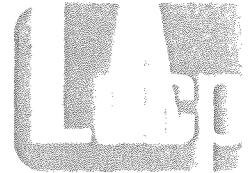




DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

ITEM 5



City Planning Commission

Date: April 9, 2015
Time: After 8:30 a.m.
Place: City Hall, 3rd Floor Public Works
200 North Spring Street, Room 350
Los Angeles, CA 90012

Public Hearing: Held November 19, 2014
Appeal Status: Not applicable (City initiated).

Expiration Date: June 2, 2015 (CPC shall act within
75 days of receipt of the Director's
report and recommendation).

Multiple Approval: n/a

Case No.: CPC-2014-3669-SP
CEQA No.: ENV-2014-3699-ND
Incidental Cases: None
Related Cases: CPC-1987-386-SP
Council No.: 14-Huizar
Plan Area: Northeast Los Angeles
Specific Plan: Colorado Boulevard
Plan/Overlay: Specific Plan
Certified NC: Eagle Rock NC
GPLU: Neighborhood Commercial
Zone(s): Various
Council File: CF-14-0936 (Huizar -
Motion: Englander)
Applicant: City Initiated
(Department of City Planning)

PROJECT LOCATION: All parcels in the Colorado Boulevard Specific Plan boundary map; parcels are generally fronting Colorado Boulevard, between Eagle Dale to the west and Eagle Vista to the east.

PROPOSED PROJECT: Amend the specific plan to delete hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.

- REQUESTED ACTION: 1. Pursuant to LAMC Sections 11.57 and 12.32 of the Municipal Code, a Specific Plan Amendment to DELETE hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, Adoption of Negative Declaration ENV-2014-3669-ND as the environmental clearance.

RECOMMENDED ACTIONS:

- 1. Approve and Recommend that the city council Adopt an amendment to delete the hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.
2. Recommend that the city council Adopt Negative Declaration ENV-2014-3699-ND as the environmental clearance.

MICHAEL J. LOGRANDE
Director of Planning

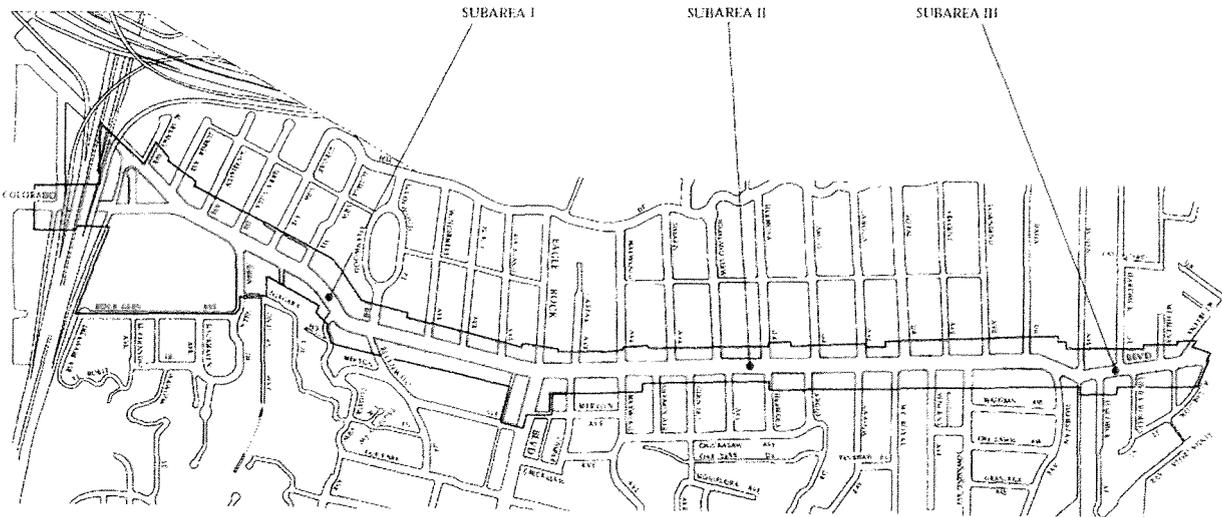
Craig Weber, Principal City Planner

Haydee Urita-Lopez, Hearing Officer
Tel: (213) 978-1162

PROJECT ANALYSIS

Project Summary

The proposed amendment is to delete the hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan. The Colorado Boulevard Specific Plan area includes parcels that are generally along Colorado Boulevard, between Eagle Dale and Eagle Vista, as depicted below.



Colorado Blvd Specific Plan
(Between Eagle Dale and Eagle Vista)

Subarea Boundary

*(Exhibit A includes the plan text with a larger boundary map).

Background

On July 2, 2014, the Planning and Land Use Management (PLUM) Committee approved a motion to direct the Planning Department in consultation with the City Attorney and Council Office, to report back on the feasibility of amending the hours of operation within the Colorado Boulevard Specific Plan.

The Eagle Rock Neighborhood Council, the Eagle Rock Association, the Eagle Rock Chamber of Commerce, and the Colorado Boulevard Design Review Board petitioned the council office to address the hours of operation; and they were specifically concerned with the limitation on the current hours of operation which restricts any business to operate from 9:00 p.m. to 7:00 a.m.

In general hours of operation are reviewed and regulated when an applicant applies for a Conditional Use Permit (LAMC Section 12.24), and no other specific plans in the city regulate hours of operation. When this specific plan was approved in August 9, 1992, there was consensus to include a restriction on hours of operation that prohibits any business to operate between the hours of 9:00 p.m. and 7:00 a.m. Twenty years later, the majority of neighborhood groups have communicated that this restriction is punitive, especially to local small businesses that are preferred for this neighborhood-commercial, and pedestrian oriented corridor.

FINDINGS

GENERAL PLAN/CHARTER FINDINGS

1. The Specific Plan Amendment that would omit the Plan's hours of operation limitation complies with the City's General Plan Framework and the Northeast Los Angeles Community Plan. The Northeast Los Angeles Community Plan designates the parcels in the project area as Neighborhood-Commercial with corresponding zones of C2, C4 and PF.

- a. General Plan Framework

The Citywide General Plan Framework designates the Colorado Boulevard area as a Neighborhood District which is considered "a focal point for surrounding residential neighborhoods containing a diversity of land uses such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services." And where "the clustering of uses minimizes automobile trip-making and encourages walking to and from adjacent neighborhoods."

