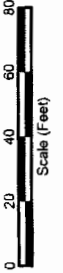
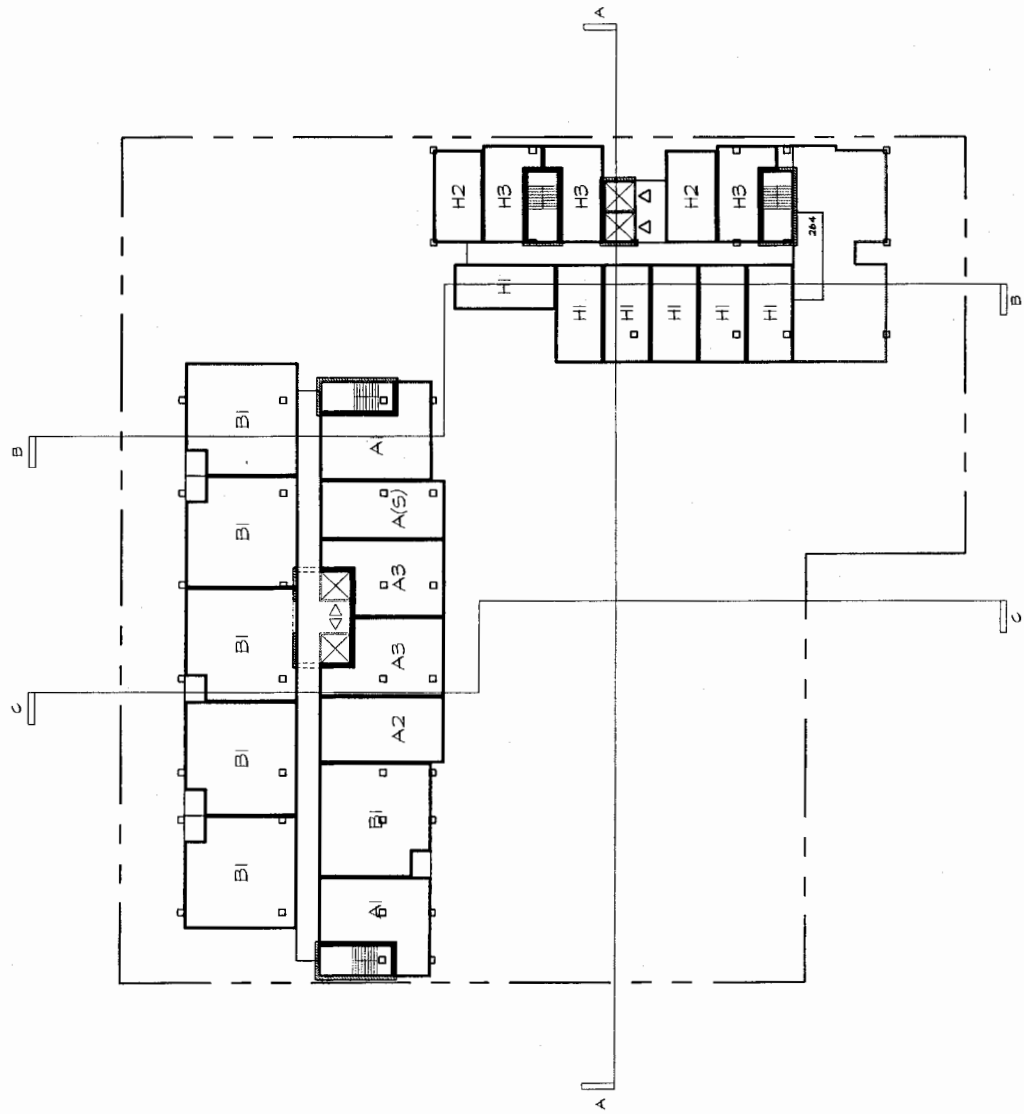


Figure II-9
Courtyard Floor Plan



Source: Thomas P. Cox Architects, June 13, 2008.



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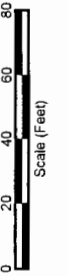
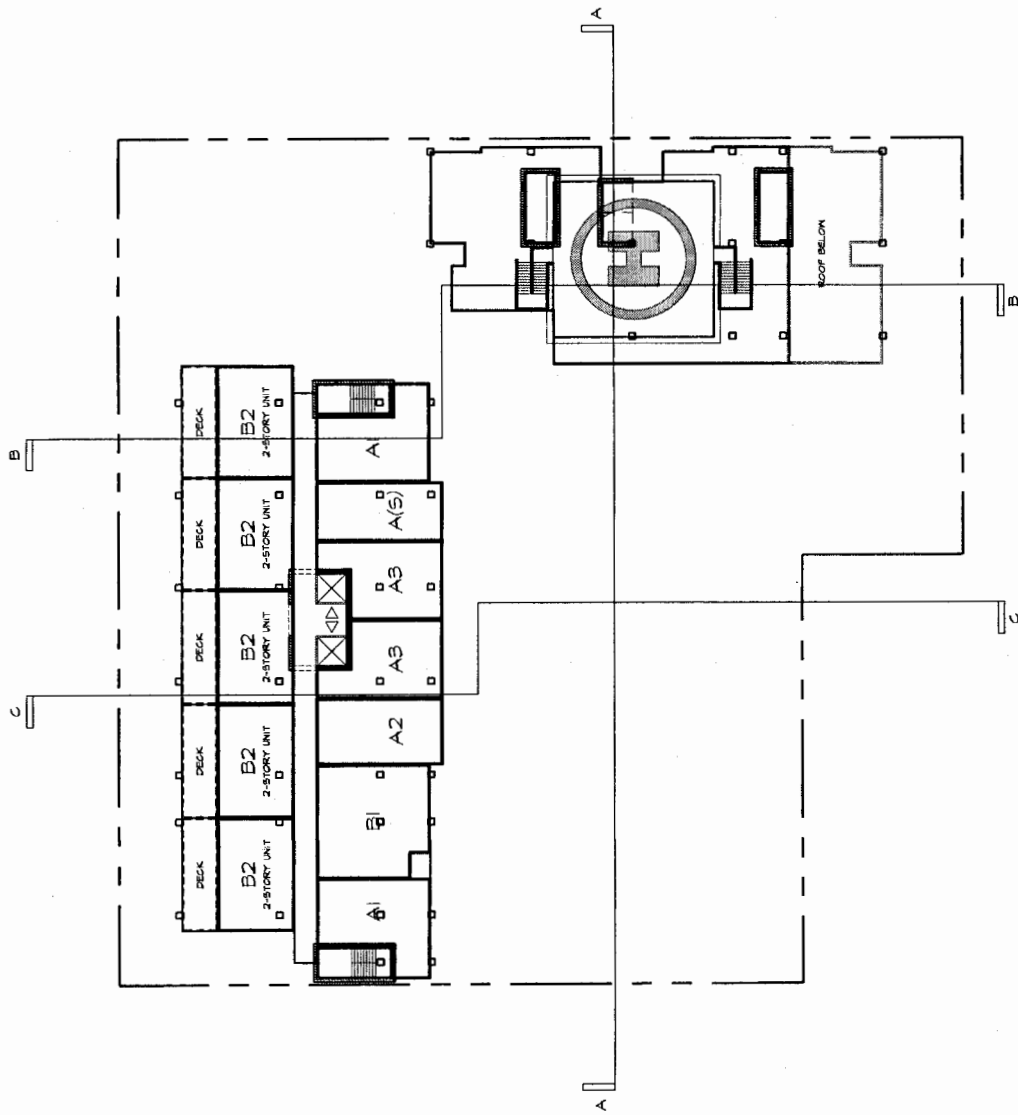


Figure II-11
 Upper Hotel Plan Levels 13-14



Source: Thomas P. Cox Architects, June 13, 2008.



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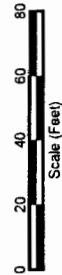
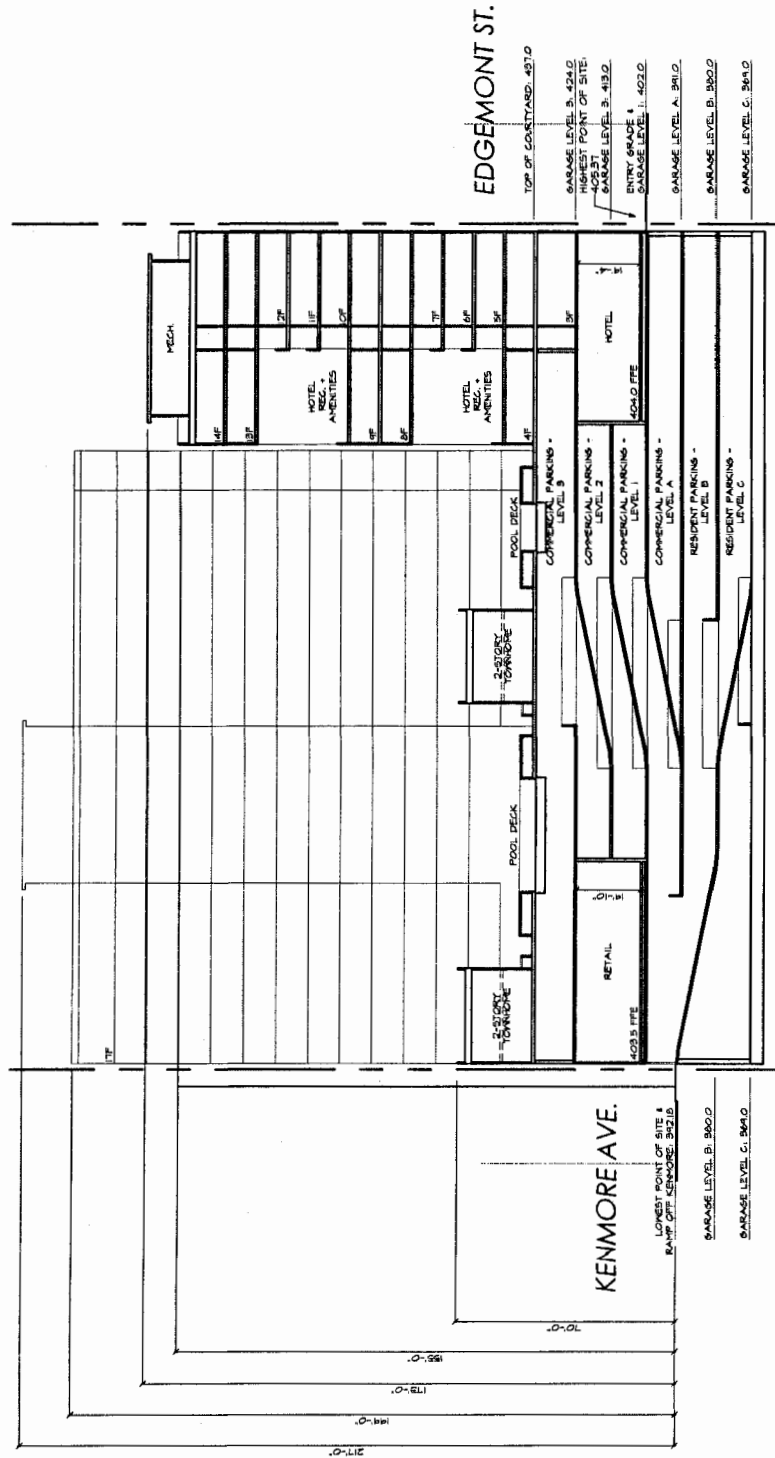


