



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: April 27, 2017
Time: after 8:30 a.m.
Place: Van Nuys City Hall, Council Chamber
14410 Sylvan Street, 2nd Floor
Van Nuys, California 91401

Public Hearing: February 21, 2017
Appeal Status: General Plan Amendment is not appealable. Zone Change is appealable only by the applicant to City Council if disapproved in whole or in part.

Expiration Date: May 22, 2017

Multiple Approval: Yes

Case No.: CPC-2016-4117-GPA-VZC
CEQA No.: ENV-2016-4118-MND
Incidental Cases: VTT-74583-SL and VTT-74583-SL-1A
Council No.: 3 - Blumenfeld
Plan Area: Encino-Tarzana
Specific Plan: None
Certified NC: Tarzana
Current GPLU: Low Medium I Residential
Proposed GPLU: Medium Residential
Current Zone: RA-1
Proposed Zone: (T)(Q)R3-1

Applicant: Ilan and Yaron Levy
Representative: Jonathan Riker,
Ervin, Cohen & Jessup,
LLP.

PROJECT LOCATION: 5701 North Etiwanda Avenue

PROPOSED PROJECT: The project is the demolition of an existing single-family dwelling and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

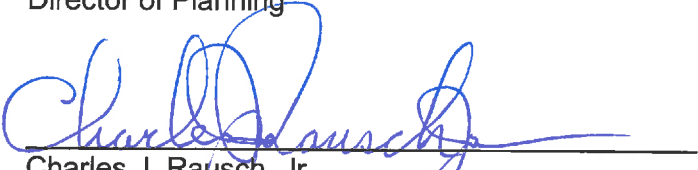
REQUESTED ACTIONS: In accordance with Section 12.36 of the Los Angeles Municipal Code (Multiple Approval Ordinance), the following are requested:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environment analysis in Case No. ENV-2016-4118-MND, as was adopted by the Deputy Advisory Agency on March 24, 2017;
2. Pursuant to California Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2016-4118-MND;
3. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential to Medium Residential land use, and
4. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Vesting Zone Change from RA-1 to (T)(Q)R3-1.

RECOMMENDED ACTIONS:

1. **Adopt** the findings;
2. **Find**, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-4118-MND;
3. **Adopt** the Mitigation Monitoring Program for ENV-2016-4118-MND;
4. **Recommend** that the City Council and the Mayor **approve** a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential to Medium Residential land use;
5. **Recommend** that the City Council **approve** a Vesting Zone Change from RA-1 to (T)(Q)R3-1;
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

VINCENT P. BERTONI, AICP
Director of Planning




Charles J. Rausch, Jr.
Interim Chief Zoning Administrator



Heather Bleemers
City Planner



Nicholas Hendricks
Senior City Planner



Oliver Netburn
City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 525, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The proposed project involves the demolition of an existing single-family dwelling and the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height with maximum building height of 38 feet, 6 inches (38'-6"). Each home will include a rooftop deck and two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

The proposed Small Lot development has been configured with eight (8) homes fronting Collins Street and the remaining eight (8) homes along the northerly property line. The eight (8) homes within each row are split into two (2) separate groups of four (4) homes with common open space and guest parking between the groupings. The eight (8) homes that front Collins Street provide a 12-foot (12') setback that would be landscaped and used as a private front patio area for each of the individual homes.

The proposed project would provide vehicular access to all of the homes via a two-way central driveway off Etiwanda Avenue. All private and guest parking spaces would be accessed via this central driveway. The homes fronting Collins Street would have individual pedestrian access from the sidewalk with the remaining homes along the northern property line sharing a pedestrian path that would be connected to both Etiwanda Avenue and Collins Street.

The applicant has requested:

- 1) a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential to Medium Residential land use, and
- 2) a Vesting Zone Change from RA-1 to (T)(Q)R3-1.

The subject General Plan Amendment and Vesting Zone Change application is incidental to a Small Lot subdivision (Case No. VTT-74583-SL) for the subdivision of two (2) lots into 16 Small Lots. Case No. VTT-74583-SL, which was approved on March 24, 2017, was subsequently appealed and is to be considered by the City Planning Commission under a separate action.

