

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2017-2864-ZC	ENV-2017-2865-ND; ENV-2018-153-CE	4 - RYU
<b>PROJECT ADDRESS:</b>		
<p>The Project Area consists of the neighborhoods known as "Bird Streets" and "Laurel Canyon" within Council District 4 of the City of Los Angeles. The Bird Streets neighborhood is generally bounded by Trousdale Estates neighborhood of the City of Beverly Hills to the west, Rising Glen Road / Sunset Plaza Drive to the east, Crescent Drive to the north and the City of West Hollywood to the south. The Laurel Canyon neighborhood is generally bounded by the City of West Hollywood to the south, Mulholland Drive / Woodrow Wilson Drive to the north, Nichols Canyon Road to the east, and Rising Glen Road / Sunset Plaza Drive to the west.</p>		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
City of Los Angeles		
<input type="checkbox"/> New/Changed		
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Giselle Corella	(213) 978-1357	giselle.corella@lacity.org
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
<p>Approval of a Zone Change to those parcels lying within the proposed Ordinance Map from [Q]PF-1XL, [Q]R3-1XL, A1-1XL, C2-1, C4-1D, CR-1D, OS-1XL, PB-1, R1-1, R3-1, R4-1D, RD1.5-1XL, RD6-1, RE11-1, RE15-1, RE15-1-H, RE20-1-H, RE40-1, RE40-1-H, and RE9-1, to [Q]PF-1XL-HCR, [Q]R3-1XL-HCR, A1-1XL-HCR, C2-1-HCR, C4-1D-HCR, CR-1D-HCR, OS-1XL-HCR, PB-1-HCR, R1-1-HCR, R3-1-HCR, R4-1D-HCR, RD1.5-1XL-HCR, RD6-1-HCR, RE11-1-HCR, RE15-1-HCR, RE15-1-H-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, RE9-1-HCR.</p>		

**FINAL ENTITLEMENTS NOT ADVANCING:**

None

**ITEMS APPEALED:**

None

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other: Technical Modification dated 1-18-18

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other

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**NOTES / INSTRUCTION(S):**

To review the entire Amended Negative Declaration, please visit the link below:

[http://planning.lacity.org/eir/publication/Pub\\_110217.htm#2865](http://planning.lacity.org/eir/publication/Pub_110217.htm#2865)**FISCAL IMPACT STATEMENT:** Yes No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
January 25, 2018	5 - 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
N/A	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
James K. Williams	February 14, 2018



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: FEB 14 2018

**Case No.:** CPC-2017-2864-ZC

Council District: 4 – Ryu

CEQA: ENV-2017-2865-ND; ENV-2018-153-CE

Plan Area: Hollywood and Bel Air – Beverly Crest

### **Project Site:**

The Project Area consists of the neighborhoods known as “Bird Streets” and “Laurel Canyon” within Council District 4. The Bird Streets neighborhood is generally bounded by Trousdale Estates neighborhood of the City of Beverly Hills to the west, Rising Glen Road / Sunset Plaza Drive to the east, Crescent Drive to the north and the City of West Hollywood to the south. The Laurel Canyon neighborhood is generally bounded by the City of West Hollywood to the south, Mulholland Drive / Woodrow Wilson Drive to the north, Nichols Canyon Road to the east, and Rising Glen Road / Sunset Plaza Drive to the west.

### **Applicant:**

City of Los Angeles

Representative: Giselle Corella, City Planning Associate

At its meeting of **January 25, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

A Zone Change Ordinance which establishes a Hillside Construction Regulation (HCR) Supplemental Use District (SUD) that applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements applicable to the Project Area. The proposed ordinance, by itself, does not authorize or expand any development or construction activities, but instead places development restrictions on construction or hauling practices related to by-right projects in order to reduce the potential impacts from development activities in hillside areas. The regulations would be triggered by application for a building permit for a “project” (defined as the construction, erection, alteration of, or addition to single-family dwelling units located entirely or partially in the Project Area). The Zone Change Ordinance would add the HCR SUD regulations in addition to the base zone (e.g., R1-1-HCR) to restrict the issuance of a building permit for a “project” (as defined above) that is not consistent with the provisions of the HCR SUD. The HCR SUD imposes specific supplemental development restrictions regarding the construction process including: proper identification of hauling vehicles, maximum quantity of allowable grading, and a site plan review process for projects relating to large-scale single-family units in the Project Area.