Figure II-12
Upper Residential Plan Levels 15-17



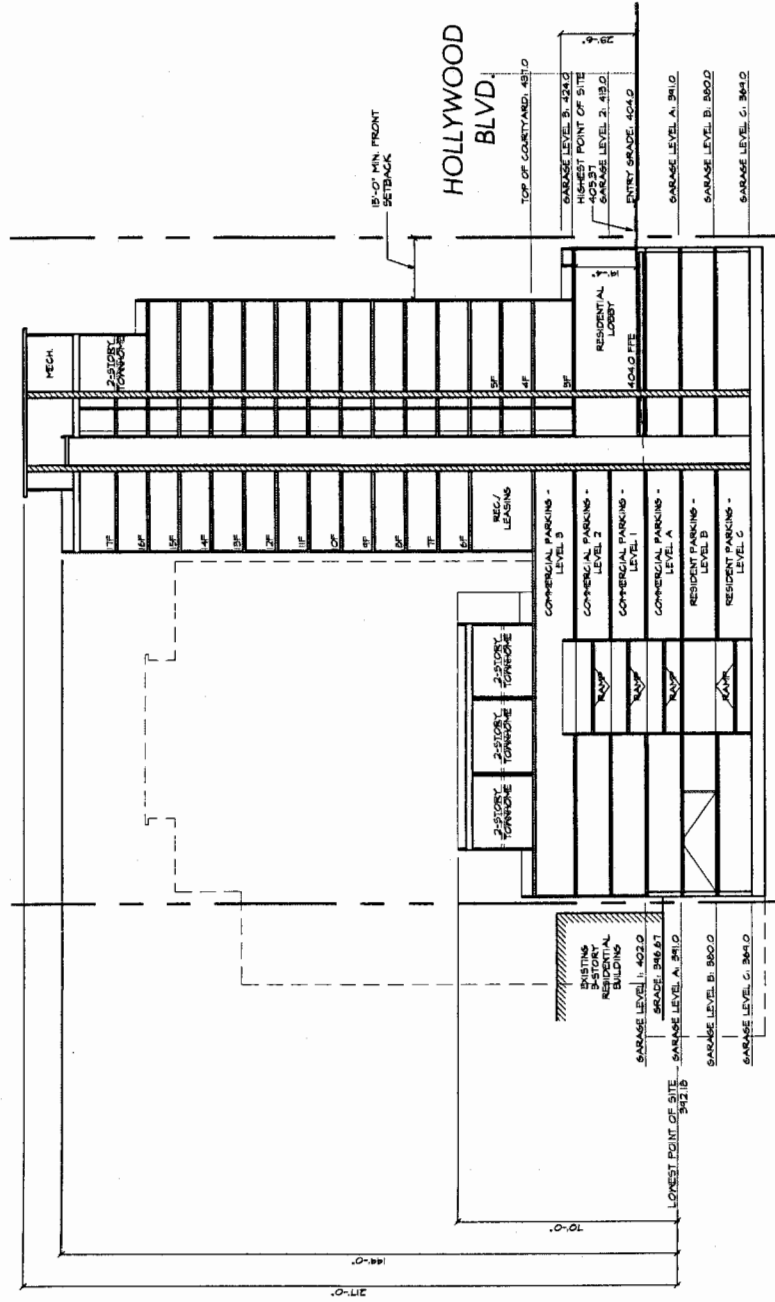
Source: Thomas P. Cox Architects, June 13, 2008.



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Figure II-13
 Section Fronting Hollywood Boulevard



Source: Thomas P. Cox Architects, June 13, 2008.



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 Environmental Planning and Research

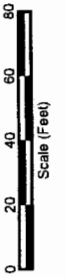


Figure II-15
 Section Fronting Edgemont Street

Condominium Tower

The 164 condominium units will be located within the 18-story condominium tower on levels three through 18 with ground floor commercial. The condominiums would include a mix of one and two bedroom units ranging in size from approximately 675 to 1,600 square feet. The breakdown of condominiums is included in Table II-1.

**Table II-1
Proposed Project Residential Component**

| Number of Bedrooms | Unit | Number of Units | Square Feet/Unit | Total Square Feet |
|--|------------|-----------------|------------------|-------------------|
| 1-bedroom | A(S) | 14 | 675 | 9,450 |
| | A1 | 14 | 800 | 11,200 |
| | A2 | 38 | 800 | 30,400 |
| | A3 | 14 | 800 | 11,200 |
| | A-subtotal | 80 | | 62,250 |
| 2-bedroom | B1 | 79 | 1,200 | 94,800 |
| | B2 | 9 | 1,600 | 14,400 |
| | B3 | 4 | 1,405 | 5,620 |
| | B-subtotal | 92 | | 114,820 |
| Total | | 172 | | 177,070 |
| Total sf (including common areas) | | | | 202,381 |

Source (table): Thomas P. Cox Architects, Inc., June 13, 2008.

Townhouse Buildings

The Proposed Project will also consist of eight two-story townhouses located around the residential pool on level four. All eight of the townhouses would be two-bedroom units ranging in size from approximately 1,600 square feet to 1,405 square feet. The townhouse units would be located on levels four and five of the townhouse building with commercial uses occupying the ground floor.

Hotel Tower

The 15-story hotel tower will contain approximately 150 extended-stay rooms and common areas. These hotel rooms would be located on levels three through 15 of the hotel tower. The lobby and administrative offices for the hotel would be located on the ground floor and the second floor. In total, the hotel rooms and common areas, including the lobby area, registration desk, hotel office, and laundry areas, would occupy approximately 71,595 square feet of space.

Parking and Access

The Proposed Project would include three levels of subterranean parking, one level of at-grade parking, and two levels of above-ground parking containing approximately 472 off-street parking spaces. Parking associated with the hotel and commercial uses would be located on above-ground levels 2 and 3, at-grade level 1, and on subterranean parking level A. Parking associated with the residential uses would be

located on subterranean levels B and C. Ingress and egress for the residential parking would be located on Kenmore Avenue at the southern end of the project site while ingress and egress to the commercial and hotel parking would be located on Edgemont Street, also at the southern end of the project site. The Proposed Project would also include approximately 107 bicycle parking spaces to be located in the ingress/egress driveway on Edgemont Street as well as in several bicycle racks outside of the proposed structure along Hollywood Boulevard.

Open Space and Landscaping

The Proposed Project would include a total of 34,400 square feet of open and recreation space. Specifically, the Proposed Project would provide approximately 22,575 square feet of active and passive common recreation space throughout the proposed development while also providing approximately 8,600 square feet of private open space. Common open space areas include the residential courtyard with a pool and a recreation area located on level four. A second pool for hotel guests is also located on level four. Hotel recreational amenities are located on levels five and ten of the hotel tower. In addition, the Proposed Project would also provide approximately 3,225 square feet of public commercial plazas at ground level on the northwest and northeast corners of the project site fronting Hollywood Boulevard.

Landscaping for the Proposed Project includes street trees along Hollywood Boulevard, Edgemont Street, and Kenmore Avenue as well as landscaping on the fourth level courtyard, the residential and hotel pool decks, and two common open space courtyards on the east side of the hotel tower on the fifth and tenth floors.

PROJECT OBJECTIVES

The objectives of the Proposed Project are as follows:

- To redevelop a currently underutilized site and provide residential, hotel, and commercial facilities to support the Hollywood Community Plan Area.
- To promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, and sensitive in-fill housing.
- To provide a well-designed development that is complementary to surrounding land uses.
- To enhance pedestrian circulation in the project vicinity.
- To provide a mixed-use, higher density development near the existing Metro Red Line Station at Sunset Boulevard and Vermont Avenue.
- To generate employment opportunities for the local area.

- To provide a well-designed development that promotes Leadership in Energy and Environmental Design (LEED) green building design.

DISCRETIONARY ACTIONS REQUIRED

The City of Los Angeles Department of City Planning is the lead agency for the Proposed Project. In order to permit development of the Proposed Project, the City would require the following discretionary approvals:

- General Plan Amendment to revise the land use designation in the adopted Hollywood Community Plan from Mixed-Use Boulevard to Regional Center Commercial to allow a greater intensity of development and greater height for the project;
- Specific Plan Amendment to permit an FAR of 4.5:1 and height of 199 feet to the roof of the condominium tower (217 feet top of the helipad) and 155 feet to the roof of the hotel (173 feet top of helipad) in lieu of the 50 foot height limit; Specific Plan Exceptions to deviate from Section 8A of the SNAP, to permit 172 residential dwelling units in lieu of the 83 residential dwelling units otherwise allowed under an R3 zone in the “Sub area B-Mixed-Use Boulevard” Designation; Conditional Use Approval to allow a new extended-stay hotel in the SNAP Sub-Area B, for the hotel that is located within five hundred feet of an R Zone;
- Site Plan Review to allow a development project which creates or results in an increase of 50,000 gross square feet or more of non-residential floor area; creates or results in an increase of 50 or more residential units, or a change of use which results in a net increase of 1,000 or more average daily trips;
- Project Permit Compliance determination with Vermont/Western Transit-Oriented District Specific Plan (Station Neighborhood Area Plan or “SNAP”);
- Removal of Building Line Incident to Subdivision to remove: (1) the 18-foot building line along the west side of Edgemont Street and southerly of Hollywood Boulevard, on property currently zoned RD1.5-1XL (established under ordinance number 43993), and (2) the 25-foot building line along the east side of Kenmore Avenue and southerly of Hollywood Boulevard, on property currently zoned RD1.5-1XL (established under ordinance number 44098);
- Vesting Tentative Tract Map to permit the merger and resubdivision of the subject property for residential condominium purposes;
- Other federal, state, or local permits and ministerial approvals as necessary.

This IS serves as an advisory document, compliant with CEQA, intended to offer additional guidance to the lead agency for all discretionary actions associated with the Proposed Project. This IS is also intended to cover all State, regional and/or local government discretionary approvals that may be required in conjunction with the Proposed Project, whether or not they are explicitly listed. Federal, State and

regional agencies that may have jurisdiction over specific activities associated with the Proposed Project include, but are not necessarily limited to:

- South Coast Air Quality Management District
- Regional Water Quality Control Board, Los Angeles Region

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY AND CHECKLIST

| | | |
|--|--------------------------------------|------------------------------------|
| LEAD CITY AGENCY <i>City of Los Angeles, Department of City Planning</i> | COUNCIL DISTRICT <i>13</i> | DATE <i>October 2008</i> |
|--|--------------------------------------|------------------------------------|

RESPONSIBLE AGENCIES

N/A

| | |
|---|-----------------|
| PROJECT TITLE/NO. <i>4900 Hollywood Project</i> | CASE NO. |
|---|-----------------|

| | |
|----------------------------------|--|
| PREVIOUS ACTIONS CASE NO. | <input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions. |
|----------------------------------|--|

PROJECT DESCRIPTION:

See Section II Project Description

ENVIRONMENTAL SETTING:

See Section II Project Description

PROJECT LOCATION

The proposed project site is located at 4900, 4904, 4906, 4908, and 4918-4926 Hollywood Boulevard, 1642-1644, 1648, and 1650 North Kenmore Avenue, and 1631-1633 and 1637-1641 North Edgemont Street, Hollywood, CA 90027.

| | |
|--|---|
| PLANNING DISTRICT <i>Hollywood Community</i> | STATUS: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> PROPOSED <u>March 18, 2007</u> <input type="checkbox"/> ADOPTED <u> </u> date |
|--|---|

| | | |
|---|--|--|
| EXISTING ZONING <i>C2-1D, R1.5-1XL</i> | MAX. DENSITY ZONING | <input type="checkbox"/> DOES CONFORM TO PLAN <input checked="" type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN |
| PLANNED LAND USE & ZONE <i>Regional Center Commercial</i> | MAX. DENSITY PLAN | |
| SURROUNDING LAND USES <i>Residential, Commercial, Medical</i> | PROJECT DENSITY <i>4.5:1</i> | |

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.