Background

The subject property is a flat, rectangular, 18,464 square-foot (after dedication) corner lot with a 97-foot frontage along Etiwanda Avenue and a 191-foot frontage along Collins Street. The property is developed with a 1,599 square-foot, single-family dwelling, built in 1956 and a 320 square-foot, accessory structure, built in 1943. According to SurveyLA, the existing home is not considered an historic resource.

The property is located 11.6 kilometers from the Hollywood Fault Zone and is within a Liquefaction-prone area. The site is not in an Alquist-Priolo Fault Zone, landslide area or a preliminary fault rupture study area.

General Plan Land Use Designation

The Encino-Tarzana Community Plan currently designates the subject property for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1.

Surrounding Properties

A mix of low-medium and medium density residential uses make up the general character of the surrounding neighborhood. The properties to the north are zoned (Q)RD3, (Q)RD2 and (Q)RD1.5 and are primarily developed with one- to three-story multi-family buildings. The properties to the east are zoned (Q)RD1.5 and R3 and are primarily developed with one- to three-story multi-family buildings. The properties to the south are zoned RA and R3 and are primarily developed with one- to three-story multi-family buildings. The properties to the west are zoned (T)(Q)R3 and R3 and are primarily developed with one- to three-story multi-family buildings.

Street and Circulation

Etiwanda Avenue is a Collector Street, dedicated to a variable width of between 60 and 62 feet and is improved with asphalt, curb, gutter and sidewalk.

Collins Street is a Collector Street, dedicated to a width of 60 feet and is improved with asphalt, curb and gutter. Further west along Collins Street the right-of-way improved with a sidewalk.

Site Related Cases and Permits

Case No. VTT-74583-SL-1A - On April 7, 2017, an appeal of the Advisory Agency approval of Vesting Tentative Tract Map No. 74583-SL was filed. This case is to be considered concurrently by the City Planning Commission under a separate action.

Case No. VTT-74583-SL - On March 24, 2017, the Advisory Agency approved a Vesting Tentative Tract Map for the subdivision of two (2) lot into 16 Small Lots.

Surrounding Related Cases

Case No. APCSV-2016-2081-ZC - On February 27, 2017, the South Valley Area Planning Commission recommended approval of a Zone Change from RA-1 to (T)(Q)RD1.5-1 for the property located at 18367 West Hatteras Street.

Case No. CPC-2001-3210-ZC-PUB-GPA - On May 15, 2002, the City Council adopted a resolution amending the Encino-Tarzana Community Plan to re-designate the property located at 18245 Burbank Boulevard from Low Medium I to Medium Residential land use. On July 9, 2002, the City Council adopted a Zone Change from RA-1 to (T)(Q)R3-1 for the same property.

Case No. CPC-1989-591-ZC - On September 8, 1992, the City Council adopted a Zone Change from RA-1, (Q)RD2-1 and (Q)RD1.5-A to (T)(Q)RD3-1 for the property located at 5840 North Etiwanda Avenue. (Ordinance No. 168,242; effective October 18, 1992)

Public Hearing and Issues

Public Hearing

An initial Public Hearing was held jointly with the Hearing Officer for Case No. CPC-2016-4117-GPA-ZC and the Deputy Advisory Agency for Case No. VTT-74583-SL on February 21, 2017, at 9:30 a.m., at Marvin Braude San Fernando Valley Constituent Services Center in Van Nuys. The hearing was attended by approximately eight (8) people, including the applicant, the applicant's representatives, members of the community and a representative from Council District 3. One (1) member of the public spoke in support of the proposed project and two (2) members of the public spoke in opposition. Three (3) letters have been submitted to the file, including one (1)