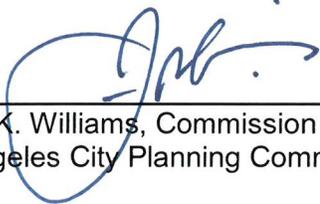
1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-2865-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; **found** the Negative Declaration reflects the independent judgment and analysis of the City; and **adopted** the Negative Declaration;

2. **Determined**, pursuant to CEQA Guidelines, Section 15308 (Class 8), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. **Approved and recommended** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change Ordinance from those parcels lying within the project boundaries identified in the proposed Ordinance Map from [Q]PF-1XL, [Q]R3-1XL, A1-1XL, C2-1, C4-1D, CR-1D, OS-1XL, PB-1, R1-1, R3-1, R4-1D, RD1.5-1XL, RD6-1, RE11-1, RE15-1, RE15-1-H, RE20-1-H, RE40-1, RE40-1-H, and RE9-1, to [Q]PF-1XL-HCR, [Q]R3-1XL-HCR, A1-1XL-HCR, C2-1-HCR, C4-1D-HCR, CR-1D-HCR, OS-1XL-HCR, PB-1-HCR, R1-1-HCR, R3-1-HCR, R4-1D-HCR, RD1.5-1XL-HCR, RD6-1-HCR, RE11-1-HCR, RE15-1-HCR, RE15-1-H-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, RE9-1-HCR;
4. **Adopted** the staff report as its report on the subject, including staff's Technical Modification dated January 18, 2018; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Ambroz  
 Second: Dake Wilson  
 Ayes: Choe, Khorsand, Padilla-Campos  
 Recused: Mitchell  
 Absent: Mack, Millman, Perlman

**Vote: 5 - 0**




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James K. Williams, Commission Executive Assistant II  
 Los Angeles City Planning Commission

**Effective Date/Appeals:** *The decision of the Los Angeles City Planning Commission is final and not appealable.*

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Maps, Findings

c: Christine Saponara, Senior City Planner  
 Giselle Corella, City Planning Associate