SIGNATURE

TITLE

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 Analysis,” as described in (5) below, may be cross referenced).
- 5) Earlier analysis must 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:

- 1) Earlier Analysis Used. Identify and state where they are available for review.
 - 2) 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.
 - 3) 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 whichever format is selected.
 - 9) The explanation of each issue should identify:
 - 1) The significance criteria or threshold, if any, used to evaluate each question; and
 - 2) 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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

**BACKGROUND****PROPONENT NAME**

Christopher A. Joseph (Representative)
Christopher A. Joseph and Associates

PHONE NUMBER

(310) 473-1600

PROPONENT ADDRESS

11849 W. Olympic Blvd.
Suite 101

Los Angeles, California 90064

AGENCY REQUIRING CHECKLIST

City of Los Angeles, Department of City Planning

DATE SUBMITTED

October 2008

PROPOSAL NAME (If Applicable)

**ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|--|------------------------------|-------------------------------------|
| 1. AESTHETICS. Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in: | | | | |
| a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

federal or state ambient air quality standard?

- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

4. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game 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 tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?
- 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?

5. CULTURAL RESOURCES: Would the project:

- a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?
- b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. GEOLOGY AND SOILS. Would the project: | | | | |
| a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving : | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

7. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | | |
|----|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

8. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

- | | | | | | |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Substantially deplete groundwater supplies or interfere 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 an manner which would result in flooding on- or off site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Place within a 100-year flood plain structures which would impede or redirect flood flows? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. LAND USE AND PLANNING. Would the project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with 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, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. MINERAL RESOURCES. Would the project: | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

11. NOISE. Would the project:

- | | | | | | |
|----|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

12. POPULATION AND HOUSING. Would the project:

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

- | | | | | | |
|----|------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| i. | Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|---------------------------------|-------------------------------------|
| ii. Police protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Other public services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. RECREATION. | | | | |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. TRANSPORTATION/CIRCULATION. Would the project: | | | | |
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in inadequate parking capacity? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. UTILITIES. Would the project: | | | | |
| a. Exceed wastewater treatment requirements of the | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

17. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Does the project 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, 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

| PREPARED BY | TITLE | TELEPHONE # | DATE |
|-------------|-------|-------------|------|
|-------------|-------|-------------|------|

IV. INITIAL STUDY EXPLANATIONS

1. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. An adverse impact would occur if the Proposed Project substantially interferes with existing views of a scenic vista. The project site is located in the Hollywood Community of the City of Los Angeles. Visual resources in the area include vistas of the Hollywood Hills, which are visible from the project site and the surrounding roadways, as well as views of the Griffith Observatory.

The proposed development has the potential to affect existing views of valued resources from public locations and from private residences located in the project area. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) an identification and description of the valued view resources present in the area, (2) an identification of public vantage points that have access to the identified valued view resources, (3) an analysis of changes attributable to new project buildings as well as signage, and (4) analysis of the Proposed Project's potential to block views of the identified view resources from public (e.g., major roadways) vantage points (e.g., residential areas).

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a city-designated scenic highway?

Potentially Significant Impact. A significant impact would occur only where scenic resources would be damaged or removed by the project. According to the Transportation Element of the General Plan of the City of Los Angeles, there is one City Designated Scenic Highway located within the project vicinity: Los Feliz Boulevard (between Western Avenue and Riverside Drive).¹ The Proposed Project is located south of the designated scenic highway corridor along Los Feliz Boulevard. Project development would alter the appearance of the project site, particularly with construction of an 18-story residential building and a 15-story hotel building including one floor of ground level commercial and subterranean and above grade parking. As project development may affect views from Los Feliz Boulevard during project construction as well as long-term project operation, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) an identification of the scenic highways that may be affected by the Proposed Project and a description of the attributes upon which the designation of these roadways as scenic highways is based, (2) a description of on-site construction activities that may be viewed from the identified scenic highways, (3) a description of future site conditions at project buildout as viewed from the identified scenic highways, and (4) an assessment of the extent to which project construction and operations would affect existing scenic resources as viewed from the identified scenic highways.

¹ *City of Los Angeles General Plan, Transportation Element, Map E, Scenic Highways in the City of Los Angeles, September 1999.*

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. A significant impact may occur if a project introduces incompatible visual elements on the project site or visual elements that would be incompatible with the character of the area surrounding the project site. The visual character of the project site is dominated by low-rise commercial and residential uses existing on-site as well as a large paved surface parking lot fronting Hollywood Boulevard. The surrounding area is generally characterized by residential uses along the local streets in the project vicinity while uses along Hollywood Boulevard are commercial in character. While the proposed development would introduce structures containing the same types of uses as found on the project site and in the project vicinity, project development would include demolition and the construction of new and larger buildings, which would introduce new visual elements to the project site. As a result, project development would alter the existing appearance of the site and may create potential impacts on the existing visual character or quality of the site and its surroundings. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) a description of the visual character of the site, as viewed from off-site locations under existing and proposed conditions, (2) an analysis of potential impacts as may be perceived from adjacent, nearby neighborhoods, and (3) an evaluation of project consistency with all applicable urban design/aesthetic policies as set forth in applicable City planning documents (e.g., City General Plan, Hollywood Community Plan, etc.).

d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact. A significant impact may occur if a project introduces new sources of light, glare, or shade/shadow from the project site which would be incompatible with the areas surrounding the project site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways.

Artificial Light

An adverse impact would occur if the Proposed Project created a substantial new source of artificial light that would adversely affect the surrounding area. Artificial light may be generated from individual (i.e., point) sources as well as from indirect sources of reflected light. Uses such as residences, hospitals, and hotels are considered light sensitive since they are typically occupied by persons who are subject to disturbance by bright light sources during evening hours. The Proposed Project would result in the development of a new residential and a new hotel tower on the project site. Compared to existing conditions, the Proposed Project's artificial lighting, including architectural lighting, light spillage from windows, street lights, security lighting, and other building lights as well as roadway lighting has the potential to result in higher levels of ambient light visible from the surrounding area.

As a result, the Proposed Project has the potential to increase ambient lighting, which could impact off-site residential properties and, possibly, interfere with the performance of an off-site activity. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) a description of the City regulatory environment as it relates to artificial light, (2) description of the existing lighting conditions within the project site, along adjacent streets, and within the areas immediately surrounding the project site, (3) identification of light sensitive uses in the surrounding area, (4) a description of the Proposed Project's artificial light sources, and (5) a description of changes in the lighting characteristics of the project site as seen from off-site locations that would adversely affect the character of the surrounding area and/or on the potential for artificial light to interfere with the performance of an off-site activity, such as safe operation of a motor vehicle.

Glare

An adverse impact would occur if the Proposed Project created a substantial new source of glare that would adversely affect day or nighttime views in the project area. Development of the Proposed Project would result in new and taller buildings. As a result, the proposed development would have the potential to reflect sunlight from windows and building surfaces. Thereby, project buildout has the potential to generate daytime glare on nearby residences and roadways.

The Proposed Project also has the potential to generate daytime glare from reflected sunlight and nighttime glare from reflected artificial lighting. As these changes may have an adverse impact on off-site areas, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) a description of existing on-site and off-site daytime and nighttime glare conditions, (2) an identification of glare-sensitive uses, including off-site residences subject to potential impacts from the Proposed Project, (3) a description of potential new glare sources that may be introduced as part of project development, and (4) an assessment of the potential impacts of future on-site glare sources upon the identified glare-sensitive uses and/or on the potential for glare to interfere with the performance of an off-site activity, such as safe operation of a motor vehicle.

Shade/Shadow

The analysis of the Proposed Project's potential shade/shadow impacts focuses on changes in shading conditions for those off-site sensitive uses and activities that are dependent on access to natural light. Off-site uses and activities that meet this criteria include routinely used outdoor spaces associated with residential, recreational, or institutional (pre-schools, schools, nursing homes), or commercial uses with pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; and existing solar collectors.

The Proposed Project would develop two multi-story structures which would have the potential to shade existing off-site shadow sensitive land uses to a greater extent than under current/base conditions. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will

include: (1) an identification of shadow-sensitive uses in the surrounding adjacent area, consisting of residential, recreational, or institutional uses, or commercial uses with pedestrian-oriented outdoor spaces or outdoor restaurants, (2) an analysis of the maximum amount of shading that could be caused by the proposed mass and height of the Proposed Project's structures for the morning, mid-day, and afternoon periods, during the Summer and Winter solstices and the Spring/Fall equinox, (3) an identification of shadow sensitive uses that would be shaded by the Proposed Project, and (4) a description of the duration of shading on any shadow-sensitive uses by the Proposed Project.

2. AGRICULTURE

a) **Would the project 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 non-agricultural use?**

No Impact. A significant impact may occur if a project were to result in the conversion of State-designated agricultural land from agricultural use to another non-agricultural use. The project site is presently developed with multi-family residential uses, restaurants, a warehouse, a parking lot, and office uses. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses within an urbanized area. The project site is not used for agricultural purposes. The site is not zoned for agricultural use nor is it designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation, Division of Land Resources Protection.² The project site does not contain any state designated agricultural land and would not convert any farmland to a non-agricultural use. Thus, the Proposed Project would not 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 non-agricultural use. Therefore, no impact would occur and no further analysis is required.

b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

No Impact. A significant impact may occur if a project were to result in the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use. The project site is presently developed with multi-family residential, restaurants, a warehouse, a parking lot, and office uses. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses within an urbanized area. The project site is not zoned for agricultural purposes. The project site is currently zoned for

² California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, Important Farmland in California, 2004, Map*, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/fmmp2004_36_40.pdf, accessed March 5, 2008.

commercial and residential uses and is not listed under the Williamson Act.³ Thus, the Proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, no further evaluation of this issue in an EIR is required.

c) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. A significant impact may occur if a project would result in the conversion of farmland to another non-agricultural use. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses within an urbanized area. The project site is located in an urbanized area of Hollywood and does not contain any agricultural uses, nor are any agricultural uses located in the vicinity of the project site.⁴ Thus, development of the Proposed Project would not convert any farmland to non-agricultural use. As no impacts would occur, no mitigation measures are required. Further evaluation of this issue in an EIR is not required.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. A significant impact may occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The project site is located within the 6,600 square mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, PM₁₀ and PM_{2.5}).⁵ As such, the Proposed Project would be subject to the SCAQMD's Air Quality Management Plan (AQMP). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the

³ California Department of Conservation, Division of Land Resource Protection, Williamson Act Protection, website: <http://www.consrv.ca.gov/DLRP/lca/index.htm>, accessed March 5, 2008.

⁴ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Important Farmland in California, 2004, Map, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/fmmp2004_36_40.pdf, accessed March 5, 2008.

⁵ The Basin has technically met the CO standards for attainment since 2002, but the official status has not been reclassified by the USEPA.

economy, community development and the environment.⁶ With regard to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPG), which includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation control portions of the AQMP. Both the RCPG and AQMP are based, in part, on projections originating with the City of Los Angeles' General Plan.