The proposed amendment to eliminate the hours of operation is consistent with the Framework Element's Neighborhood District designation in that it will continue to allow for a range of land uses that are appropriate to a Neighborhood District (as described above and further refined by the land use provisions of the Colorado Boulevard Specific Plan), and it will better fulfill the Framework Element's aspiration to minimize vehicular trips, by ensuring that neighborhood uses remain open and accessible to local patrons during night-time hours thus eliminating the need to drive elsewhere to dine, shop, or receive commercial services.

The proposed amendment is also consistent with Objective 3.8 of the Framework Element, which endeavors to "Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit." Again, the amendment will continue to allow the range of land uses appropriate to the Colorado Boulevard corridor, and will ensure the continued success of the corridor. Currently the corridor does not allow most establishment to remain open during night-time hours (after 9:00 p.m.) thus making the corridor undesirable to visit for patrons at night. Additionally, the hours of operation restriction applies a competitive disadvantage to new businesses who cannot remain open when older establishments can (those established prior to the Specific Plan, with legal non-conforming rights, and those outside of the Specific Plan boundaries)

- b. Northeast Los Angeles (NELA) Community Plan

The NELA Community Plan applies both Neighborhood Commercial and Community Commercial designations to property within the Specific Plan area (generally, the Neighborhood Commercial designation applies to properties east of Eagle Rock Boulevard, and the Community Commercial designation applies to properties west of Eagle Rock Boulevard).

Amendment Findings

2. The Specific Plan Amendment that would omit the Plan's hours of operation limitation is consistent with the public necessity, convenience, general welfare and good zoning practice.
 - a. **Public Necessity.** Granting the requested amendment, as recommended, will be consistent with public necessity. The amendment will delete the hours of operation that currently limit a business to operate from 7:30 a.m. to 9:00 p.m. Significant public input has been received in support of eliminating the hours of operation, including input from both the Neighborhood Council and "The Eagle Rock Association," (TERA), all of whom have indicated that the hours of operation limitation is punitive to most new local businesses. The local neighborhood groups have petitioned the council office to address these hours and this amendment is in correspondence to the public's petition.
 - b. **Convenience.** Granting the requested Specific Plan amendment, as recommended, will be consistent with public convenience. The proposed amendment provides for all emerging businesses to compete at the same level as other businesses in the city (as well as those with legal non-conforming rights to operate outside of the limitation). Additionally, the requested amendment will allow for local residents to patronize local business establishments during night-time hours, thus eliminating the inconvenience of needing to drive to other communities (or cities outside Los Angeles) to dine, shop, or receive commercial services.
 - c. **General Welfare.** Granting the requested amendment, as recommended, will be consistent with the general welfare, in that the amendment will not change the range of neighborhood serving land uses that are allowed by the Colorado Boulevard Specific Plan, and will allow for land uses that may potentially impact adjacent residential neighborhoods (generally establishments that sell or serve alcohol, provide live entertainment, etc.) to be reviewed on a case-by-case basis by the Office of Zoning Administration through an existing Conditional Use process per LAMC 12.24.
 - d. **Good Zoning Practice.** Granting the requested amendment, as recommended will be consistent with good zoning practice. The amendment will bring the Colorado Boulevard corridor into consistency with the rest of the City of Los Angeles where there are no other similar hours of operation limitations. The amendment will leave intact the range of neighborhood serving land uses that are allowed by the C4 zone and further refined by the land use limitations of the Specific Plan, in addition to the Conditional Use procedures set forth in LAMC Section 12.24.

PUBLIC HEARING AND COMMUNICATIONS

Open House

On November 19, 2014, an Open House was held at the Eagle Rock Center for the Arts, one hour before the public hearing to provide opportunity for the public to learn more about the proposed project and ask questions. The Open House started at 6p.m. and the information boards depicting the Colorado Boulevard Specific Plan Map Boundary, the Public Hearing Process for the Specific Plan Amendment, and the Conditional Use Permit Process so that incoming participants could still have an opportunity to ask questions. Planning staff, including bilingual staff were available to answer questions.

Hearing

A public hearing conducted by the Hearing Officer on this matter was held at the Eagle Rock Center for the Arts located at 2225 Colorado Boulevard, Los Angeles CA, 90041 on Wednesday November 19, 2014 at 7:00pm. Notice was provided 24 days in advance of the hearing, to all property owners and occupants with 500 feet of the Specific Plan area.

Fifty community stakeholders signed in, including residents, business owners, a local neighborhood council land use committee representative, The Eagle Rock Association (TERA), Colorado Boulevard Specific Plan Design Review Board member, Council District 14 staff, and the general public.

Eight public comments, including comments from the Eagle Rock Neighborhood Council and the Eagle Rock Association, were made in support of the amendment to delete hours of operation. Five public comments were made against completely deleting the hours and called for a modification versus full elimination.

Sixteen written comment cards/letters were received in favor of the amendment to delete hours of operation. One comment card was received against completely deleting the hours and called for a modification versus full elimination.