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

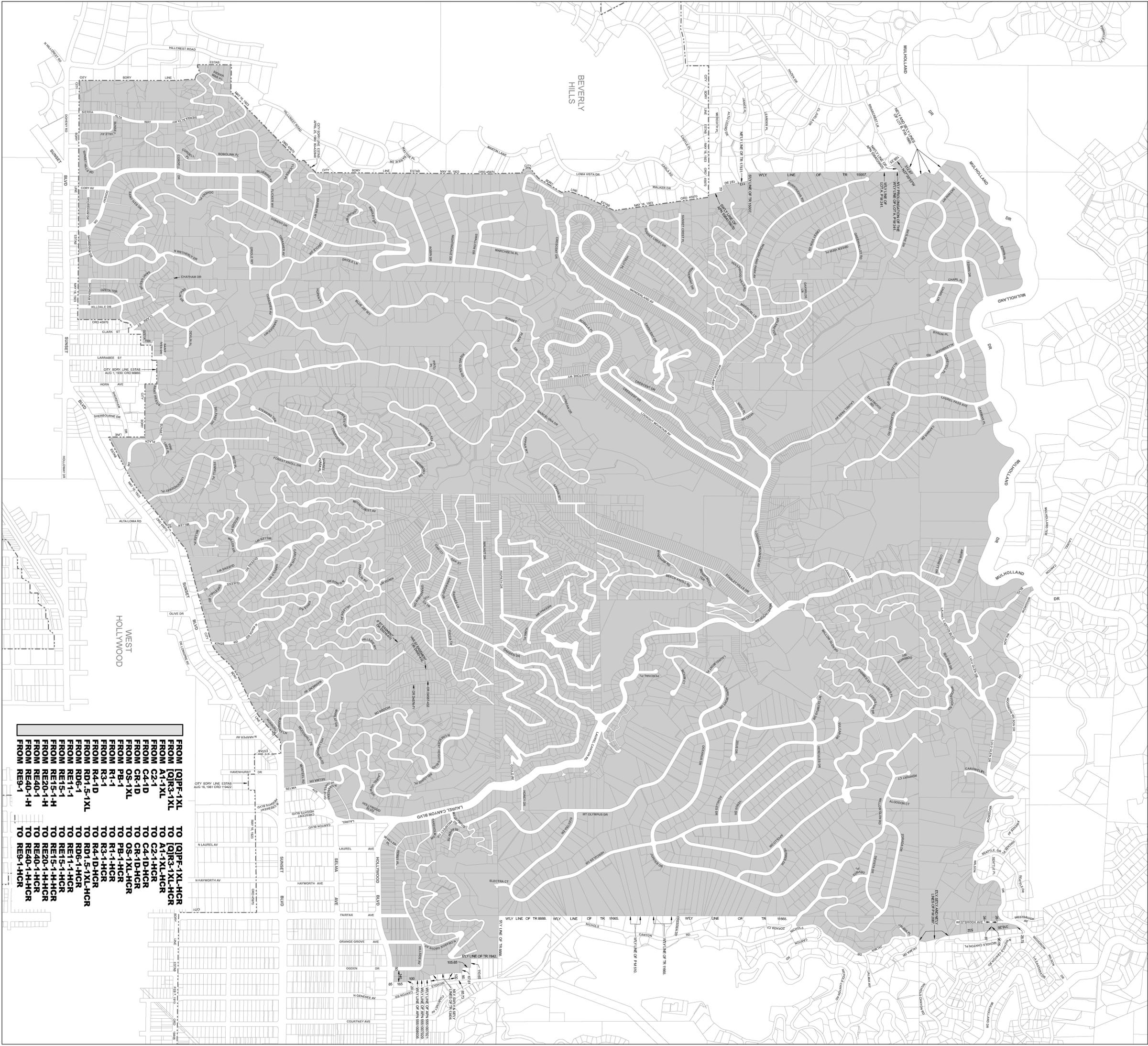
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**SECTION 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on properties shown upon portions of the Zoning Map and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table 1 for Section 1**

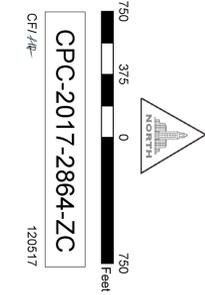
<b>Existing Zone</b>	<b>New Zone</b>
[Q]PF-1XL	[Q]PF-1XL-HCR
[Q]R3-1XL	[Q]R3-1XL-HCR
A1-1XL	A1-1XL-HCR
C2-1	C2-1-HCR
C4-1D	C4-1D-HCR
CR-1D	CR-1D-HCR
OS-1XL	OS-1XL-HCR
PB-1	PB-1-HCR
R1-1	R1-1-HCR
R3-1	R3-1-HCR
R4-1D	R4-1D-HCR
RD1.5-1XL	RD1.5-1XL-HCR
RD6-1	RD6-1-HCR
RE11-1	RE11-1-HCR
RE15-1	RE15-1-HCR
RE15-1-H	RE15-1-H-HCR
RE20-1-H	RE20-1-H-HCR
RE40-1	RE40-1-HCR
RE40-1-H	RE40-1-H-HCR
RE9-1	RE9-1-HCR

**SECTION 2.** Pursuant to Section 12.32 F of the Los Angeles Municipal Code, and any amendment thereto, the use of that property described in Section 1 hereof are subject to the regulations of the Hillside Construction Regulation “HCR” Supplemental Use District regulations pursuant to Section 13.20 of the Los Angeles Municipal Code.