The Proposed Project would result in the development of residential uses, a hotel, and commercial uses which could increase stationary and mobile source air emissions associated with construction and operation of the project. As a result, project development could have an adverse effect on the SCAQMD's implementation of the AQMP. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) an evaluation of the Proposed Project's consistency with the SCAQMD's AQMP in accordance with the procedures established in the SCAQMD's CEQA Air Quality Handbook; and (2) an assessment of project consistency with the applicable policies of the City's General Plan Land Use and Air Quality Elements.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. A project may have a significant impact if project-related emissions would exceed federal, State, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. As discussed above, the project site is located within the Basin. State and federal air quality standards are often exceeded in many parts of the Basin. The Proposed Project would contribute to regional and localized air pollutant emissions during construction (short-term) and project occupancy (long-term). The daily construction emissions generated by the Proposed Project are also analyzed against SCAQMD's Localized Significance Thresholds (LSTs) to determine whether the emission would cause or contribute to adverse localized air quality impacts on the surrounding land uses. The SCAQMD's LSTs are only applicable to the following criteria pollutants: NO_x, CO, PM₁₀. LSTs are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. The LSTs represent the maximum stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each Source Receptor Area (SRA).

In addition, the SCAQMD protocol also utilized localized CO concentrations to determine pollutant concentration potential and whether "CO hotspots," which are localized areas where ambient CO concentrations exceed national and/or State standards, would adversely affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement

⁶ SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

homes, residences, schools, playgrounds, child care centers, and athletic facilities. Sensitive receptors in the project vicinity include, but are not limited to, residential uses to the north, east, south, and west of the project site, a preschool and playground to the south of the project site, and medical facilities to the north and south of the project site.

Traffic congested roadways and intersections have the potential to generate localized high levels of CO. The SCAQMD recommends the use of CALINE4, a dispersion model for predicting CO concentrations, as the preferred method of estimating pollutant concentrations at sensitive receptors near congested roadways and intersections. For each intersection analyzed, CALINE4 adds roadway-specific CO emission calculated from peak-hour turning volumes to ambient CO air concentrations. The SCAQMD recommends a hot-spot evaluation of potential localized CO impacts when volume to capacity (V/C) ratios are increased by two percent at intersections with a level of service (LOS) of D or worse. The SCAQMD also recommends a CO hot-spot evaluation when an intersection decreases in LOS by one level beginning when LOS changes from an LOS of C to D.

Toxic Air Contaminants (TACs) are a broad class of compounds known to cause cancer or contribute to cancer or non-cancer health effects such as birth defects, genetic damage, and other adverse health effects. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., benzene near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and federal level. Diesel exhaust is the predominant TAC in urban air and is estimated to represent about two-thirds of the cancer risk from TACs (based on the statewide average).

As the Proposed Project could violate air quality standards and/or contribute to an existing air quality violation, and could expose sensitive receptors to substantial pollutant concentrations, these issues will be analyzed in an EIR. The EIR analysis will: (1) forecast daily construction and operational emissions of the Proposed Project, (2) evaluate localized pollutant concentrations, (3) identify sensitive receptors in the project area that may be impacted by project construction, (4) identify maximum impacts to sensitive receptors from the Proposed Project's daily construction emission using the SCAQMD's LST methodology, and (5) address concentrations of both criteria pollutants and toxic air contaminants resulting from the operation of diesel powered equipment associated with the Proposed Project.

- c) **Would the project 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 threshold for ozone precursors)?**

Potentially Significant Impact. A significant impact may occur if the project would add a considerable cumulative contribution to federal or State non-attainment pollutant. The SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and

State Clean Air Acts. The Proposed Project would result in increases in air emissions from construction and operations occurring in the Basin, which is currently in non-attainment of federal and State air quality standards for ozone, PM₁₀, and PM_{2.5}. Therefore, further analysis of this issue in an EIR is required. The EIR's cumulative air quality analysis will be conducted in accordance with procedures established by the SCAQMD and will address the degree to which the Proposed Project would or would not result in a cumulatively considerable net increase of any criteria pollutant for which the Basin is classified as non-attainment under an applicable federal or State ambient air quality standard.

Construction Emissions

Air emissions would occur during all phases of project construction (e.g., demolition, excavation, site preparation, and constructing the buildings themselves). As a result, the Proposed Project has the potential to exceed SCAQMD-prescribed emission thresholds during its construction. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will (1) describe the regulatory environment as it relates to air quality; and (2) develop the Proposed Project's daily and quarterly regional construction emission inventory using the mobile-source and fugitive dust emission factors derived from URBEMIS 2002.⁷

Operational Emissions

Project development would generate air emissions during its operational phase from motor vehicle travel, energy consumption, and on-site activities primarily associated with residential uses.

These emissions have the potential to exceed SCAQMD-prescribed emission thresholds. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) a forecast of daily regional emissions from mobile and stationary sources that would occur during long-term project operations; (2) an evaluation of localized pollutant concentrations; and (3) potential impacts to future on-site users from motor vehicle travel on major area roadways. The analyses will address both criteria pollutants (i.e., pollutants for which ambient air quality standards have been established) and toxic air contaminants, including, but not limited to, diesel particulate emissions.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. A significant impact may occur if the project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors near the project site include residential uses to the north, east, south, and west of the project site, a preschool and playground to the south of the project site, and medical facilities to

⁷ URBEMIS 2002 is an emissions estimation/evaluation model developed by the ARB that is based, in part, on SCAQMD CEQA Air Quality Handbook guidelines and methodologies.

the north and south of the project site. This issue will be analyzed further in an EIR as the Proposed Project could expose these sensitive receptors to substantial pollutant concentrations. Project impacts on pollutant concentrations would be analyzed during project construction as well as long-term operations. The analysis will address concentrations of both criteria pollutants and toxic air contaminants, and any required mitigation measures.

e) Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. A significant impact may occur if objectionable odors occur that would adversely impact sensitive receptors. Objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other pungent elements used in manufacturing processes, as well as sewage treatment facilities and landfills. Since the Proposed Project involves the development of residential, hotel, and commercial uses, no elements related to these types of odor producing uses are anticipated. During the construction phase, potential sources of objectionable odors at the project site would be those associated with construction equipment exhaust during construction activities and the exhaust generated by vehicles traveling to and from the project site. In addition, activities associated with the application of architectural coatings and other interior and exterior finishes may also produce discernable odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but because they are temporary and intermittent in nature, the odors would not be considered a significant environmental impact. Therefore, impacts associated with construction-generated odors are expected to be less than significant and no further analysis of this issue in an EIR is required. **BIOLOGICAL RESOURCES**

f) Would the project 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS). The project site is presently developed with multi-family residential uses, restaurants, a warehouse, a parking lot, and general office land uses. The project site is located in an urban area. The six on-site trees appear to have been planted as part of the original landscape development(s) or to have naturalized on the site. Furthermore, no candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the California Department of Fish and Game (CDFG), or the United States Fish and Wildlife Service (USFWS) would be expected to occur on the project site. Therefore, the Proposed Project would have no impact on sensitive biological species or habitats and no further analysis of this issue in an EIR is required.

- g) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. The project site is currently developed with multi-family residential uses, restaurants, a warehouse, a parking lot, and general office land uses. The project site is located in an urban area. No riparian or other sensitive habitat areas are located on or adjacent to the project site.⁸ Implementation of the Proposed Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities. No further analysis of this issue in an EIR is required.

- h) Would the project 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?**

No Impact. A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by the Proposed Project. The project site is currently developed with multi-family residential uses, restaurants, a warehouse, a parking lot, and general office land uses. The project site is located in an urban area. As such, the project site does not support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act (see Section 4(b), above). No impacts to riparian or wetland habitats would occur with implementation of the project and no further analysis of this issue in an EIR is required.

- i) Would the project 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?**

No Impact. A significant impact would occur if the Proposed Project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The project site is currently developed with multi-family residential, restaurants, a warehouse, a parking lot, and general office land use. The project site is located in an urban area. As such, there is no native habitat on the project site nor does the project site function as part of a wildlife corridor. Though there are approximately six trees located on-site, there are no stretches of open space nor are there areas of significant biological resources on the project site. In addition, the project site does not serve a role in the movement of native or migratory animals. Therefore, no impact with respect to native or migratory wildlife corridors or native wildlife nursery site would occur with implementation of the project. No further analysis of this issue in an EIR is required.

⁸ *Environmental and Public Facilities Maps: Significant Ecological Areas, Los Angeles City Planning Department, September, 1996.*

- j) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?**

Potentially Significant Unless Mitigation Incorporated. A project-related significant adverse effect could occur if the project would cause an impact that is inconsistent with local regulations pertaining to biological resources. The project site is currently developed with multi-family residential, restaurants, a warehouse, a parking lot, and general office land use. The project site is located in an urban area. Currently, there are six trees located on the project site. Although it is not anticipated that any protected tree species would occur on-site, there will be trees removed and the implementation and replacement of trees on the project site would occur. Therefore, further analysis of this issue is required and the EIR will discuss the project's potential to conflict with local policies or ordinances protecting trees as well as any required mitigation measures.

- k) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. A significant impact would occur if the Proposed Project is inconsistent with mapping or policies in any conservation plans of the types cited. The project site is developed with residential and commercial uses and associated parking lots in an urbanized area in the Hollywood community of the City of Los Angeles. As such, no portion of the project site or surrounding area are included in any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.⁹ Therefore, no impacts would occur and no further analysis of this issue in an EIR is required.

4. CULTURAL RESOURCES

- a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Potentially Significant Impact. Section 15064.5 of the State CEQA Guidelines defines an historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial

⁹ City of Los Angeles Planning Department, *Environmental and Public Facilities Maps, Significant Ecological Areas, Map, September 1996.*

evidence in light of the whole record. A project-related significant adverse effect would occur if the project were to adversely affect a historical resource meeting one of the above definitions.

The Proposed Project would demolish five multi-family residential structures, two restaurants, a warehouse, a parking lot, and an office. Table IV-1, Project Site Addresses and Year Constructed, shows when the existing buildings on-site were constructed.

**Table IV-1
Project Site Addresses and Year Constructed**

| Address | Year Constructed |
|--------------------------|--|
| 4926 Hollywood Boulevard | Building 1: 1953 Building 2: 1950 Building 3: 1966 |
| 1646 N Kenmore Avenue | 1928 |
| 1644 N Kenmore Avenue | 1920 |
| 4918 Hollywood Boulevard | Building 1: 1965 Building 2: 1948 |
| 4900 Hollywood Boulevard | n/a |
| 1639 N Edgemont Street | Building 1: 1974 Building 2: 1914 |
| 1635 N Edgemont Street | 1917 |
| 1631 N. Edgemont Street | 1911 |

Source: City of Los Angeles Department of City Planning, ZIMAS, <http://zimas.lacity.org>, March 3, 2008.

Because of the age for the majority of the existing structures, further analysis of this issue is warranted. The EIR will provide additional analysis regarding these structures, including a historic resources report.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Potentially Significant Unless Mitigation Incorporated. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which met the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the project were to affect archaeological resources which fall under either of these categories.

The project site is located in an urbanized area which has been previously disturbed by past activities. The project site is not located in an area designated by the City of Los Angeles General Plan Framework EIR as being in an archaeological site or survey area. However, the project site is located within close proximity to several archaeological sites as identified by the Environmental and Public Facilities Maps of the City Planning Department of the City of Los Angeles. Further, development of the Proposed Project includes excavation and grading for the subterranean parking levels and the installation of foundations and utilities. These excavation and grading activities have the potential to reveal previously unknown archaeological resources. As such, buildout of the Proposed Project could result in a potentially significant impact related to archaeological resources. Therefore, further analysis in an EIR is required.

c) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Unless Mitigation Incorporated. A project-related significant adverse effect could occur if grading or excavation activities associated with the project would disturb paleontological resources or geologic features which presently exist within the project site.