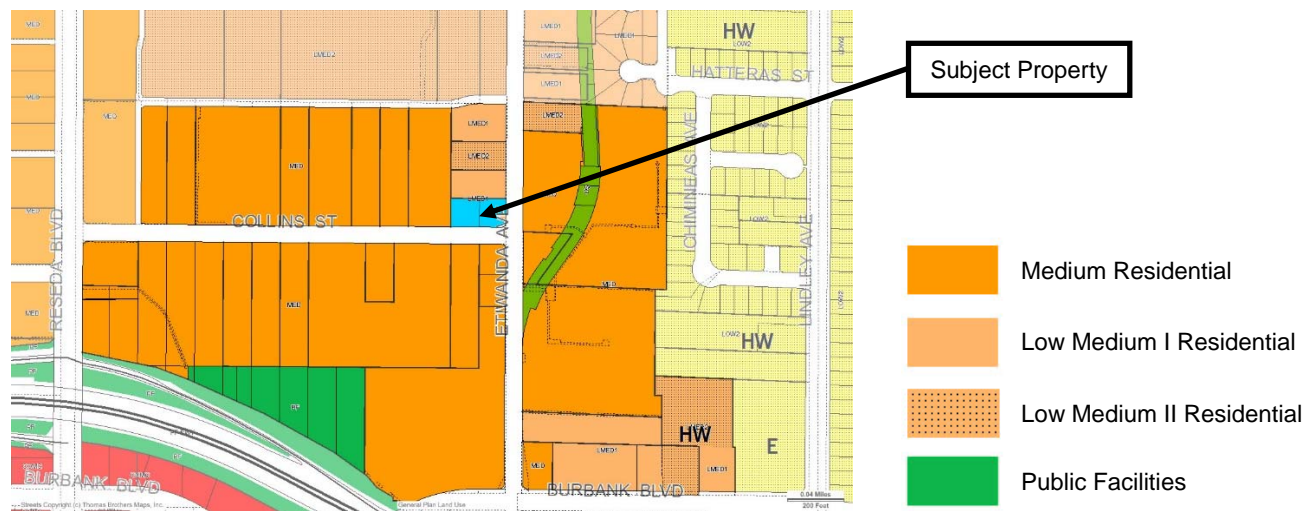
letter in support of the proposed project from the Tarzana Neighborhood Council and one (1) letter in opposition from a neighbor.

General Plan Amendment

The subject property is located at the northwest corner of Etiwanda Avenue and Collins Street. The properties to the north along the west side of Etiwanda Avenue contain to a total of approximately 63,167 square feet (1.4 acres), of which approximately 19,187 square feet (0.4 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5 and the remaining 43,980 square feet (1 acre) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1.

The properties to the south, across Collins Street, and to the west contain approximately 1,438,654 square feet (33 acres), of which 1,309,659 square feet (30 acres) is designated for Medium Residential land uses with the corresponding zone of R3 and the remaining 128,995 square feet (3 acres) is designated for Public Facilities land uses with the corresponding zone of PF.

The properties to the east, across Etiwanda Avenue, contain approximately 765,234 (17.5 acres), of which 479,767 square feet (11.15 acres) is designated for Medium Residential land uses with the corresponding zone of R3, 102,289 square feet (1.95 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5, 133,892 square feet (3.1 acres) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1, and the remaining 49,286 square feet (1.3 acres) is designated for Open Space land uses with the corresponding zone of OS.



As indicated in the map above, of the 51.9 acres surrounding the subject property, approximately 41.15 acres are currently designated for Medium Residential land uses. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses within the Encino-Tarzana Community Plan.

Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on February 7, 2017. The following issues, concerns, and recommendations were discussed:

- The configuration of the units should be broken up to create less monotony in the layout of the units.
- Identify building materials and provide a softer palette of materials than what is shown.
- Provide more detail for the private patios along Collins Street.
- Provide more detail, including amenities for the common open space.
- Provide a pedestrian pathway from Collins Street to the units along the northern property line.
- Minimize the mass of the stairwells or place stairwells adjacent to each other to reduce the number of extrusions.

The applicant has submitted revised drawings which provide greater detail regarding the proposed building materials as well as landscaping.