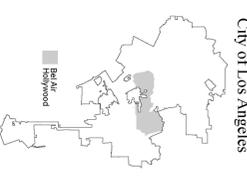


- |                |                  |
|----------------|------------------|
| FROM [Q]P-1XL  | TO [Q]P-1XL-HCR  |
| FROM [Q]R3-1XL | TO [Q]R3-1XL-HCR |
| FROM A1-1XL    | TO A1-1XL-HCR    |
| FROM C2-1D     | TO C2-1HCR       |
| FROM C4-1D     | TO C4-1HCR       |
| FROM CR-1D     | TO CR-1D-HCR     |
| FROM OS-1XL    | TO OS-1XL-HCR    |
| FROM PB-1      | TO PB-1-HCR      |
| FROM R1-1      | TO R1-1-HCR      |
| FROM R3-1      | TO R3-1-HCR      |
| FROM R4-1D     | TO R4-1D-HCR     |
| FROM RD1-5-1XL | TO RD1-5-1XL-HCR |
| FROM RDE-1     | TO RDE-1-HCR     |
| FROM RE1-1     | TO RE1-1-HCR     |
| FROM RE1S-1    | TO RE1S-1-HCR    |
| FROM RE1S-1H   | TO RE1S-1H-HCR   |
| FROM RE20-1H   | TO RE20-1H-HCR   |
| FROM RE40-1H   | TO RE40-1H-HCR   |
| FROM RE9-1     | TO RE9-1-HCR     |

Hillside Construction Regulation "HCR" District Zone Change



CPC-2017-2864-ZC  
120517



City of Los Angeles

## FINDINGS

### General Plan/Charter Findings

In accordance with Charter Sections 556 and 558, the proposed zone change is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

### General Plan Framework/Bel Air – Beverly Crest Community Plan Consistency/and Hollywood Community Plan Consistency

The proposed Zone Change Ordinances for the Bird Streets and Laurel Canyon communities are consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan.

#### **General Plan Framework**

The proposed Zone Change Ordinance is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.
- Policy 3.5.5** Promote the maintenance and support of special use neighborhoods to encourage a wide variety of these and unique assets within the City

Pursuant to Section 12.32(F) of the Los Angeles Municipal Code this proposal is for a zone change to those parcels lying within the Bird Streets and Laurel Canyon communities, bounded within the proposed Ordinance Map, from [Q]PF-1XL, [Q]R3-1XL, A1-1XL, C2-1, C4-1D, CR-1D, OS-1XL, PB-1, R1-1, R3-1, R4-1D, RD1.5-1XL, RD6-1, RE11-1, RE15-1, RE15-1-H, RE20-1-H, RE40-1, RE40-1-H, RE9-1 to [Q]PF-1XL-HCR, [Q]R3-1XL-HCR, A1-1XL-HCR, C2-1-HCR, C4-1D-HCR, CR-1D-HCR, OS-1XL-HCR, PB-1-HCR, R1-1-HCR, R3-1-HCR, R4-1D-HCR, RD1.5-1XL-HCR, RD6-1-HCR, RE11-1-HCR, RE15-1-HCR, RE15-1-H-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, and RE9-1-HCR. The current Baseline Hillside regulations for the Bird Streets and Laurel Canyon community do not provide the fine-grained tools required to regulate

hauling operations and standards for homes over 17,500 square feet. The addition of hauling operations help reduce impacts related to construction related activities along narrow and windy hillside streets. The standards applied by this supplemental use district contain standards required by the Department of Building and Safety for projects with large hauling jobs. Applying hauling regulations and standards provides this community the appropriate tool for managing the varying scales of smaller and larger projects, while ensuring that construction crews and developers are responsible. These regulations promote the maintenance and support the Bird Streets and Laurel Canyon community in a way that encourage the preservation of their unique assets within the City.