The project site is not located in an area designated by the City of Los Angeles General Plan Framework EIR as a paleontological site or survey area. There are no known paleontological resources on the project site. Further, the project site is located in an urban area and surficial soil layers have been previously disturbed and paved for development and are not likely to contain substantive vertebrate fossils. However, according the Environmental and Public Facilities Maps of the City Planning Department of the City of Los Angeles, the project site is located just to the south of an identified vertebrate paleontological site. Excavations and grading anticipated for the Proposed Project are those associated with the subterranean parking, and installation of foundations, and utilities. These excavation and grading activities have the potential to reveal previously unknown paleontological resources. As such, buildout of the Proposed Project could result in a potentially significant impact related to paleontological resources. Therefore, further analysis in an EIR is required.

d) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Potentially Significant Unless Mitigation Incorporated. A project-related significant adverse effect could occur if grading or excavation activities associated with the project would disturb previously interred human remains. The project site is located in an urban area and surficial soil layers have been previously disturbed and paved for development and are not likely to contain interred human remains. Excavations and grading activities associated with the Proposed Project would be for subterranean parking and the installation of foundations and utilities. The likelihood of encountering human remains on the project site is minimal due to the previously disturbed nature of the project site. However, these excavation and grading activities have the potential to reveal previously unknown interred human remains. As such, buildout of the Proposed Project could result in a potentially significant impact related to disturbing interred human remains. Therefore, further analysis in an EIR is required.

5. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- (i) **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.**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project site is located within a state-designated Alquist-Priolo Zone or other designated fault zone, and appropriate building practices are not employed. Fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. In addition, the City of Los Angeles designates Fault Rupture Study Zones on each side of active and potentially active faults to establish areas of hazard potential.

The project site is not located within an Alquist-Priolo zone.¹⁰ Notwithstanding, there are several major active faults in the Los Angeles metropolitan region that could affect on-site development. The most notable of these is the San Andreas Fault, which is located approximately 35 miles (55 kilometers) northwest of downtown Los Angeles, on the far side of the San Gabriel Mountains. Several other important active faults lie closer to and even within the populated area of greater Los Angeles. These include the Hollywood, Elysian Park, and Santa Monica Faults which travel along the southern edge of the Hollywood Hills and Santa Monica Mountains. Based on the presence of known faults in the area, further analysis of this issue in an EIR is required. The EIR analysis will identify all known faults in the area, identify their distance from the project site, magnitude of surface movement and the potential for seismic activity in the area, including but not limited to fault rupture, which could affect project development. Any required mitigation measures will also be discussed in the EIR.

- (ii) **Strong seismic ground shaking?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the proposed project represents an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region. The

¹⁰ *City of Los Angeles Planning Department, Environmental and Public Facilities Maps, Alquist-Priolo Special Study Areas map, 1996.*

project site, which lies within the seismically active region of southern California, as described above, is located within a few miles of several faults, including the Hollywood Fault and the Santa Monica Fault. As such, the project site could be subject to periodic seismic ground shaking, including events of a notable magnitude. However, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, the location of the project site within a seismically active area could expose people or structures to strong seismic ground shaking, similar to conditions present throughout southern California. Although project development must comply with building regulations set forth by the State Geologist, which specify structural requirements for different types of buildings in a seismically active area, a potential impact may occur. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will identify the potential for seismic ground shaking and will take into consideration the impact of seismic activity on future development. Any required mitigation measures will also be discussed in the EIR.

(iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the proposed project would expose people or structures to risks involving ground failure and liquefaction. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. A high groundwater table and the presence of loose to medium dense sand and silty sand are factors that could contribute to the potential for liquefaction.

The project site is designated by the City of Los Angeles as potentially susceptible to liquefaction.¹¹ Depending on the intensity of future earthquakes, unconsolidated fill soils, particularly in the presence of a high water table, could potentially fail. With regard to this issue, project development would be required to comply with building regulations set forth by the State Geologist, which require site analysis and remedial measures prior to development. Nevertheless, as the potential for seismic ground failure is present, further analysis of this issue in an EIR is required. The EIR analysis will identify the potential for ground failure and will take into consideration the impact of seismic activity on future development. Any required mitigation measures will also be discussed in the EIR.

(iv) Landslides?

No Impact. A project related, significant adverse effect may occur if the project site was located in a hillside area with soil conditions that would suggest a high potential for sliding. Landslides can occur on slopes under normal gravitational forces and during earthquakes when strong

¹¹ City of Los Angeles Planning Department, *Environmental and Public Facilities Maps, Areas Susceptible to Liquefaction map, 1996.*

ground motion can cause failure. Landslides tend to occur in loosely consolidated, wet soil and/or rock on unstable sloping terrain. Topographically, the project site is relatively flat and contains no slopes adequate to support landslide conditions. Furthermore, the project site is not located in a designated Landslide Inventory or Hillside Area.¹² Additionally, development must comply with building regulations set forth by City Building Codes, which require site analysis and remedial measures of unstable slopes prior to development. Therefore, no impact with respect to landslides would occur with implementation of the project and no further analysis of this issue in an EIR is required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. Although project development has the potential to result in erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of stringent erosion controls imposed during grading and via building permit regulations. Minor amounts of erosion and siltation could occur during project grading. However, the potential for soil erosion during the ongoing operation of the Proposed Project is relatively low due to the generally level topography of the development area and considering that the area will be almost entirely paved over. The EIR will provide additional analysis to assess the project's potential to result in soil erosion or the loss of topsoil, and any required mitigation measures.

c) Would the project 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?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project is built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. Potential impacts with respect to liquefaction and landslide potential are evaluated in Questions 6(a)(iii) and (iv) above. The EIR will provide additional analysis to assess the project's potential to result in geologic impacts, including an assessment of the depth of groundwater below the site, the potential for the project to be subject to ground failure, subsidence potential, dewatering and any required mitigation measures.

d) Would the project be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project is 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

¹² City of Los Angeles Planning Department, *Environmental and Public Facilities Maps, Landslide Inventory & Hillside Areas Map, 1996.*

soils are clay based soils that tend to expand (increase in volume) as they absorb water and shrink (lessen in volume) as water is drawn away. If soils consist of expansive clays, foundation movement and/or damage can occur if wetting and drying of the clay does not occur uniformly across the entire area.

The potential for soil expansion occurs during wet condition (i.e., during periods of extended heavy rainfall) and generally relies on the presence of soils with high clay content. As such conditions may exist on the project site, the potential exists that some on-site soils have expansive properties. Even though development must comply with building regulations set forth by the City Building Codes, which require site analysis and remedial measures with regard to expansive soil conditions prior to development, the potential for an impact is present. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will identify the potential for soil expansion to occur and will take into consideration the impact of this potential hazard on future development. Any required mitigation measures will also be discussed in the EIR.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact. This question would apply to the Proposed Project only if it were located in an area not served by an existing sewer system. The project site is located in a developed area of Los Angeles, which is served by a wastewater collection, conveyance, and treatment system operated by the County and City of Los Angeles. No septic tanks or alternative disposal systems are necessary, nor are any proposed. As the use of septic tanks or alternative wastewater disposal systems would not be required, no impact would occur with implementation of the project and no further analysis of this issue in an EIR is required.

6. HAZARDS AND HAZARDOUS MATERIALS

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. A significant impact may occur if a project involves use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Proposed Project's construction activities are anticipated to use typical, although potentially hazardous, construction materials, including vehicle fuels, paints, mastics, solvents, and other acidic or alkaline solutions that would require special handling, transport, and disposal. During operation, residential uses would generally store and use property maintenance products such as commercial cleaning and landscape materials. Since the Proposed Project would require the transport, use and disposal of hazardous materials, the potential for an impact exists. Therefore, further analysis of this issue in an EIR is required. The EIR will analyze the project's potential to create a significant hazard to the public or the environment and address any required mitigation measures.

- b) **Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Potentially Significant Impact. A significant impact may occur if a project utilizes quantities of hazardous materials as part of its routine operations and could potentially pose a hazard to nearby sensitive receptors under accident or upset conditions. The Proposed Project is not anticipated to result in a release of hazardous materials into the environment. The operation of the project would utilize only limited amounts of common hazardous materials such as cleaning fluids. Nonetheless, the Proposed Project has the potential to create a significant impact and therefore, further analysis in an EIR is required. The EIR will provide additional analysis to assess the project's potential to result in hazardous materials impacts, and any required mitigation measures.

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Potentially Significant Impact. A significant adverse effect may occur if a project site is located within one-quarter mile of an existing or proposed school site and is projected to release toxic emissions which pose a health hazard beyond regulatory thresholds. Los Feliz Elementary, located at 1740 N. New Hampshire Avenue, is located 0.2 mile to the northeast of the project site. However, as stated in Checklist Question 7(b), above, the Proposed Project would use, at most, minimal amounts of hazardous materials for routine cleaning. While the potential for a significant impact is minimal, further analysis in an EIR is required. The EIR will provide additional analysis to assess the project's potential to result in hazardous materials impacts, and any required mitigation measures.

- d) **Would the project 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?**

Potentially Significant Impact. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. While it is currently unknown if the project site are included on a list of hazardous materials sites, the possibility of their inclusion on these lists exist. Therefore, further analysis is required in an EIR. The EIR will provide additional analysis with respect to hazardous materials on the project site, as well as any required mitigation measures.

- 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?**

No Impact. A significant impact may occur if a project is located within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The nearest airport to the project site is the Bob Hope-Burbank Airport, which is located approximately 7.6 miles to the northwest. Furthermore, the project site is not located within the boundaries of an airport land use plan or airstrip and would not result in a safety hazard for people residing or working in the project area. No impact would occur and no further analysis of this issue is required.

- 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?**

No Impact. A significant impact would occur only if a project were in the vicinity of a private airstrip and would subject area residents and workers to a safety hazard. The project site is not in the vicinity of a private airstrip. The nearest private airstrip is the Agua Dulce Airpark located approximately 27.5 miles north of the project site. Therefore, no impact would occur and no further analysis of this issue is required.

- g) **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Potentially Significant Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. Construction of the Proposed Project has the potential to impede public access or travel upon public rights-of-way as well as interfere with any adopted emergency response plan or emergency evacuation plan. Impacts to emergency response plans will be further analyzed in an EIR.

- h) **Would the project 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?**

Less Than Significant Impact. A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. According to the Environmental and Public Facilities Maps of the City Planning Department of the City of Los Angeles, the project site is approximately 0.7 miles south of the nearest brush fire hazard area. Further, the project site is located approximately 0.3 miles from a "Fire Buffer Zone" and 0.6 miles from the nearest "Mountain Fire District." Because the project site is not located in either of these zones, it is unlikely that the development of the Proposed Project would expose people or structures to a

significant risk of loss, injury, or death involving wildland fires. As such, impacts would be less than significant and no further analysis in an EIR is required.

7. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project discharges water that does not meet the quality standards of agencies that regulate surface water quality and water discharge into storm water drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts. The project site is presently developed with multi-family residential, restaurants, a warehouse, a parking lot, and general office uses. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses within an urbanized area. Development of the Proposed Project has the potential to alter the existing drainage patterns of rainfall absorption and surface water runoff, causing an increase in rates of storm water discharge. The Proposed Project's potential to violate any water quality standards or waste discharge requirements will be further analyzed in an EIR, as well as the inclusion of any required mitigation measures.

b) Would the project 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project includes deep excavations resulting in the potential to interfere with groundwater movement or includes withdrawal of groundwater or paving of existing permeable surfaces important to groundwater recharge. The Proposed Project does not propose any groundwater wells or pumping activities. All water supplied to the site will be derived from the City's existing water supply and infrastructure. As mentioned above, the project site is currently developed, so it is not expected that there would be a substantial increase in impervious surface area upon completion of construction. The construction of the Proposed Project would include excavation for proposed subterranean parking levels and as a result could potentially require dewatering at the project site. As such, an EIR should be prepared to more thoroughly address this issue. The EIR will provide additional analysis to assess the project's potential to result in hydrology and water quality impacts, including the need for dewatering of the project site, and any required mitigation measures.