As such, Staff has recommended certain “Q” Conditions to address some of the comments provided by PVP, including those relating to pedestrians pathways and landscaping.

Conclusion

Based on the Public Hearing and information submitted to the record, Staff is recommending that the City Planning Commission find that the project was environmentally assessed under Case No. ENV-2016-4118-MND.

Staff also recommends that the City Planning Commission recommend that the City Council adopt the General Plan Amendment to re-designate the subject property from Low Medium I Residential to Medium Residential land uses and adopt the Vesting Zone Change from RA-1 to (T)(Q)R3-1.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedication Required –
 - i. That a 3-foot wide strip of land be dedicated along Etiwanda Avenue adjoining the subdivision to complete a 33-foot wide half public street right-of-way in accordance with Collector Street Standard of LA Mobility Plan, including a 15-foot radius property line return or a 10-foot by 10-foot property cut corner be dedicated at intersection with Collins Street.
 - ii. That a 3-foot wide strip of land be dedicated along Collins Street adjoining the subdivision to complete a 33-foot wide half public street right-of-way in accordance with Collector Street Standard of LA Mobility Plan.
 - b. Improvements Required –
 - i. Improve Collins Street adjoining the subdivision by the construction of a concrete curb, a concrete gutter, and a full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway. If necessary to save the existing trees meandering concrete sidewalks be provided at the locations of the existing trees. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements.

- ii. Improve Etiwanda Avenue being dedicated and adjoining the subdivision by reconstruction of the existing concrete sidewalk with construction of new 5-foot wide concrete sidewalk and landscaping of the parkway including the cut corner area with concrete sidewalk or full-width concrete sidewalks and any necessary removal and reconstruction of existing improvements. If necessary to save the existing trees meandering concrete sidewalks be provided at the locations of the existing trees.
 - iii. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- 3. **Street Lighting.** Construct new street lights: one (1) on Etiwanda Avenue and one (1) on Collins Street
- 4. **Urban Forestry Division.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

(Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations of the small lot development shall be developed for uses as permitted in the R3 Zone as defined in LAMC Section 12.10, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated April 26, 2017, except as may be revised as a result of this action.
3. **Density.** A maximum of 16 dwelling units shall be permitted.
4. **Primary Entryways.**
 - i. Each unit shall have a primary entryway. Units abutting the public right-of-way shall orient the primary entryway (front door) toward the street. Interior units shall orient the primary entryway toward a pedestrian pathway and shall be visible from that pathway.
 - ii. All primary entryways shall provide the address or unit identification, ornamental low-level lighting for illuminating the entry area, a landing area.
 - iii. All primary entryways shall incorporate least four of the following:
 - a) The entryway shall be recessed at least two (2) feet from the building façade to create a porch or landing area.
 - b) The doorway shall be recess at least 3 inches from the building façade.
 - c) The entryway shall be designed with an overhead projection such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22-C,20.
 - d) Entryway shall be raised or sunken at least one stair step from the pedestrian pathway to the entryway.
 - e) Entryway shall be clearly marked with a side window panel, adjacent window, or a door with a window.
 - f) The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.
- b. **Façade Articulation.** All visible facades shall be treated with an equal level of detail and articulation. Visible facades, including facades facing a public right-of-way, common access easement, or project perimeter shall incorporate at least three of the following façade articulation techniques: Note: Selection of either (i) or (ii) is mandatory.
 - i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing.

Building materials may include, but are not limited to, wood, glass, brick, metal spandrel, cement board siding, or tile.

- ii. Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.
 - iii. Windows treatments that are extruded or recessed from the building façade a minimum of 3 inches. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.
 - iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
 - v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building.
- c. **Roof Decks.** All roof decks not facing a public right-of-way or common access easement shall be oriented internally to the project, stepped back a minimum of 4 feet from the roof edge, and shall be screened to prevent direct views to abutting neighbors.

5. Pedestrian Connectivity and Access.

a. Pedestrian Pathways.