Reducing the grading maximum and regulating single family homes of a certain size helps prevent: major alterations of the City's natural terrain, the loss of natural on-site drainage courses, increases of drainage impacts to the community, off-site impacts, and increases to loads on under-improved hillside streets during construction within the Bird Streets and Laurel Canyon community. In order to address these issues, while still allowing for reasonable construction and grading activity in the Bird Streets and Laurel Canyon communities, the proposed zone change and supplemental use district proposes reducing the amount of grading allowed on a RE-40 zoned property from 6,600 to 6,000 cubic yards and requires a special review of homes larger than 17,500 square feet in all applicable zones. These regulations combined with the Baseline Hillside Ordinance, which restricts the building envelope and volume of earth allowed to be imported and exported from a property, including that beneath the footprint of the house, preserves the intent of the General Plan's goals and policies.

### **Bel Air – Beverly Crest Community Plan**

The proposed zone change will promote the objectives, polices and goals of the Bel Air – Beverly Crest Community Plan by continuing to protect the character of the existing single-family neighborhood. By instituting more restrictive development and hauling regulations, the proposed zone change require new development to be compatible with neighborhood character and preserve the unique hillside assets this community provides the rest of the City. As new houses are developed and constructed in conformance with the proposed regulations, the overall existing character and construction practices in the proposed zone change area is preserved. The proposed zone change is consistent with applicable objectives and policies of the Bel Air – Beverly Crest Community Plan, including the following:

- Objective 1** Preservation and enhancement of the varied and distinctive residential character of the community.

A portion of the Laurel Canyon neighborhood is within the Bel Air – Beverly Crest Community Plan area, with the other portion of Laurel Canyon and the Bird Streets neighborhood located within the Hollywood Community Plan area. In the Bird Streets and Laurel Canyon community, there is a need to minimize grading, limit land use intensity, and preserve natural topography in hillside areas. There is also a need to improve the visual environment and safety of the narrow, sometimes under-improved hillside roads through the development of appropriate criteria and controls. The zone change of this community helps preserve these needs by instituting department discretionary review of single family homes which exceed 17,500 square feet. By doing this, the City regulates and has an opportunity to address the appropriate environmental

impacts resulting from a development of that size, scale and intensity. The zone change also places maximum grading quantities for all single-family residential zones to be limited to a cut and fill “by-right” grading quantity maximum of 6,000 cubic yards for projects on a standard street and 75% of that on a substandard street. These restrictions regulate grading with an aim to preserve the natural topography of the Bird Streets and Laurel Canyon neighborhoods. Lastly, the zone change applies hauling operation standards for construction activity of smaller hauling projects. By regulating the development practices of smaller projects, the zone change protects the community from the effect of the aggregate of those smaller projects within a community with narrow, under-improved hillside streets.

### **Hollywood Community Plan**

The proposed zone change will promote the objectives, polices and goals of the Hollywood Community Plan by minimizing grading so as to retain the natural terrain and ecological balance. By instituting more restrictive development and hauling regulations, the proposed zone change will require new development to be compatible with neighborhood character and preserve the unique hillside assets this community provides the rest of the City. As new houses are developed and constructed in conformance with the proposed regulations, the overall existing character and construction practices in the Bird Streets and Laurel Canyon neighborhoods are preserved. The proposed zone changes are consistent with applicable objectives and policies of the Hollywood Community Plan, including the following:

***Objective 3.a***            Minimize grading so as to retain the natural terrain and ecological balance.

In the Bird Streets and Laurel Canyon neighborhoods, there is a need to minimize grading, limit land use intensity, and preserve natural topography in hillside areas. There is also a need to improve the visual environment and safety of the narrow, sometimes under-improved hillside roads through the development of appropriate criteria and controls. The zone change of this community helps preserve these needs by instituting department discretionary review of single family homes which exceed 17,500 square feet. By doing this, the City regulates and has an opportunity address the appropriate environmental impacts resulting from a development of its size, scale and development intensity. The zone change also places maximum grading quantities for all single-family residential zones to be limited to a cut and fill “by-right” grading quantity maximum of 6,000 cubic yards for projects on a standard street and 75% of that on a substandard street. These restrictions regulate grading with an aim to preserve the natural topography of the Bird Streets and Laurel Canyon neighborhoods. Lastly, the zone change applies hauling operation standards for construction activity of smaller hauling projects. By regulating the development practices of smaller projects, the zone change protects the community from the effect of the aggregate of those smaller projects within a community with narrow, under-improved hillside streets.