- c) **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation during construction or operation of the project. There are no natural watercourses on the project site. The project site is currently developed with residential and commercial uses. As part of the project, grading and construction activities may change the existing drainage patterns of the site. If not properly designed, the Proposed Project could result in erosion and siltation during runoff conditions. As such, an EIR will be required to provide additional analysis to assess the Proposed Project's potential to result in hydrology and water quality impacts, including analysis of increases in siltation, the adequacy of the proposed drainage plan, the use of best management practices (BMPs) during construction, and the inclusion of any required mitigation measures.

- d) **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the project site or nearby properties. Grading and construction activities on the project site may change the existing drainage patterns on-site. As such, an EIR will be required to address more thoroughly the possibility of project related on- and off-site flooding. The EIR will provide additional analysis to assess the project's potential to result in hydrology and water quality impacts, including the changes in on-site drainage patterns, any changes in runoff volumes resulting from the project, the available storm drain capacity off-site, the adequacy of the proposed drainage plan, and the inclusion of any required mitigation measures.

- e) **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project would increase the volume of storm water runoff to a level which exceeds the capacity of the existing storm drain system serving a project site. A project-related significant adverse effect would also occur if a project would substantially increase the probability that polluted runoff would reach the storm drain system. As with any large property or construction project, construction of the Proposed Project could contribute to the degradation of existing surface water quality conditions primarily due to: 1) potential erosion and sedimentation during the grading and excavation phases and 2) particulate matter from dirt and dust generated on the project site.

Additional analysis of the Proposed Project's potential to degrade water quality during the grading/excavation/construction and operational phases is required. The EIR will provide additional analysis to assess the Proposed Project's potential to result in hydrology and water quality impacts, including the adequacy of the proposed drainage plan, best management practices, as well as existing water quality regulations and standards and the inclusion of any required mitigation measures.

f) Would the project otherwise substantially degrade water quality?

Potentially Significant Unless Mitigation Incorporated. As discussed in Response 8(a) above, the Proposed Project could potentially affect water quality either during construction or post-construction. Therefore, further analysis of this issue and the inclusion of any required mitigation measures is required in the EIR.

g) Would the project 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?

Potentially Significant Impact. According to the Safety Element of the General Plan of the City of Los Angeles, the project site is not located within, but is located approximately 0.3 miles east of, a 500-Year Flood Plain area as mapped on the 100-Year & 500-Year Flood Plains in the City of Los Angeles Map.¹³ According to this map, the 500-Year Flood Plain also includes the 100-Year Flood Plain. Therefore, the Proposed Project would be placing housing in proximity to a flood hazard area. Because of the proximity to this flood hazard area, further analysis in an EIR needs to be performed to establish whether any project-related significant adverse effects would occur. Therefore, further analysis of this issue in an EIR is required.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. According to the Safety Element of the General Plan of the City of Los Angeles, the project site is not located within, but is located approximately 0.3 miles east of, a 500-Year Flood Plain area as mapped on the 100-Year & 500-Year Flood Plains in the City of Los Angeles Map.¹⁴ According to this map, the 500-Year Flood Plain also includes the 100-Year Flood Plain. Therefore, the Proposed Project would be developing structures in proximity to a flood hazard area that could impede or redirect flood flows. Because of the proximity to this flood hazard area, further analysis in an EIR needs to be performed to establish whether any

¹³ *City of Los Angeles General Plan, Safety Element, Exhibit F, 100-Year & 500-Year Flood Plains in the City of Los Angeles, website: <http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf>, accessed March 5, 2008.*

¹⁴ *City of Los Angeles General Plan, Safety Element, Exhibit F, 100-Year & 500-Year Flood Plains in the City of Los Angeles, website: <http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf>, accessed March 5, 2008.*

project-related significant adverse effects would occur. Therefore, further analysis of this issue in an EIR is required.

i) Would the project 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?

Potentially Significant Impact. According to the Safety Element of the General Plan of the City of Los Angeles, the project site is not located within a potential inundation area for an earthquake-induced dam failure.¹⁵ Flooding from other sources may occur (see Question VIII(h)); thus, the potential risk to people or structures of loss, injury, or death from flooding from a failure of a levee or dam may be exacerbated by the development of the Proposed Project given its proximity to the 100-Year and 500-Year Flood Plain Areas. Therefore, the potential impact associated with flooding due to the failure of a levee or dam would need to be addressed in greater detail in an EIR.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity. Mudflows may occur when exposed soils are loosened by heavy rainfall. Development of the Proposed Project would not involve or otherwise affect hillsides or other soils susceptible to mudflow, as the project site contains generally flat topography. Tsunamis are great sea waves that affect low-lying areas along a coastline. The project site would not be susceptible to tsunamis due to its distance from the ocean and its elevation above sea level. Seiches are large waves or oscillations initiated by an earthquake in enclosed bodies of water, such as a reservoir, storage tank, harbor, or lake. A seiche wave has the potential to overflow the sides of the containing basin to inundate adjacent or downstream areas. There are no large bodies of water in the immediate vicinity of the project site. The closest body of water is the Hollywood Reservoir and associated Mulholland Dam, which is located approximately 2.18 miles northwest of the project site. According to the Safety Element of the General Plan of the City of Los Angeles, the project site is not in the Hollywood Reservoir's flood zone. Therefore, no impacts would occur and no further analysis of this issue is required.

8. LAND USE AND PLANNING

a) Would the project physically divide an established community?

Less than Significant Impact. A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier in an established community. The project site is presently developed with multi-family residential,

¹⁵ City of Los Angeles General Plan, Safety Element, Exhibit G, Inundation and Tsunami Hazard Areas in the City of Los Angeles, website: <http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf>, accessed March 5, 2008.

restaurants, a warehouse, a parking lot, and general office uses. Several multi-family residential structures and a hospital are located south of the project site on the same block. Additionally, commercial structures are located to the east and west of project site fronting Hollywood Boulevard. The Proposed Project would consist of multi-family residences, hotel uses, and commercial/retail uses in an area currently developed with similar uses. Therefore, the development of the Proposed Project would not physically divide an established community. As a result, impacts would be less than significant and no further analysis is required.

- b) Would the project 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?**

Potentially Significant Impact. The General Plan designation for the project site is Mixed-Use Commercial. The project site is also located within the Vermont/Western Station Neighborhood Area Plan (SNAP), in Sub-Area B, which designates mixed-use. Under the SNAP, which supersedes the zoning designation established by the Hollywood Community Plan, the project site is treated as Mixed-Use Boulevard, which allows C1.5 uses and R3 uses at R3 unit density. The project site is zoned C2-1D on the northern parcels and RD1.5-1XL on the southern parcels. Additionally, the project site is located within the Community Redevelopment Agency's East Hollywood/Beverly Normandie Redevelopment Plan Area.

The Proposed Project would involve a change in the general plan designation from the existing permitted height, floor area ratio and applicable densities to that of Regional Center Commercial allowing for greater height and greater intensity of development for the proposed Project. The Proposed Project would also require amendments to the SNAP including: (i) to permit a FAR of 4.5:1 in lieu of the maximum 2.0:1 permitted for mixed-use developments and 1.5:1 permitted for commercial uses within mixed-use developments in the Sub-Area B Mixed-Use Boulevard designation; and (ii) to deviate from section 8B of the SNAP to permit a maximum building height of 217 feet in lieu of the maximum 50-foot height limit for mixed-use and residential buildings in the Sub-Area B designation; the Proposed Project would also require a Specific Plan Exception to permit 172 residential units in lieu of the 83 residential units otherwise permitted in the R-3 zone in Sub-Area B. Because the proposed development involves a General Plan Amendment, Specific Plan Exception, and Specific Plan Amendments, further analysis of this issue in an EIR is required. The EIR analysis will identify current zoning and address the proposed entitlements with regard to the policies of all adopted, applicable City, county and regional land use plans.

- c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact. An adverse impact would occur if the Proposed Project conflicted with any applicable habitat conservation plan or natural community conservation plan. No adopted habitat conservation plans or natural community conservation plans are applicable to the project site.

Therefore, the Proposed Project would not conflict with any such plans and no significant impacts would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is required.

9. MINERAL RESOURCES

a) **Would the project 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?**

No Impact. The project site is not located within an area containing significant mineral deposits (i.e., Mineral Resource Zone 2 Areas – MRZ-2).¹⁶ Additionally, the Proposed Project would not result in the extraction or loss of availability of a known mineral resource or regionally-important mineral resource. Furthermore, development of the Proposed Project would not preclude future excavation of oil or minerals should such extraction become viable and resources would continue to exist on the site. Therefore, no impact would occur with implementation of the project and no further analysis of this issue in an EIR is required.

b) **Would the project 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?**

No Impact. The project site is not located within an area containing significant mineral deposits (i.e., Mineral Resource Zone 2 Areas – MRZ-2).¹⁷ Additionally, the Proposed Project would not result in the extraction or loss of availability of a known mineral resource or regionally-important mineral resource. Furthermore, development of the Proposed Project would not preclude future excavation of oil or minerals should such extraction become viable and resources would continue to exist on the site. Therefore, no impact would occur with implementation of the project and no further analysis of this issue in an EIR is required.

10. NOISE

a) **Would the project result in 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?**

Potentially Significant Impact. A significant impact may occur if the proposed project would not comply with the City of Los Angeles Noise Ordinance (Municipal Code Ordinance No. 144,331), and/or the proposed project would create or substantially contribute to an exceedance of generally acceptable noise levels. Construction of the Proposed Project would require the use of heavy construction equipment during grading, excavation, hauling, establishing building

¹⁶ *City of Los Angeles Planning Department, Environmental and Public Facilities Maps, Areas Containing Significant Mineral Deposits Map, 1996.*

¹⁷ *City of Los Angeles Planning Department, Environmental and Public Facilities Maps, Areas Containing Significant Mineral Deposits Map, 1996.*

foundations, installation of utility lines and services, and other construction activities. The concurrent use of heavy construction equipment and machinery has the potential to increase noise levels above the applicable standards of the City Noise Ordinance.