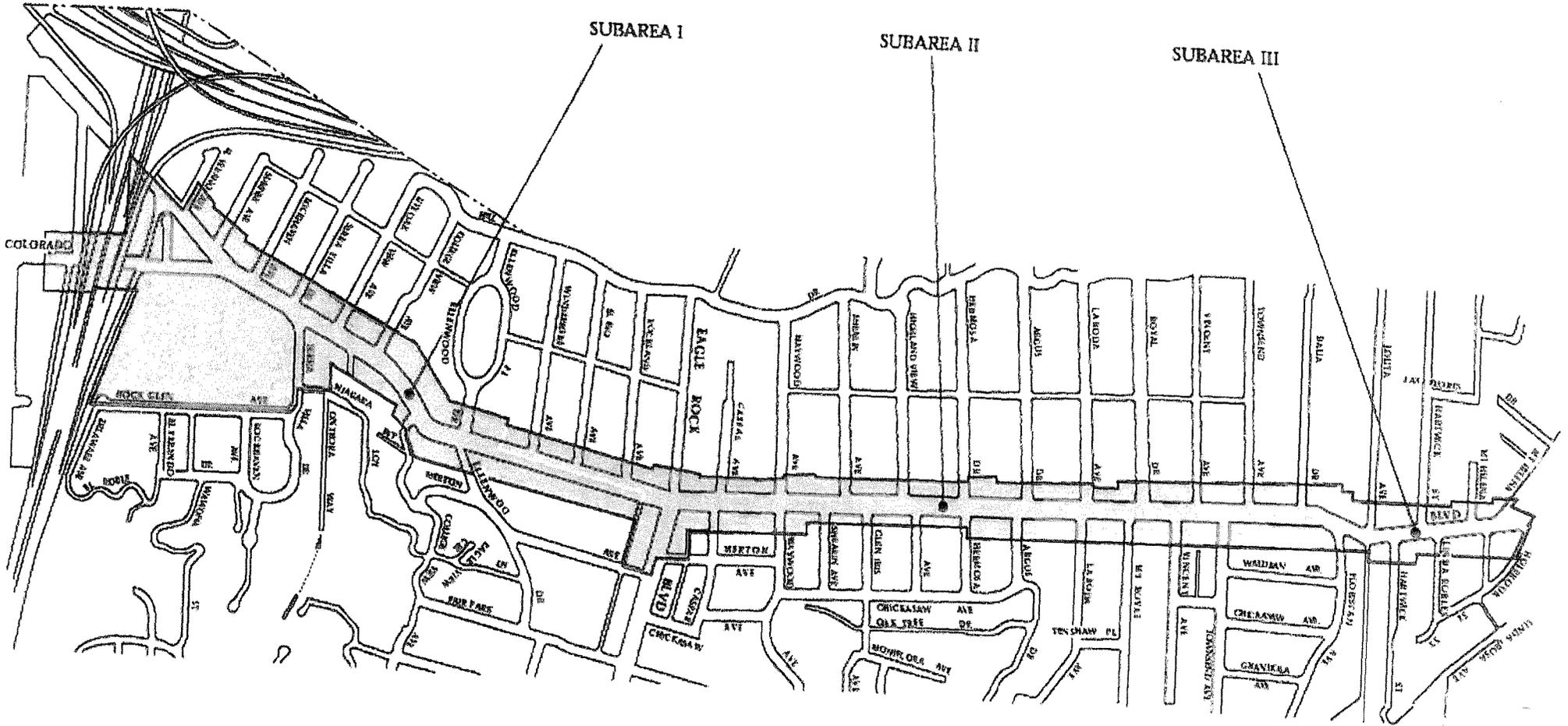
The Hearing Officer extended the public comment period to two weeks with a December 4, 2014 due date to email/mail/fax comment cards by 5p.m.

Communications Received

Fifty-two (52) emails and letters of support were received from the public in general. And thirteen (13) letters in opposition of the amendment were received. The Eagle Rock Neighborhood Council and The Eagle Rock Association (TERA) submitted letters to support the elimination of the hours of operation.

EXHIBIT A

CPC-2014-3669-SP



Colorado Blvd Specific Plan
(Between Eagle Dale and Eagle Vista)

— Subarea Boundary 

COLORADO BOULEVARD

Specific Plan

Ordinance No. 168,046
Effective August 9, 1992

As Amended Ordinance No. 178098
Effective January 11, 2007

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

Design Review Board Procedures
Amended pursuant to L.A.M.C. Section 16.50

TABLE OF CONTENTS

Specific Plan Boundary Map

- Section 1. Establishment of the Specific Plan
- Section 2. Relationship to Provisions of the Los Angeles Municipal Code
- Section 3. Purposes
- Section 4. Definitions
- Section 5. Prohibitions
- Section 6. Uses
- Section 7. Building Standards
- Section 8. Building Height
- Section 9. Buffering Walls and Screening
- Section 10. Yards
- Section 11. Landscaping
- Section 12. Existing Uses
- Section 13. Parking and Street Access Requirements
- Section 14. Sign Standards
- Section 15. Permitted Floor Area Ratio and Project Permit Compliance Review
- Section 16. Preservation of Cultural Resources
- Section 17. Underground Utilities
- Section 18. Lighting
- Section 19. Design Review
- Section 20. Owner Acknowledgment of Limitations
- Section 21. Severability

residential neighborhoods from possible detrimental effects of commercial uses.

- B. Subarea II shall have a pedestrian orientation. In this subarea, low intensity development shall be encouraged to take place as well as the preservation of cultural resources.
- C. Pedestrian-oriented design and development shall be encouraged and the adverse environmental effects of development within the Specific Plan area shall be minimized.
- D. Transfer of unused permitted floor area shall be permitted from properties within the pedestrian core area to other properties within the Specific Plan area.
- E. All new development shall include adequate buffering from nearby residential uses. Unsightly existing and new uses shall be properly screened, especially when fronting streets.
- F. Multi-family residential development shall only be encouraged above ground floor commercial or community-related uses within Specific Plan Subareas I and III.
- G. Shared parking for commercial uses shall be encouraged as well as a peripheral parking program. To the extent feasible, parking shall be provided in the rear of commercial lots.
- H. Mature and healthy trees and green open space shall be preserved.
- I. To the maximum extent feasible, cultural resources, architecturally-significant or historic structures or community related landmarks shall be preserved.
- J. This Specific Plan for the Colorado Boulevard area is in conformance with the Northeast Community Plan which calls for the development of a Specific Plan for the purposes of designating land uses and building intensities, and implementing programs for improvement of circulation and traffic and other improvements in conformance with the Community Plan.
- K. This Specific Plan is designed to enhance Colorado Boulevard which is characterized by its topography, strong visual and physical definition as a major east-west commuter boulevard, two intersecting freeway systems and stable adjacent residential areas.
- L. This Specific Plan area is designed to address the problems in this Colorado Boulevard commercial strip, which is characterized by the concentration of auto-related businesses with no rear alleys in commercial zones, and with considerable traffic.
- M. This Specific Plan encourages preservation of these architecturally and community-significant buildings, although many have received citations for earthquake safety deficiencies.

Neighborhood Amenities: Uses or services regularly used by neighborhood residents, such as child care facilities, community centers, senior citizen centers, libraries, parks, museums, or neighborhood recreational centers, and other similar uses and services as determined by the Zoning Administrator. Sale of goods or products may only be incidental to the main service use.

Open Space: Land which is free of buildings, surface parking, driveways for automobiles or trucks and other improvements, except for planted areas or recreational facilities. Open Space does not include required setbacks.