- i. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas and guest parking.
- ii. A pedestrian pathway located within or parallel to the common access driveway shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic.
- iii. The applicant shall submit revised Site and Landscape Plans showing a pedestrian pathway to the eight (8) units along the northern property line shall be provide from both Etiwanda Avenue and Collins Street.

b. Fences/Walls.

- i. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Solid masonry walls along the street are not permitted.
- ii. Fences or walls abutting the street and within the front yard shall provide a point of entry into each lot abutting the street.

6. Landscaping.

a. Landscaping, Common Open Space Areas, and Amenities.

- i. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.

- ii. Any common open space areas shall be readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children's play areas.
7. **Patios.** Paving within the private patios along Collins Street shall not exceed 50 square feet. All other areas within the private patios shall be landscaped.

Environmental Conditions

8. Tree Removal (Non-Protected Trees).

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

9. Tree Removal (Public Right-of-Way).

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Administrative Conditions of Approval

10. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
11. **Code Compliance.** Area, height and use regulations of the (T)(Q)R3-1 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
12. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the

Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

13. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
14. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
15. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
16. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
17. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.
18. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Encino - Tarzana Community Plan which was updated by the City Council on December 16, 1998. The Plan Map designates subject property for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1.

The subject property is located at the northwest corner of Etiwanda Avenue and Collins Street and developed with one of the only remaining single-family homes in the area. The properties to the north along the west side of Etiwanda Avenue contain to a total of approximately 63,167 square feet (1.4 acres), of which approximately 19,187 square feet (0.4 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5 and the remaining 43,980 square feet (1 acre) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1.

The properties to the south, across Collins Street, and to the west contain approximately 1,438,654 (33 acres), of which 1,309,659 square feet (30 acres) is designated for Medium Residential land uses with the corresponding zone of R3 and the remaining 128,995 square feet (3 acres) is designated for Public Facilities land uses with the corresponding zone of PF.

The properties to the east, across Etiwanda Avenue, contain approximately 765,234 square feet (17.5 acres), of which 479,767 square feet (11.15 acres) is designated for Medium Residential land uses with the corresponding zone of R3, 102,289 square feet (1.95 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5, 133,892 square feet (3.1 acres) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1, and the remaining 49,286 square feet (1.3 acres) is designated for Open Space land uses with the corresponding zone of OS.

Of the 51.9 acres surrounding the subject property, approximately 41.15 acres are currently designated for Medium Residential land uses. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses.

As such, the Vesting Zone Change to the (T)(Q)R3 Zone for the subject property is consistent with the concurrent General Plan Amendment to Medium Residential land uses and its corresponding zones.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

b. Land Use Element.

Encino - Tarzana Community Plan. The Community Plan text includes the following relevant land use Goal, Objectives and Policies:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.3: Protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers or transit stations and major bus routes where public services facilities, utilities and topography will accommodate this development.

Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.

Policy 1-4.4: Provide for development of townhouses and other similar condominium type of housing units to increase home ownership options.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential to Medium Residential land uses and the Vesting Zone Change from the RA to the (T)(Q)R3 Zone would allow for an increase in the maximum density from one (1) dwelling unit (the RA Zone allows for one (1) dwelling unit per 17,500 of lot area) to 16 dwelling units. The proposed (T)(Q)R3 zoned parcel would be located adjacent to other R3 zoned properties to the east, south and west. Properties to the north are currently multi-family zoned. Allowing the increased density for the subject property would enable the city to meet its housing needs while protecting existing single-family and low density residential neighborhoods from encroachment of higher density uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.6 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Saint Joseph Medical Center.

The project will result in increased home ownership through sale of fee-simple properties of Small Lot homes and will provide greater individual choice in housing type, quality, price and location.

Lastly, as the existing single-family dwelling is currently vacant there will be no displacement of existing residents.

Therefore, the project is consistent with the Encino - Tarzana Community Plan in that the project will implement the abovementioned goals, objectives and policies of the Plan.