### Public Necessity, Convenience, General Welfare, and Good Zoning

Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice because its measures are needed to regulate single-family residential development in order to avoid the further

degrading effects of continuous construction in the Bird Streets and Laurel Canyon neighborhoods. The measures in the proposed ordinance are needed to avoid the continuing negative impacts resulting from construction activity to the Bird Streets and Laurel Canyon neighborhoods. Applied concurrently with the amended Baseline Hillside Ordinance, the supplemental use district provides more fine-grained tools for the Bird Streets and Laurel Canyon Community to protect the character of their community.

The proposed zone change substantially advance a legitimate public interest in that it will further protect the Bird Streets' and Laurel Canyon's single-family residential neighborhoods from development that often leads to structures with a proliferation of grading. In recent years, Citywide property values have increased rapidly and this high premium for land has driven a trend where property owners and developers tear down original houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. These newer, larger structures often require more grading and hauling of dirt in Hillside areas that contain narrow, winding, often under-improved roads. Good zoning practice requires new development standards for single-family residential zones to further maintain and control the preservation of neighborhood character while promoting safe operating procedures in the process. This proposed Zone Change Ordinance accomplishes this requirement.

The proposed zone change is not arbitrary as the Department has thoroughly analyzed many different approaches and has determined that the proposed application of the Hillside Construction Regulation Supplemental Use District is streamlined and most directly deals with the issue of hauling, overdevelopment and construction impacts in the hillsides. There is a reasonable relationship between a legitimate public purpose which is maintaining existing integrity of hillside communities citywide and the means to effectuate that purpose. Delaying the implementation of this zone change could result in the continuation of over grading and an accumulation of hauling efforts that in aggregate may impact hillside neighborhoods in a manner which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the City.

### **CEQA Findings**

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2017-2865-ND), which concludes that the proposed zone change for the Bird Streets and Laurel Canon Community (as bounded by the Proposed Ordinance Map) will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 20 days, from November 2, 2017 and complete by November 22, 2017. An Amended Initial Study/ Negative Declaration dated January 2018 was prepared to include some minor edits and clarifications which merely clarify, amplify, or make insignificant modifications to the Negative Declaration published on November 2, 2017 per the California Environmental Quality Act Guidelines Section 15073.5. Comments are addressed as they are submitted and will have a final response to comments by City Planning Commission hearing on January 25, 2018.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a) Based on the analysis in this Initial Study, the proposed zone changes would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project does not propose or authorize any new development. Further, development (e.g., additions, new construction) of single-family units that occurs pursuant to the proposed project would not impact any endangered fauna or flora, modify any special status species habitat, and would only occur on lots zoned for single-family development. Due to the highly urbanized nature of the project area and the surrounding area, construction activities and operation of future development would not impact the habitat or population in the Project Area. In addition, the proposed project does not propose or authorize any new development in any identified Biological Resource Areas. The proposed project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare endangered plant or animal. Furthermore, impacts to Cultural Resources and related archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.
- b) No significant impacts were identified for the 17 environmental factors analyzed above. As the proposed Project would not result in any unmitigated significant impacts, there would be no cumulative impacts. No impact would occur and no further analysis is required.
- c) A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and regulatory compliance measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. The proposed Project would not have an environmental effect that would cause substantial adverse effects on human beings directly or indirectly.

#### **Delegation of City Planning Commission Authority**

In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.