Permitted Floor Area, Additional: Floor area in excess of that permitted by the Base Permitted Floor Area allowed on Receiver Sites, pursuant to the procedures set forth in Section 15 of this Specific Plan.

Permitted Floor Area Ratio, Base: The Floor Area Ratio permitted on a lot in the Specific Plan area prior to the transfer of floor area, pursuant to the procedures set forth in Section 15 of this Specific Plan.

Permitted Floor Area Ratio, Unused: The square footage remaining after subtracting the actual floor area contained within all existing buildings on the Donor Site from the Base Permitted Floor Area on the Donor Site, prior to any transfer of floor area.

Premises: A building or portion thereof used for a single business.

Project: The construction, erection, addition to or structural alteration of any building or structure or a change of use on a lot located in whole or in part within the Specific Plan area. A Project does not include interior remodeling of a building which does not increase the floor area.

Receiver Site: A lot within Subareas I or III to which Unused Permitted Floor Area Ratio may be transferred. The term Receiver Site does not include a lot containing a Cultural Resource.

Subarea I: A portion of this Specific Plan area bounded by Eagle Dale Avenue on the west and mid-block between Windermere Avenue/Ellenwood Drive and the alley west of Eagle Rock Boulevard on the east, as indicated in the map in Section 1 of this Specific Plan.

Subarea II: A portion of this Specific Plan area bounded by mid-block between Windermere Avenue/Ellenwood Drive and the alley west of Eagle Rock Boulevard and Dahlia Avenue/Loleta Avenue on the east as indicated in the map in Section 1 of this Specific Plan.

Subarea III: A portion of this Specific Plan area bounded by Dahlia Avenue/Loleta Avenue and Eagle Vista Drive as indicated in the map in Section 1 of this Specific Plan.

Street Wall: A Street Wall is an exterior wall of a building which faces Colorado Boulevard, Eagle Rock Boulevard or any street which intersects either Colorado or Eagle Rock Boulevard.

Transparent: A clear or lightly tinted material with a light transmission level of not less than 40 percent and which is used for doors or windows,

~~h. Any business which operates between the hours of 9 p.m. and 7 a.m.;~~

i. Motel and hotel; and

j. Rescue mission.

2. The above-listed uses may be permitted in Subarea 1, pursuant to approval by the Area Planning Commission. The Area Planning Commission shall have authority to approve any such use. The Area Planning Commission, in approving any of these uses, shall make the findings contained in L.A.M.C. Section 12.24 E. Approval of uses through this procedure shall not be construed as exempting the Project from other applicable provisions of this Specific Plan.
3. In Subareas I and III, multi-family uses shall only be permitted in Mixed-Use Projects with a residential density not to exceed the density permitted in the R3 Zone.
4. No multi-family uses shall be permitted in Subarea II unless it enhances or retains a Cultural Resource.

Section 7.

BUILDING STANDARDS

A. Ground Level Development.

1. Every Project shall include a Street Wall, which shall extend for at least 75 percent of the length of the street frontage, and shall be located five feet from the front lot line.
2. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls which contain a vehicle entry door shall be limited to the width of the door plus five feet.

B. Transparency of Street Walls. At least 60 percent of the area of the first story Street Wall of any Project in Subarea II adjacent to Colorado Boulevard or Eagle Rock Boulevard shall consist of Transparent windows, doors, or openings affording views into retail, office or lobby space. This Transparency requirement is 30 percent for those Projects adjacent to streets other than Colorado or Eagle Rock Boulevards. The Transparency area shall be calculated separately for each street frontage and shall not be accumulated in those cases where a Project includes first story Street Walls along more than one street.

Section 10.

YARDS

- A. **Subarea II** (Neighborhood-serving pedestrian core).
1. A five-foot front yard and a ten-foot rear yard shall be required for lots with a depth of 150 or more feet.
 2. A five-foot front yard and a five-foot rear yard shall be required for lots with a depth of less than 150 feet.
 3. No portion of a Project above 15 feet in height shall be within 15 feet of the rear lot line.
- B. **Subareas I and III.**
1. All lots shall have a five-foot front yard and a ten-foot rear yard.
 2. No portion of a Project above 15 feet in height shall be within 20 feet of the rear lot line.
- C. This Section shall not apply to a Project which consists only of interior or exterior remodeling.

Section 11.

LANDSCAPING

Projects shall meet the requirements of this Section, as determined by the Director.

- A. At least five percent of a Project's total lot area shall be landscaped.
- B. Twenty-four inch box trees shall be planted at 25 foot intervals along the street frontage of lots on which Projects are located. However, the planting of trees shall not obstruct driveways or interfere with utilities. Existing street trees may be used to satisfy this provision.

Prior to issuance of any grading or other building permit for a Project, a plan showing all existing and proposed trees on the lot shall be submitted to the City Planning Department and the Street Tree Division of the Bureau of Street Maintenance for approval. If the plan calls for removal of existing trees, then the plan shall be prepared by a reputable tree expert, as defined by L.A.M.C. Section 17.02, and shall contain measures recommended by the tree expert for the preservation of as many trees as possible and the number of desirable trees that require removal. Replacement trees shall not be smaller than 24 inch box trees, less than eight feet in height, or less than two inches in trunk diameter and shall not have a crown spread of less than five feet. Further, all trees shall be in a healthy growing condition. Root bound trees are not acceptable.

- C. At least seven percent of the total area of a surface parking area shall be landscaped. This percentage shall be included in the computation of the five percent requirement of Subsection A above. Twenty-four inch box trees shall be planted at a ratio of one for

maintenance work is required to comply with this requirement, as determined by the Director, then the features shall be made to comply within one year of the effective date of this Plan.

- D. The Director may, upon a showing of good cause, grant an extension of time for compliance with the requirements of this section, such time not to exceed an additional two years.

Section 13.

PARKING AND STREET ACCESS REQUIREMENTS

Projects shall meet the requirements of this Section, as determined by the Director and the Department of Building and Safety.