- c. The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as

the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential to Medium Residential land uses and the Vesting Zone Change from the RA to the (T)(Q)R3 Zone will allow for the development of an underutilized site containing one of the only remaining single-family homes located along Etiwanda Avenue with new home ownership opportunities in the form of 16 Small Lot homes (37 units per acre), thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in Table 3-1 of the General Plan Framework Element, which ranges from 30 to 55 units per net acre for Medium Residential land uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.6 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Saint Joseph Medical Center.

Therefore, the General Plan Amendment and Vesting Zone Change are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential to Medium Residential land use and the Vesting Zone Change from the RA to the (T)(Q)R3 Zone will enhance the surrounding neighborhood and allow for growth where there is sufficient public infrastructure and services that will benefit the quality of life for residential. The subject property is proximate to transit services, commercial uses for shopping and dining, as well as medical services.

The General Plan Amendment is concurrent with a proposed Vesting Zone Change to the (T)(Q)R3 Zone which is consistent with the Medium Residential land use designation.

Therefore, the General Plan Amendment and Vesting Zone Change are consistent with the Multi-Family Residential goals, objectives and policies of the General Plan Framework Element.

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs..

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Given that the existing land use designation and zoning are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential to Medium Residential land uses and the Vesting Zone Change from the RA to the (T)(Q)R3 Zone will result in a site that is consistent with surrounding parcels and will facilitate an increase in the supply of home ownership opportunities in order to meet current and projected needs, including single-family dwellings of a modest size, allowing for greater access to home ownership.

Furthermore, the General Plan Amendment and Vesting Zone Change, along with Case No. VTT-74583-SL, streamlines the land use entitlement, environmental review, and building permit process by enabling the construction of 16 Small Lot homes under one approval, as opposed to the project going through multiple individual entitlements that would otherwise be required with the site's existing RA zoning.

Therefore, the General Plan Amendment and Vesting Zone Change are consistent with the Housing Element goals, objectives and policies of the General Plan.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Etiwanda Avenue, abutting the property to the east, is a designated Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk. Collins Street, abutting the property to the south, is a designated Collector Street, dedicated to a width of 60 feet and improved with asphalt and curb. Further west along Collins Street the right-of-way is improved with a sidewalk. As part of the (T) Tentative Classification conditions herein and the conditions required under Case No. VTT-74583-SL, a three-foot (3') dedication along both Etiwanda Avenue and Collins Street are required. In addition, the project will result in the

construction of a new sidewalk along the north side of Collins Street abutting the subject property where one currently does not exist.

Therefore, the General Plan Amendment and Vesting Zone Change are consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

f. Charter Findings - City Charter Sections 555 and 558 (General Plan Amendment).

The subject property is located within the Encino - Tarzana Community Plan which designates subject property for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The property is currently zoned RA-1 and is improved with the single-family dwelling.

The proposed Plan Amendment complies with Charter Section 555 because the property involved and the surrounding properties contain a significant physical identity. The subject property is located at the northwest corner of Etiwanda Avenue and Collins Street with the predominance of surrounding properties designated for Medium Residential land uses.

The properties to the north along the west side of Etiwanda Avenue contain to a total of approximately 63,167 square feet (1.4 acres), of which approximately 19,187 square feet (0.4 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5 and the remaining 43,980 square feet (1 acre) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1.

The properties to the south, across Collins Street, and to the west contain approximately 1,438,654 square feet (33 acres), of which 1,309,659 square feet (30 acres) is designated for Medium Residential land uses with the corresponding zone of R3 and the remaining 128,995 square feet (3 acres) is designated for Public Facilities land uses with the corresponding zone of PF.

The properties to the east, across Etiwanda Avenue, contain approximately 765,234 square feet (17.5 acres), of which 479,767 square feet (11.15 acres) is designated for Medium Residential land uses with the corresponding zone of R3, 102,289 square feet (1.95 acres) is designated for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2 and RZ2.5, 133,892 square feet (3.1 acres) is designated for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1, and the remaining 49,286 square feet (1.3 acres) is designated for Open Space land uses with the corresponding zone of OS.

Of the 51.9 acres surrounding the subject property, approximately 41.15 acres (79%) are currently designated for Medium Residential land uses. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses.