As the Proposed Project would increase the density of residential uses on the project site, noise levels from on-site sources also have the potential to increase during project operation. Existing on-site noise sources include the existing residential, restaurant, and commercial uses. In addition, potential traffic increases attributable to the Proposed Project could cause noise levels to exceed City Noise Ordinance standards. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will: (1) describe the City Noise Ordinances as they relate to construction noise, and to noise generating activities and change in ambient noise levels during project operation; (2) identify sensitive receptors in the project area that may be impacted by project construction and operational noise levels (i.e., land uses that are considered more sensitive to noise than others are as follows: residential uses, public parks, churches, schools, libraries, and museums); (3) conduct a noise monitoring program at selected locations in the project area that may be affected by project noise sources; (4) analyze construction noise impacts by determining the noise levels generated by the different types of on-site construction activities, calculating the construction-related noise level at nearby sensitive receptor locations, and comparing these construction-related noise levels to ambient noise levels (i.e., noise levels without construction noise); (5) establish the noise levels from existing on-site sources and forecast future noise levels from on-site sources based on the noise characteristics of existing uses; and (6) analyze roadway noise impacts attributable to motor vehicle travel generated by on-site development.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the Proposed Project, as described above, would require the use of heavy construction equipment during grading, excavation, hauling, establishing building foundations, road building, installation of utility lines and services, and other construction activities. The use of concurrent earthmoving equipment and machinery could potentially cause groundborne vibration and noise. During project operation, groundborne vibration may also emanate from increased road traffic, parking structures or other on-site activities. Therefore, further analysis of this issue in an EIR is required. The EIR's vibration analysis will take into consideration the effects of the project's construction and operational activities on nearby sensitive buildings and receptors.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. A significant impact may occur if the proposed project were to generate a substantial permanent increase in ambient noise levels. Traffic and human activity associated with the Proposed Project, as described above, has the potential to increase ambient noise levels above existing levels. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will develop and implement a noise-monitoring program at selected off-site

locations to establish current conditions. Based on this data, and forecasts of noise levels from the Proposed Project, future noise levels at off-site receptors will be forecasted. These forecasts will take into account all existing and future on-site noise sources.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. A significant impact may occur if the project would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the project site during construction of the project. As previously discussed in Section 11(a), construction activity attributable to the Proposed Project has the potential to temporarily or periodically increase ambient noise levels above existing levels. In addition, the increase in on-site uses may also result in periodic increases in noise levels. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will identify existing noise levels based on a noise monitoring program conducted at selected locations in the project area, the identification of noise sensitive receptor locations and an analysis of the affect of the range of project noise sources that occur on a periodic basis on existing community noise levels.

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?

No Impact. The project site is not located within an area subject to an airport land use plan nor is it located within two miles of an airport. The closest airport to the project site is the Bob Hope Airport, also known as the Burbank/Glendale/Pasadena airport, located approximately 7.6 miles northwest of the project site. Therefore, no impact with respect to the exposure of persons to excessive airport noise levels would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is required.

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?

No Impact. The project site is not located within the vicinity of a private airstrip. The closest private airstrip to the project site is the Agua Dulce Airpark located approximately 27.5 miles north of the project site. Therefore, no impact with respect to the exposure of persons to excessive airstrip noise levels would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is required.

11. POPULATION AND HOUSING

- a) **Would the project 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)?**

Potentially Significant Impact. A significant impact may occur if a project were to locate new development such as homes, businesses or infrastructure, with the effect of substantially inducing growth that would otherwise not have occurred as rapidly or in as great a magnitude. The Proposed Project consists of the demolition of all existing structures onsite. The project site will be redeveloped with an 18-story condominium tower, eight two-story townhouses, a 15-story extended stay-type hotel with approximately 150 rooms, and approximately 27,000 square feet of ground level commercial. As a result, the development of the Proposed Project could result in a direct residential population increase within the City of Los Angeles. The EIR will provide additional analysis to assess the project's potential as to whether the new residential population created by the Proposed Project would fall within City and regional growth projections.

- b) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact The Proposed Project consists of the demolition of all existing structures on-site, some of which are currently vacant. The project site will be redeveloped with an 18-story condominium tower, eight two-story townhouses, a 15-story extended stay-type hotel with approximately 150 rooms, and approximately 27,000 square feet of ground level commercial. Although the Proposed Project involves the demolition of existing housing units, similar residential uses will be constructed at a higher density, which will provide more housing in the City of Los Angeles. However, the EIR will provide additional analysis to assess the project's potential to displace substantial numbers of housing, necessitating the construction of replacement housing. Compliance with local requirements to provide tenant relocation assistance and the Project Proponent's tenant relocation assistance package will also be discussed in the EIR.

- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact. The Proposed Project consists of the demolition of all existing structures onsite. The project site will be redeveloped with an 18-story condominium tower, eight two-story townhouses, a 15-story extended stay-type hotel with approximately 150 rooms, and approximately 27,000 square feet of ground level commercial. The Proposed Project has the potential to displace the current residents. Although the Proposed Project involves the demolition of existing housing units, similar residential uses will be constructed at a higher density, which will provide more housing in the City of Los Angeles. However, the EIR will provide additional analysis to assess the project's potential to displace substantial numbers of people, necessitating the construction of replacement housing.

12. PUBLIC SERVICES

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, or the 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 objective for any of the following public services:**

(i) **Fire protection?**

Potentially Significant Unless Mitigation Incorporated. The proposed development and resulting population growth that would occur under the Proposed Project could increase the demand for services by the City of Los Angeles Fire Department (LAFD). If existing service capacities are exceeded, new facilities, personnel and/or equipment would be required to maintain acceptable response times and service levels. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) an identification of the locations, number of service personnel, equipment, and response times of the fire stations currently serving the project site; (2) an identification of Fire Code requirements applicable to the Proposed Project, including high-rise buildings and parking structures; (3) an analysis of potential impacts during project construction arising out of the presence of combustible materials and the effects of project construction on emergency access outside as well as inside of the project site; (4) an identification of the Proposed Project's fire flow requirements; (5) an evaluation of the adequacy of existing fire stations and personnel to provide service to the project during long-term project operations and determine if expanded or new fire stations or additional personnel would be required; (6) an identification of constraints to service an relevant planning standards as well as proposals for new fire stations or increases in staffing and equipment; (7) an identification and analysis of any special issues associated with project development (e.g., related to the mix of uses, topography, etc.); and (8) a description of proposed fire suppression or fire safety design features. The EIR analysis will also evaluate the effects of project operations on emergency access.

(ii) **Police protection?**

Potentially Significant Unless Mitigation Incorporated. The proposed development and resulting population growth that would occur under the Proposed Project could increase the demand for Los Angeles Police Department (LAPD) services. If existing service capacities are exceeded, new facilities, equipment and/or personnel may be required to maintain acceptable response times and service levels. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will include: (1) a description of the current police services provided by LAPD by identifying the location of the LAPD stations serving the project site and the average emergency response times by LAPD to the project site; (2) analysis of the potential for increased demand on police service due to construction activities, including emergency access; (3) a description of project design features that would reduce the Proposed Project's demand for police services (e.g., the use of private security personnel); (4) an analysis of the increase in demand on LAPD services on the basis of the Proposed Project's residential population; and (5) a

comparison of the Proposed Project's increased demand on police services with the capacity of existing and any planned facilities to adequately serve the Proposed Project during construction and operation. The EIR analysis will also make a determination regarding the need for new or expanded police facilities, equipment and/or personnel.

(iii) Schools?

Potentially Significant Unless Mitigation Incorporated. The project site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The potential population growth attributable to the Proposed Project may increase the demand for schools and facilities operated by the LAUSD. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will: (1) identify the LAUSD elementary, middle, and senior high schools serving the project site; (2) describe existing and projected student populations and enrollment capacities of the existing and planned LAUSD school serving the project site; (3) forecast the number of elementary, middle, and senior high school students that would be directly generated by the Proposed Project's residential uses and indirectly generated by the project's employment opportunities; and (4) compare the project's estimated student population to the forecasted capacities of the existing and planned public schools. Any increases in student population that would not be accommodated by existing and planned public schools would be identified. It should be noted that the Applicant would be required to pay mandatory developer school fees to the LAUSD. Pursuant to the Leroy F. Greene School Facilities Act of 1998 (SB 50), these fees are deemed to provide full and complete mitigation of school facilities impacts.

(iv) Parks?

Potentially Significant Unless Mitigation Incorporated. The Proposed Project would involve the demolition of all existing uses and the construction of residential uses, a hotel, and commercial uses, which could create a demand for public parks and recreational facilities. Several public parks are located within the project area. Development of the Proposed Project, however, could potentially increase the demand for off-site park and recreational facilities to an extent that would cause the capacity of existing park and recreational facilities to be exceeded. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will: (1) identify existing and planned parks and/or recreational facilities in the Proposed Project's service area; (2) describe recreational facilities and useable open space associated with the Proposed Project; (3) evaluate the City's recreational standards and the parkland standards of the Quimby Act; and (4) compare the change in the existing service area population/parkland ratio with the addition of the Proposed Project's estimated residential population in order to determine the effect of the Proposed Project on existing parkland ratios and City and Quimby standards.

(v) Other public facilities?

13. **Potentially Significant Unless Mitigation Incorporated.** Library services within the project area are provided by the City of Los Angeles Public Library (LAPL). As the Proposed Project

would involve the demolition of all existing uses and the construction of residential uses, a hotel, and commercial uses, it is anticipated that there would be a corresponding increase in the demand for LAPL facilities and services. The LAPL assesses service capacity based on the residential population within a specified distance of City libraries. If the Proposed Project causes existing library service capacities to be exceeded, library service capacity would need to be expanded. As the potential for this to occur exists, further analysis of this issue in an EIR is required. The EIR analysis will: (1) identify existing and planned libraries in the Proposed Project's service area (libraries within a two-mile radius of the project site); (2) describe the existing service population and approximate service capacities of existing libraries and planned/funded new libraries; (3) provide an estimate of the project's population and (4) compare the potential population increase to the service capacity of the libraries serving the project site.

14. RECREATION

- 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?**

Potentially Significant Unless Mitigation Incorporated. The project site is presently developed with multi-family residential, restaurants, a warehouse, a parking lot, and general office uses. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses within an urbanized area. Several public parks are located within the project area. While the Proposed Project would likely bring an addition of permanent residents to the area, the potential exists that project development would increase the demand for off-site park and recreational facilities to an extent that would cause the capacity of existing park and recreational facilities to be exceeded. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will: (1) identify existing and planned parks and/or recreational facilities in the Proposed Project's service area; (2) describe recreational facilities and useable open space associated with the Proposed Project; (3) evaluate the City's recreational standards and the parkland standards of the Quimby Act; and (4) compare the change in the existing service area population/parkland ratio with the addition of the Proposed Project's estimated residential population in order to determine the effect of the Proposed Project on existing parkland ratios and City and Quimby standards.

- 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?**

Potentially Significant Unless Mitigation Incorporated. The Proposed Project has the potential to require the construction or expansion of recreation facilities. The construction of these facilities may have an adverse physical effect on the environment. Therefore, this issue will be analyzed further in the EIR.

15. TRANSPORTATION AND TRAFFIC

- a) **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Potentially Significant Impact. The construction of the Proposed Project would affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials and travel by construction workers to and from the project site. This increased activity has the potential to adversely affect roadway conditions around the project site. Once construction is completed, the project's residents would generate vehicle and transit trips throughout the day. The resulting increase in the use of the area's transportation facilities could exceed roadway and transit system capacities. Therefore, further analysis of this issue in an EIR is required. Thus, the EIR analysis will evaluate the impact of construction and operation activities on street, intersection, freeway and transit service levels. With regard to construction activities, the EIR analysis will: (1) describe existing vehicle and pedestrian (i.e., sidewalks, crosswalks, etc.) circulation patterns around the project site and along the likely routes used by construction-related vehicles; (2) identify existing bus and transit stops that may require relocation; (3) forecast the number of haul and delivery truck and construction worker trips; and (4) analyze potential construction-related impacts to travel lanes, sidewalks, bicycle lanes/paths, turning lanes, and parking.