- A. Except for lots located in the Community Parking Pilot Area, the minimum parking requirements shall be as follows:
 - 1. For residential portions of Mixed-Use Projects, the Project shall provide for tenant parking on the subject lot, as required by L.A.M.C. Section 12.21 A, 4(a), and guest parking at a ratio of one-quarter of a parking space for each dwelling unit, in excess of that required by the L.A.M.C. Provided, however, that any condominium Project which has had a tentative tract map approved by the Advisory Agency (which tract map has not yet expired) or any apartment building or condominium (for which the building permit issued by the Department of Building and Safety prior to the effective date of this Specific Plan has not yet expired) shall be exempt from the parking requirements contained in this Paragraph.
 - 2. For buildings with more than 50 percent of the floor area used for office space, one parking space shall be required for each 500 square feet of floor area.
 - 3. For restaurants of less than 1,000 square feet of floor area, one parking space shall be required for each 200 square feet of floor area. For restaurants of 1,000 square feet of floor area or more, one parking space shall be required for each 100 square feet of floor area.
 - 4. **Exception for Cultural/Historic Building.** Notwithstanding any provision of this section to the contrary, structures designated on the National Register places, or State or City list of historical or cultural monuments shall provide parking in accordance with L.A.M.C. Section 12.21 A 4 (x) (2).
- B. **Parking Requirements for Projects Located within the Community Parking Pilot Area.** In lieu of complying with Subsection A of this section, parking requirements for a commercial Project or a mixed commercial and residential Project within the Community Parking Pilot Area may be satisfied by the purchase of a specified number of parking

located.

When a building or portion of a building contains two or more uses, the number of credits required shall be the sum of the credits required by each use independently.

The administrative guidelines may establish a maximum square footage limit for individual commercial uses that utilize parking credits to comply with parking requirements. In such case, parking requirements shall be provided as specified in Subsection A, above for any portion of a use that exceeds the established maximum square footage limit.

If a use changes to a new use that required fewer parking credits, the excess credits shall be returned to the parking credit pool upon issuance of a certificate of occupancy for the new use. No refund will be given for the credits already paid for but returned to the parking credit pool.

Any project or use that fails to pay the annual fee to maintain the parking credits shall provide parking as specified in Subsection A, above.

If a use that uses parking credits to satisfy its required parking ceases to exist, and another use in the same use category does not move into the space occupied by the prior use and notify the Parking Credit Administrator in the Department of City Planning by December 31 that it will assume the parking credit lease secured by the prior use, then the credits allotted to the prior use are returned to the pool and are available for lease to other uses.

3. **Establishment of Parking Credits.** Parking credits are created when there are underutilized public on-street spaces, publicly owned off-street spaces, or privately owned off-street spaces. Except for credits created in conjunction with a community valet service, described in Subdivision 4c, below, the number of credits and the time period(s) of their availability shall be based on a survey, which shall be approved by the Department of Transportation. The survey shall document the occupancy of all such spaces within the Community Parking Pilot Area on an hourly basis between 8:00 am and 12:00 am for at least two weekdays and two

enter into a written agreement with the city or the city's designee to make such spaces available for public parking during at least one of the time periods for a term of at least one year.

III. The total number of parking spaces on a site may be adjusted upward from the number that are striped for use, in order to accommodate stacked parking, provided that a valet or similar service is implemented pursuant to the provisions of Paragraph c of this subdivision.

c. **Valet Credits.** The City Planning Commission may certify a community valet service as a source of additional parking credits in accordance with the certification procedures and standards set forth in the guidelines and the following provisions:

The community valet service is available to any visitor to the districts in the Community Parking Pilot Area in which the community valet service is to operate and where the valet credits will be created.

The community valet service parks cars in spaces dedicated exclusively to the community valet service during the time period(s) of operation. The spaces shall be made available to the community valet service by written agreement of their owner for a term of no less than one year.

The number of credits created shall be equal to the number of cars the community valet service can park in dedicated spaces during the time period(s) of operation.

The community valet service qualified under all other requirements provided by the L.A.M.C. to operate publicly available valet service.

Fees. Applicants who lease parking credits to satisfy parking requirements shall be assessed an annual fee of \$39 for each credit. The initial fee shall be prorated to

Project located on a lot which has a coterminous lot line with Colorado Boulevard, until the Department of Transportation has reviewed, in detail, and approved the adequacy of the parking lot or parking structure design, including the number and placement of driveways for street access.

- E. Where the lot or lots to be developed have a lot line coterminous with a street other than Colorado Boulevard, then direct access to or from Colorado Boulevard shall not be encouraged.
- F. Where the lot or lots to be developed do not have a lot line coterminous with a street other than Colorado Boulevard, but do have abutting the rear lot line a street or an alley which has an outlet to a street other than Colorado Boulevard, then the site plans shall incorporate street or alley access points in addition to those on Colorado Boulevard.
- G. No parking shall be permitted on that portion of a lot located between the front lot line and any portion of a building which faces Colorado Boulevard, Eagle Rock Boulevard or any street which intersects either Colorado or Eagle Rock Boulevards.
- H. The provisions of this Section shall not apply to Projects which consist only of exterior remodeling.

Section 14.

SIGN STANDARDS

- A. **Approval.** No building permit or sign permit for an exterior sign shall be issued, nor shall any exterior sign be installed, unless the proposed sign has been reviewed and approved by the Director pursuant to the provisions in Section 19. In making a determination, the Director shall consider the type, area, height, shape, and projection of the proposed sign.
- B. **Prohibitions.** The following signs are expressly prohibited:
 - 1. Off-site signs, except existing legally erected off-site commercial signs located in the Specific Plan area may be replaced at a new site provided that the new location is in Subarea I or III, and the new sign otherwise is permitted pursuant to Division 62 - Signs (Section 91.6220 - Off-Site Signs) of the L.A.M.C. and meets all of the current ordinance requirements. The new sign shall not exceed the display area of the sign being replaced and shall be set back 5 feet from the front property line.

The Director may approve an additional one square foot of floor area for each square foot of floor area contained in the rehabilitated Cultural Resource, provided the continuation and maintenance of the Cultural Resource is guaranteed by covenant. Rehabilitation of any Cultural Resource shall be to the U.S. Secretary of Interior's standards and at the expense of the applicant.

4. Provision of parking spaces for public use in excess of those required by Section 13 of this Specific Plan or of those required by the L.A.M.C., whichever is greater, in exchange for Additional Permitted Floor Area shall be permitted within the Specific Plan area, provided that such additional spaces are available for users patronizing businesses other than the Project benefitting from the development bonus. The Director may approve an additional four hundred square feet of floor area for each additional parking space, provided that maintenance of the parking space for use by patrons of these other businesses is guaranteed by covenant.

E. Transfer of Unused Permitted Floor Area. The Director, or the Area Planning Commission on appeal, may approve a transfer of Unused Permitted Floor Area from a Donor Site to a Receiver Site, provided the transfer is in conformance with the following rules for transfer:

1. Transfer of Unused Permitted Floor Area from a Donor Site located within Subarea II is permitted only to Subareas I and III.
2. The Maximum Unused Permitted Floor Area from Donor Sites in Subarea II that can be transferred to Receiver Sites within the Specific Plan area shall not exceed 1:1.
3. Unused Permitted Floor Area may be transferred to a Receiver Site from more than one Donor Site, and may also be transferred to more than one Receiver Site from a single Donor Site.
4. **Record of Transfers.** The Department of Planning shall maintain a record of any transfers of Unused Permitted Floor Area between parcels within the Specific Plan area, and other records as may be necessary to provide a current and accurate account of the transferred floor area available for use on any lot within the Specific Plan area. These records shall be available for public inspection.

F. Calculating Floor Area.

1. In calculating floor area, the area of an Unoccupied Tower shall not be calculated as floor area.
2. In calculating floor area, the yard requirements in Section 10 of this Specific Plan shall not reduce or limit the buildable area of a lot.

G. Covenants. Prior to the issuance of building permits for a Project

- d. That the transfer or density incentive does not result in a Project which is out of scale with surrounding development in the area or which is incompatible with surrounding uses;
 - e. That the transfer or density incentive serves the public interest by providing public benefits, which mitigate the impacts on transportation, housing, Open Space, and cultural, community and public facilities caused by the Project either by itself or cumulatively with other developments.
3. **Conditions of Approval.** In approving any project permit compliance, the Director or the Area Planning Commission on appeal, may impose such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood, or to secure an appropriate development in harmony with the objectives of the Specific Plan and of the General Plan.
 4. **Procedure.** A project permit compliance application and determination shall be processed pursuant to L.A.M.C. Section 11.5.7 C.
 5. **Fees.** A filing fee for an application for a project permit compliance to the Director shall be pursuant to L.A.M.C. Section 19.01 J 1.
 6. **Appeals.** An appeal from a project permit compliance determination may be taken to the Area Planning Commission. The time limits and procedures for such an appeal shall be pursuant to L.A.M.C. Section 11.5.7 C 6.
- I. **Exemption.** This Section shall not apply to a Project which consists only of exterior remodeling.

Section 16.

PRESERVATION OF CULTURAL RESOURCES

- A. To the maximum extent feasible, Cultural Resources shall be retained and enhanced.
- B. Any portion of Unused Permitted Floor Area on a Cultural Resource Site in Subarea II may be transferred to any Receiver Site located in Subareas I and III. Any such transfer shall be evidenced by a covenant and agreement executed by the transferor and transferee, which document restricts the floor area on the Cultural Resource site to the extent such Unused Permitted Floor Area is transferred to a Receiver Site. The covenant, satisfactory to the Department of City Planning, shall be in a form designed to run with the land and be binding on subsequent owners, heirs and assigns. The covenant shall be recorded in the County Recorder's Office and the applicant shall file a certified copy of the recorded covenant with the Department of City Planning. This transfer of Unused Permitted Floor Area may be combined with any other transfer linked to the rehabilitation of the Cultural Resource as described in Section 15 D

architectural historic preservation. The remaining members need not be design professionals.

C. **Design Review Guidelines.** The following design elements shall be complied with by developers and utilized by the Director, the Area Planning Commission and the Design Review Board when evaluating the design of a Project.

1. Recessed Windows and Door.
 - a. Windows shall be recessed a minimum of three inches (including trim) from the finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.
 - b. Main entry doors shall be sufficiently recessed so that the door, upon outward movement, does not extend beyond the adjacent finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.
2. Display windows required under Section 7 B shall be constructed by "bays" and repeated as an architectural feature if special dimensions allow, as more fully described in Figures 18 to 22 in Appendix A in City Plan Case File No. 87-0386 SP.
3. Beltcourse or similar architectural treatment shall be used to define floor levels, as more fully described in Figure 23 in Appendix A in City Plan Case File No. 87-0386 SP.
4. A building located on a corner shall incorporate architectural features which orient the building to the corner by use of curvilinear design at the corner, corner entry, a corner tower, or a combination of these or similar architectural treatment, as more fully described in Figures 20 to 24 in Appendix A in City Plan Case File No. 87-0386 SP.
5. All buildings shall have parapet walls. Parapets shall be enhanced with architectural detailing, such as brackets and dental, architrave, cornice, frieze, or beltcourse.

finished surface is smooth (30 silica sand finish).
Textured surfaces shall not be used.

- c. The use of stucco or similar surfacing material may be used for architectural detailing.

D. Development and Adoption for Further Design Guidelines. The Design Review Board shall propose further design guidelines to implement provisions of the Specific Plan. These guidelines may be illustrations, interpretations or clarifications of policies, and may address the color, materials, texture and/or design of features. The guidelines shall have no force or effect until approved by the City Planning Commission and updated as necessary, and copies of the guidelines shall be available from the Department of City Planning.

Section 20.

OWNER ACKNOWLEDGMENT OF LIMITATIONS

The Department of Building and Safety shall issue no building permit for construction upon any lot within the Specific Plan area until such time as the owner or owners of the lot or lots have executed and recorded with the County Recorder, in a form designed to run with the land, binding on future owners, assigns and heirs, and satisfactory to the City Attorney, an acknowledgment and acceptance of the contents and limitations of this Specific Plan.

Section 21.

SEVERABILITY

If any provisions of this Specific Plan or the application thereof, to any person or circumstance, is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application and, to this end, the provisions and clauses of this Specific Plan are declared to be severable.

ORDINANCE NO. _____

An ordinance amending the Colorado Boulevard Specific Plan, Ordinance 168,046 for a portion of the Northeast Los Angeles Community Plan area.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec 1: Section 6 of the Colorado Boulevard Specific Plan, Ordinance 168,046, as amended by Ordinance No. 178,098, is amended as follows:

B. Limitations.

1. The following uses shall not be permitted in Subareas II and III and shall be permitted within Subarea I only after the Area Planning Commission has approved the use as set forth in Paragraph 2 below:

- a. Automobile service station and other automobile-related retail use;
- b. Automobile repairing and painting;
- c. Storage yard (automobile, machinery, construction material);
- d. Hospital and convalescent home;
- e. Fast food drive-through restaurant;
- f. Rental equipment yard;
- g. Mini-shopping center;
- h. ;[This item intentionally left blank]
- i. Motel and hotel; and
- j. Rescue mission.