The EIR analysis will address the Proposed Project's potential impacts on the streets, intersections, freeways and transit systems serving the project area. Volume/Capacity (V/C) ratios and Levels of Service (LOS) at study intersections and roadway segments during the A.M. and P.M. peak hours will be based on LADOT required methodology. Forecasts of future baseline traffic conditions (i.e., future conditions without the Proposed Project) will include existing, ambient growth, and cumulative development. Trip generation forecasts will be based on types of uses that are proposed as part of the project taking into consideration visitors, employees, transit users, etc. The EIR analysis will also identify potential impacts on neighborhood streets within adjacent residential neighborhoods.

- b) **Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The construction of the Proposed Project and projected scope of growth would generate travel by residents and visitors. This increased activity would cause increases in traffic, which could affect service levels at the County's Congestion Management Plan (CMP) arterial monitoring intersections and CMP mainline freeway monitoring locations. The potential exists that the Proposed Project's traffic, individually and/or cumulatively, would exceed the established service levels of CMP designated roads and highways. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will: (1) describe the CMP; (2) identify CMP intersections and freeway segment monitoring locations that may be affected by the

Proposed Project; and (3) analyze potential project impacts on CMP facilities, in accordance with current CMP methodologies.

c) Would the project 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?

No Impact. The Proposed Project is not located within the vicinity of any private or public airport or planning boundary of any airport land use plan. In addition, the Proposed Project does not propose any uses that would increase or change air traffic patterns or increase levels of risk with respect to air traffic. No environmental impact would occur as a result of Proposed Project and no mitigation measures or further evaluation of this issue in an EIR is required.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The roadways adjacent to the project site are part of the urban roadway network and contain no sharp curves or dangerous intersections. However, the Proposed Project would increase traffic levels in the area, particularly at the locations which provide direct access to the project site and, thereby, may increase the potential for hazardous conditions in the future. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will evaluate potential project impacts at both existing and planned primary access points, including, but not limited to, the interface of the Proposed Project's access points with pedestrian/bicyclist flows.

e) Would the project result in inadequate emergency access?

Potentially Significant Impact. The Proposed Project's construction activities may cause closure of travel lanes in adjacent off-site streets for the installation or upgrading of local infrastructure. Construction within these roadways has the potential to impede access to adjoining uses, as well as reduce the rate of flow of the affected roadway. The Proposed Project would also generate construction traffic, particularly haul trucks, which may affect the capacity of adjacent streets and highways. In addition, the increase in traffic generated by the Proposed Project has the potential to impact street and intersection service levels and the rate of flow on adjacent streets and highways. Obstruction to on- or off-site properties could potentially result in inadequate emergency access as there would be a reduction in the carrying capacity of an existing street. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will evaluate the surrounding street system that will be used by the Proposed Project, the location of any off-site construction activities, and the impact of the Proposed Project's traffic with respect to projected roadway service levels. The emergency access analysis will take into consideration the effects of new development on the ability of police, fire, and EMT services to access on- as well as off-site properties during the construction and operation of the Proposed Project.

f) Result in inadequate parking capacity?

Potentially Significant Impact. The Proposed Project would generate new vehicle trips associated with residents and visitors which would require the need for additional parking at the project site. Since an increased demand can potentially result in inadequate on-site parking capacity, during project construction as well as operations, further analysis of this issue in an EIR is required. The EIR analysis will describe the locations and number of spaces in existing and proposed parking facilities, the temporary removal of on-site parking during project construction, and the availability and potential impact on on-street parking conditions. The EIR analysis will also include a calculation of the required parking for the Proposed Project's land use components based on LAMC requirements and will analyze the extent to which the Proposed Project's parking program is consistent with these requirements.

g) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. A significant impact may occur if a project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on-site or off-site. The Proposed Project consists of the demolition of all existing structures on-site: five existing multi-family residences, one single-family residence, a general office building, two restaurants, a mixed-use structure and a warehouse. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses. Because the project site is currently partly developed with a lower intensity of residential uses, the Proposed Project could cause an increase in the amount of traffic in the project vicinity. The added traffic would lead to more congested roadways in the vicinity. Since the Proposed Project would increase the demand for alternative transportation, it may exceed adopted programs or plans for such alternative systems. Therefore, further analysis of this issue in an EIR is required. In evaluating transit impacts, the EIR analysis will follow CMP transit analysis guidelines in the identification of all existing bus, rail, and shuttle services within the project area. The EIR analysis will describe estimated current capacity levels of these systems and identify deficiencies, if any. Project transit trips will be forecasted according to CMP and LADOT methodology. The impact of the Proposed Project with respect to bus capacity will then be assessed.

16. UTILITIES AND SERVICE SYSTEMS**a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Potentially Significant Unless Mitigation Incorporated. The Los Angeles Water Quality Control Board (LAWQCB) implements programs to protect all waters in the coastal watersheds of Los Angeles and Ventura Counties. The LAWQCB's Water Quality Control Plan for the Los Angeles Region (Basin Plan) establishes guidelines for all municipalities and other entities that

use water and/or discharge into the Santa Monica Bay.¹⁸ Wastewater reclamation and treatment in the City of Los Angeles is provided by the Department of Public Works Bureau of Sanitation, which operates two treatment plants (Hyperion and Terminal Island) and two water reclamation plants in accordance with the treatment requirements of the LAWQCB and/or water reclamation requirements of the Basin Plan. The project site is located within the service area of the Hyperion Treatment Plant (HTP), which has been designed to treat 450 million gallons per day (mgd) to full secondary treatment. Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean and is consistent with the LAWQCB's discharge policies for Santa Monica Bay. The City's Sewer Allocation Ordinance (Ordinance No. 166,060) limits the annual increase in wastewater flow to the HTP to 5 mgd. The Proposed Project would be required to comply with the monthly allocation set forth by City Ordinance, prior to the issuance of building permits for a project. The Proposed Project would not be able to connect to the City's wastewater system until the City determines that sufficient capacity is available and, therefore, would not cause the Bureau of Sanitation to exceed LAWQCB treatment requirements, given the importance of this issue at a local and Citywide level, further analysis of this issue in an EIR is required. The EIR analysis: (1) will describe existing facilities at the HTP relative to the facility meeting its wastewater treatment requirements, (2) calculate the Proposed Project's total wastewater demand in gallons per day, based on the Proposed Project's individual land use components, and (3) compare this increase in wastewater flows to those set forth in the City's Sewer Allocation Ordinance which in part is the means by which project development would occur without causing the wastewater treatment requirements of the HTP to be exceeded.

b) Would the project 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?

Potentially Significant Unless Mitigation Incorporated. Water and sewer systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. The water and wastewater service providers are the Los Angeles Department of Water and Power (DWP) and the Los Angeles Department of Public Works Bureau of Sanitation, respectively. Because the Proposed Project would develop more residences than currently exist on-site, upgraded or new water or wastewater conveyance systems may be required. Therefore, further analysis of this issue in an EIR is required. The EIR analysis will address potential impacts on the regional system, as well as potential impacts on the local conveyance systems.

¹⁸ *Water Quality Control Plan, Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties, California Regional Water Quality Control Board Los Angeles Region (4)(adopted June, 1994, updated July 2006).*

- c) **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the volume of storm water runoff increases to a level exceeding the capacity of the storm drain system serving the project site. The Proposed Project would be constructed on a currently developed site. Adequate on-site storm water drainage facilities would be constructed as part of the Proposed Project. On-site drainage would likely be conveyed to city infrastructure. This addition of stormwater may impact existing infrastructure and require the construction of additional stormwater facilities. The EIR will provide additional analysis to assess the project's potential to result in new storm water impacts, and any required mitigation measures.

- d) **Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a Proposed Project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The Proposed Project consists of the demolition of all existing structures onsite: five existing multi-family residences, a general office building, two restaurants, a mixed-use structure and a warehouse. The Proposed Project would involve the construction of residential uses, a hotel, and commercial uses. The EIR will provide additional analysis to determine whether the DWP has sufficient existing water supply and entitlements to serve the Proposed Project, and identify any required mitigation measures.

- e) **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a Proposed Project were to increase water consumption to such a degree that new water sources would be need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The Proposed Project would demolish five existing multi-family residences, a single-family residence, two restaurants, a mixed-use structure, and a warehouse; and would construct a single structure that would consist of residential uses, a hotel, and commercial uses. The EIR will provide additional analysis to determine whether the DWP has sufficient existing water supply and entitlements to serve the Proposed Project, and identify any required mitigation measures.

- f) **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Unless Mitigation Incorporated. The increased residential growth generated by the Proposed Project compared to existing conditions would incrementally increase

demand on the capacity of the landfills that serve development across the City of Los Angeles. As a mixed-use development, the Proposed Project's solid waste would be collected and transported by private contractors. Site-generated solid waste would be disposed of at landfills located both within and outside of Los Angeles County. Class III landfills accept all types of non-hazardous solid waste. Solid waste disposal needs would occur during project construction as well as long-term project operations. Construction wastes would be generated by the demolition of existing on-site uses as well as from the byproducts of new construction that would represent a one-time demand for area landfills. Once construction is complete, daily activities of the Proposed Project's residences would generate solid waste on a daily basis. Although the Proposed Project's solid waste would represent a small percentage of the daily solid waste generated in the City of Los Angeles, the effects of the incremental increase in operational and construction solid waste have the potential to exceed existing and projected capacities and/or to conflict with the policies of the City's Solid Waste Management Policy Plan (CiSWMPP) and Source Reduction and Recycling Element (SRRE). Therefore, further analysis of this issue in an EIR is required. The EIR analysis will describe the types and quantity of debris that would be generated by demolition and construction, and the quantity of solid waste that would be generated on a daily and annual basis during project operation. These forecasts will also address the approximate quantity of wastes that would be recycled or diverted from landfill disposal in accordance with City and County recycling policies. The EIR analysis will also identify the location, classification, and projected capacity of landfills that may receive the Proposed Project's construction and operation wastes. Based on these forecasts, the EIR analysis will determine the consistency of the Proposed Project's solid waste disposal with the diversion and recycling goals of the City's CiSWMPP and SRRE, and determine if the Proposed Project's solid waste disposal needs would be met by existing and planned landfill facilities. In addition, the EIR analysis will address the disposal of hazardous materials during project construction and operations.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste generated onsite by the Proposed Project would be disposed of in accordance with all applicable federal, state, and local regulations, related to solid waste, such as AB 939. The EIR will provide additional analysis to assess the project's potential to result in solid waste impacts, and any required mitigation measures.

17. 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?**

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Proposed Project has the potential to result in significant impacts with regard to the issues addressed herein. Therefore, the Proposed Project has the potential to degrade the quality of the environment. An EIR will be prepared to analyze and document these potentially significant impacts. All feasible mitigation measures will be identified to reduce the identified significant impacts.

- 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)?**

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Proposed Project are combined with the impacts of related projects in proximity to the project site, thereby resulting in impacts that are greater than the impacts of the Proposed Project alone. Located within the vicinity of the project site are other past, current and/or reasonably foreseeable projects, whose development, in conjunction with that of the Proposed Project, may contribute to potential cumulative impacts. Impacts of the Proposed Project on both an individual and cumulative basis will be addressed in an EIR. Therefore, the potential for cumulative impacts related to aesthetics, air quality, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, and utilities/service systems resulting from the Proposed Project in conjunction with related projects will be analyzed and documented in an EIR.

The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the Environmental Impact Report can be assessed at this time. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the Proposed Project would have no contributory impact. Environmental issues meeting this criterion include agricultural resources, biological resources, and mineral resources. Therefore, only those aspects of the Proposed Project to be analyzed and documented in an EIR are concluded to have the potential for significant cumulative impacts.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Construction and operation of the Proposed Project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in an EIR.

V. PREPARERS OF THE INITIAL STUDY AND PERSONS CONSULTED

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