Exhibit D

CPC-2014-3669-SP

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 14
--	-------------------------------

PROJECT TITLE ENV-2014-3699-ND	CASE NO. CPC-2014-3669-SP
--	-------------------------------------

PROJECT LOCATION
 Parcels along Colorado Boulevard neighborhood-commercial corridor; parcels are generally fronting Colorado Boulevard, starting from the west on Eagle Dale to Eagle Vista on the easterly portion of the specific plan boundary.

PROJECT DESCRIPTION
 Pursuant to LAMC Sections 11.57 and 12.32 of the Municipal Code, a Specific Plan Amendment to DELETE hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan. Currently, the specific plan prohibits any business, established after August 9, 1992, to operate between the hours of 9p.m. and 7a.m. The amendment proposes to delete this restriction, HOWEVER projects would still be required to file for project permit compliance with the specific plan as outlined in LAMC Section 11.5.7, and Design Review Board procedures as outlined in LAMC Section 16.50. In addition, projects will still be required to comply with LAMC Section 12.24 for Conditional Use Permit procedures; and would still be required to file for CEQA review and compliance. This amendment is a policy change that does not supersede the citywide threshold for hours of operation, as outlined in the adopted City of Los Angeles CEQA thresholds (2006). The proposed policy amendment does not include zone changes. All current zoning, land use designations, community plan footnotes, [Q] conditions, and specific plan procedures remain the same.

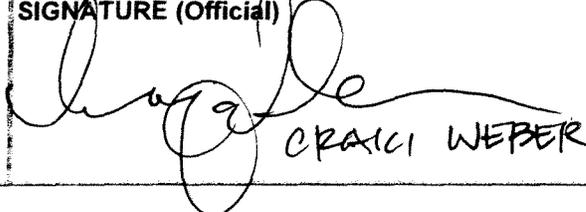
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Los Angeles Department of City Planning
 200 N. Spring Street, Room 667
 Los Angeles, CA 90012

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
HAYDEE URITA-LOPEZ	City Planner	(213) 978-1162

ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official)  CRAIG WEBER	DATE JAN. 29, 2015
---	--	------------------------------------

of Los Angeles), applies to most parcels zoned A1-1XL, the requirements outlined in ZI-No. 2438 apply herein, by reference.

PROJECT LOCATION:

Parcels along Colorado Boulevard neighborhood-commercial corridor; parcels are generally fronting Colorado Boulevard, starting from the west on Eagle Dale to Eagle Vista on the easterly portion of the specific plan boundary.

<p>COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES</p> <p>STATUS:</p> <p><input checked="" type="checkbox"/> Does Conform to Plan</p> <p><input type="checkbox"/> Does NOT Conform to Plan</p>	<p>AREA PLANNING COMMISSION: EAST LOS ANGELES</p>	<p>CERTIFIED NEIGHBORHOOD COUNCIL: EAGLE ROCK</p>
<p>EXISTING ZONING: C2, [Q]C4-2D, [Q]C4-1XL, and PF-1</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY ZONING: n/a</p>	
<p>GENERAL PLAN LAND USE: Neighborhood-Commercial and Public Facilities</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: n/a</p>	<p>LA River Adjacent: NO</p>
	<p>PROPOSED PROJECT DENSITY: n/a</p>	

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓	
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓	
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

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?				✓
----	---	--	--	--	---

IX. HYDROLOGY AND WATER QUALITY

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

X. LAND USE AND PLANNING

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

XI. MINERAL RESOURCES

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

XII. NOISE

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?		✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?		✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. 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?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	LESS THAN SIGNIFICANT IMPACT	Colorado Boulevard is designated as a Scenic Major Highway Class II. The subject area falls within a specific plan that at a minimum requires project permit compliance review (including CEQA compliance), and design review board procedures for proposed projects on a case by case basis. Sections 7, 8, 9, 10, 11 and 14 of the specific plan list requirements for building standards, building height, buffering walls and screening, yards, landscaping, and sign standards respectively, and these will all remain as is. After review and compliance with the specific plan and the sections mentioned, impacts to scenic vistas are anticipated to be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	Colorado Boulevard is designated as a Scenic Major Highway Class II; in addition the Eagle Rock Historical Landmark (LA-10 monument designation) is located approximately 2,800 feet, north of the subject area. The subject area falls within a specific plan that requires compliance with the Colorado Boulevard Specific Plan, including design review for projects on a case by case basis. The proposed project is a policy amendment to delete a restriction on hours of operation. Hours of operation will not have an impact on scenic resources including rock outcroppings such as the Eagle Rock Historical Landmark. Impacts to scenic resources are anticipated to be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	Colorado Boulevard is designated as a Scenic Major Highway Class II; in addition the Eagle Rock Historical Landmark (LA-10 monument designation) is located approximately 2,800 feet, north of the subject area. The subject area falls within a specific plan that requires compliance with the Colorado Boulevard Specific Plan, including design review for projects on a case by case basis. Hours of operation will not have an impact on scenic resources including rock outcroppings such as the Eagle Rock Historical Landmark. All projects are subject to review and compliance with Section 18. Lighting, and Section 19.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

a.	NO IMPACT	The proposed policy amendment does not conflict or obstruct the implementation of an air quality plan. No impacts are anticipated.	
b.	NO IMPACT	The proposed policy amendment does not violate air quality standards. No impacts are anticipated.	
c.	NO IMPACT	The proposed area is an urbanized area with existing buildings that are currently occupied with commercial and retail uses, such as gas stations, bars, restaurants, shops, and other neighborhood serving uses. A cumulative net increase of air pollutants relative to federal and state standards is not anticipated.	
d.	NO IMPACT	The proposed area is an urbanized area with existing buildings that are currently occupied with commercial and retail uses, such as gas stations, bars, restaurants, shops, and other neighborhood serving uses. A cumulative net increase of air pollutants relative to federal and state standards is not anticipated.	
e.	NO IMPACT	The proposed policy amendment is not anticipated to create objectionable odors. No impact in anticipated.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The subject area is an active neighborhood-commercial corridor. The proposed policy amendment does not include construction, demolition, or alteration of existing structures. Impacts to applicable species are not anticipated.	
b.	NO IMPACT	The subject area is an active neighborhood-commercial corridor. The proposed policy amendment does not include construction, demolition, or alteration of existing structures. Impacts to riparian habitats or other sensitive natural communities are not anticipated.	
c.	NO IMPACT	The subject area is an active neighborhood-commercial corridor that does not have wetlands. Impacts to wetlands are not anticipated.	
d.	NO IMPACT	The subject area is an active neighborhood-commercial corridor. The proposed policy amendment does not include construction, demolition, or alteration of existing structures. Impacts to applicable species are not anticipated.	

Impact?	Explanation	Mitigation Measures	
		land use designations. Impacts to applicable archaeological resources are not anticipated.	
c.	LESS THAN SIGNIFICANT IMPACT	The subject area is an active neighborhood-commercial corridor that falls within 2,800 feet of the Eagle Rock Historical Landmark (LA-10 City of Los Angeles Monument Designation). The proposed policy amendment does not include construction, demolition, or alteration of existing structures. The proposed policy amendment does not include any zone changes or changes to land use designations. Impacts to applicable unique geological features are not anticipated.	
d.	NO IMPACT	The subject area is an active neighborhood-commercial corridor that falls within 2,800 of the Eagle Rock Historical Landmark (LA-10 City of Los Angeles Monument Designation). The proposed policy amendment does not include construction, demolition, or alteration of existing structures. The proposed policy amendment does not include any zone changes or changes to land use designations. Impacts to human remains are not anticipated.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The subject area is not located in an Alquist-Priolo Zone. No impacts are anticipated.	
b.	NO IMPACT	The nearest earthquake fault to the subject area is identified as the Raymond Fault classified as a type B in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
c.	NO IMPACT	The subject area has parcels that are within a liquefaction zone, as identified in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

f.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
g.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
h.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	

IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
b.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
c.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
d.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
e.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
f.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
g.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
h.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
i.	NO IMPACT	The proposed policy amendment does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
	<p>building height, buffering walls and screening, yards, landscaping, existing uses, parking and street access requirements, sign standards, permitted floor area ratio and project permit compliance review, preservation of cultural resources, underground utilities, lighting, and design review all remain as is. The proposed policy amendment does not change any of the current zoning, all zoning remains as is. The proposed policy amendment deletes the restriction on hours of operation in Section 6 of the Specific Plan. The amendment does not exempt applicants from complying with CEQA review and clearance, the amendment would not result in an automatic project approval. All applicants must still apply for a project permit compliance and design review as outlined in the plan's procedures (a copy of the specific plan is enclosed).</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The proposed policy amendment deletes the restriction on hours of operation in Section 6 of the Specific Plan. The amendment does not exempt applicants from complying with CEQA review and clearance, the amendment does not automatically approve any projects, hours of operation are governed by LAMC Section 12.24 and projects in this specific plan area are still required to file for project permit compliance and design review procedures per LAMC Section 11.5.7 and LAMC Section 16.50. See explanation above.</p>	
c. NO IMPACT	<p>See explanation above. Impacts to applicable habitat conservation plans or natural community conservation plan are not anticipated.</p>	
XI. MINERAL RESOURCES		
a. NO IMPACT	<p>No impacts are anticipated, as the subject area is not located in a known area of mineral resources, and no demolition, construction, or remodeling is a part of this policy amendment.</p>	
b. NO IMPACT	<p>No impacts are anticipated, as the site is not located in a known area of mineral resources, and no demolition, construction, or remodeling is a part of this policy amendment.</p>	
XII. NOISE		

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	NO IMPACT	The subject area is not located within an airport land use plan, therefore no impacts are anticipated.	
f.	NO IMPACT	The project area is not located near a private airstrip, therefore no impacts are anticipated.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed policy amendment does not include new dwelling units. The subject area is a neighborhood-commercial corridor surrounded by existing residential dwelling units. Impacts on population growth are considered less than significant.	
b.	NO IMPACT	Impacts to housing displacement are not anticipated. The proposed policy amendment does not include new housing.	
c.	NO IMPACT	Impacts to housing displacement are not anticipated. The proposed policy amendment does not include new housing.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy amendment. Impacts that require new fire department facilities are considered less than significant to no impact.	
b.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy amendment. Impacts that require new public facilities, including police facilities are considered less than significant to no impact.	
c.	NO IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy amendment. Impacts that require new school facilities are considered less than significant to no impact.	
d.	NO IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy amendment. Impacts that require new parks or park facilities are considered less than significant to no impact.	
e.	NO IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy amendment. Impacts that require new public facilities in general, are considered less than significant to no impact.	

Impact?	Explanation	Mitigation Measures	
e.	LESS THAN SIGNIFICANT IMPACT	significant impact or no impact. The proposed policy amendment does not change emergency access requirements. Per LAMC 11.5.7 and 16.50, all projects are subject to the specific plan's project permit review compliance and design review procedures. In addition, Section 13. Parking and Street Access Requirements of the specific plan remains as is. After compliance and review with the specific plan and the LAMC, including emergency access review by the Fire Department and Department of Transportation, projects are anticipated to result in a less than significant impact.	
f.	LESS THAN SIGNIFICANT IMPACT	Impacts to alternative transportation policies, plans, and programs are anticipated to be less than significant. The proposed policy amendment does not change or decrease parking requirements for projects. All projects are subject to the specific plan's project permit review compliance and design review procedures. In addition, Section 13. Parking and Street Access Requirements of the specific plan remain as is. After compliance and review with the specific plan and the LAMC, projects are anticipated to result in a less than significant impact. In addition see explanation above in XVI.e.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	No impacts to wastewater treatment requirements are anticipated, the proposed policy amendment does not include demolition, remodel, or construction of structures.	
b.	NO IMPACT	No impacts to wastewater treatment facilities or the expansion of wastewater treatment facilities are anticipated, the proposed policy amendment does not include demolition, remodel, or construction of structures.	
c.	NO IMPACT	Projects are subject to Section 17. Underground Utilities of the Colorado Boulevard Specific Plan, which will remain as is. No impacts to wastewater treatment facilities or the expansion of storm water drainage facilities are anticipated, the proposed policy amendment does not include demolition, remodel, or construction of structures.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

	than significant impacts to human beings.	
--	---	--