The proposed Plan Amendment will be in conformance with Charter Section 558 because it will satisfy public necessity, convenience, general welfare and good zoning practice. As discussed in Findings section 1, above, the Plan Amendment is good zoning practice because it will ensure a consistent zoning designation with the adjacent 41.5 acre swath of land designated for Medium Residential land uses to the east, south and west. The General Plan Amendment will also allow for the development of new dwelling units which will satisfy the public's needs, convenience and general welfare by providing new moderate scale housing ownership opportunities on an underutilized lot in addition to the discussion in Findings Section 1 above, and the Zone Change Findings Section 2 below.

Therefore, the General Plan Amendment from Low Medium I Residential to Medium Residential is consistent with City Charter Sections.

- g. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Zone Change and “T”/“Q” Classification Findings

2. Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:

- a. Public Necessity: On April 8, 2015, Mayor Eric Garcetti released the City’s first-ever Sustainable City pLAn. The pLAn is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Vesting Zone Change to the (T)(Q)R3-1 Zone will increase the number of residential units that can be developed on the site with housing that is compatible with the existing surrounding residential development, thereby supporting the Mayor’s goal of 100,000 new housing units by 2021.
- b. Convenience: The project site is located in an area of the Tarzana community that is an established multi-family neighborhood. The proposed project would locate 16 new dwelling units within 1 mile of an LAUSD elementary school (Emelita Academy Charter), 1.1 miles of an LAUSD middle school (Gaspar de Portola Middle School) and 1 mile of an LAUSD high school (Reseda Senior High). The property is also located approximately 0.6 miles from the Orange Line Reseda Station and the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Saint Joseph Medical Center. Granting the Vesting Zone Change to the (T)(Q)R3-1 Zone would allow future residents access to shopping, dining and medical services within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. General Welfare: Granting the Zone Change to the (T)(Q)R3-1 Zone would allow the development of an underutilized lot within an established and stable multi-family community with similar and comparable uses. As discussed above, the area is served by neighborhood-serving uses such as schools, a retail store, restaurants and medical services. The Vesting Zone Change to the (T)(Q)R3-1 Zone will increase the city’s housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practices: The (T)(Q)R3-1 Zone would allow for the development of fee-simple homes at a density consistent with the existing development pattern within the surrounding community. As discussed above, the predominance of properties within the immediate area are designated for Medium Residential land uses. As such, the (T)(Q)R3 Zone would ensure that the density of the development would be compatible with the existing and future development surrounding the project site.

- e. **“T” and “Q” Classification Findings:** Per Section 12.32-G,1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing multi-family residential development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1, and to prevent or mitigate the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Environmental Findings

3. **Environmental Findings.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-4118-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). The MND, mitigation measures, and Mitigation Monitoring program were adopted by the City’s Advisory Agency on March 24, 2017 in connection with the City’s action in Case No. VTT-74583-SL. An appeal of the Advisory Agency’s actions is concurrently being presented with this case to the City Planning Commission as the appeal decision-maker in Case Nos. VTT-74583-SL-1A and ENV-2016-4118-MND. On the basis of the whole of the record before the lead agency including any comments received, and the action of the City Planning Commission on the appeals, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-4118-MND. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.
4. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.

PUBLIC HEARING AND COMMUNICATIONS

An initial Public Hearing was held jointly with the Hearing Officer for Case No. CPC-2016-4117-GPA-ZC and the Deputy Advisory Agency for Case No. VTT-74583-SL on February 21, 2017, at 9:30 a.m., at Marvin Braude San Fernando Valley Constituent Services Center in Van Nuys. The hearing was attended by approximately eight (8) people, including the applicant, the applicant's representatives, members of the community and a representative from Council District 3. One (1) member of the public spoke in support of the proposed project and two (2) members of the public spoke in opposition. Three (3) letters have been submitted to the file, including one (1) letter in support of the proposed project from the Tarzana Neighborhood Council and one (1) letter in opposition from a neighbor.

1. Testimony - Oral

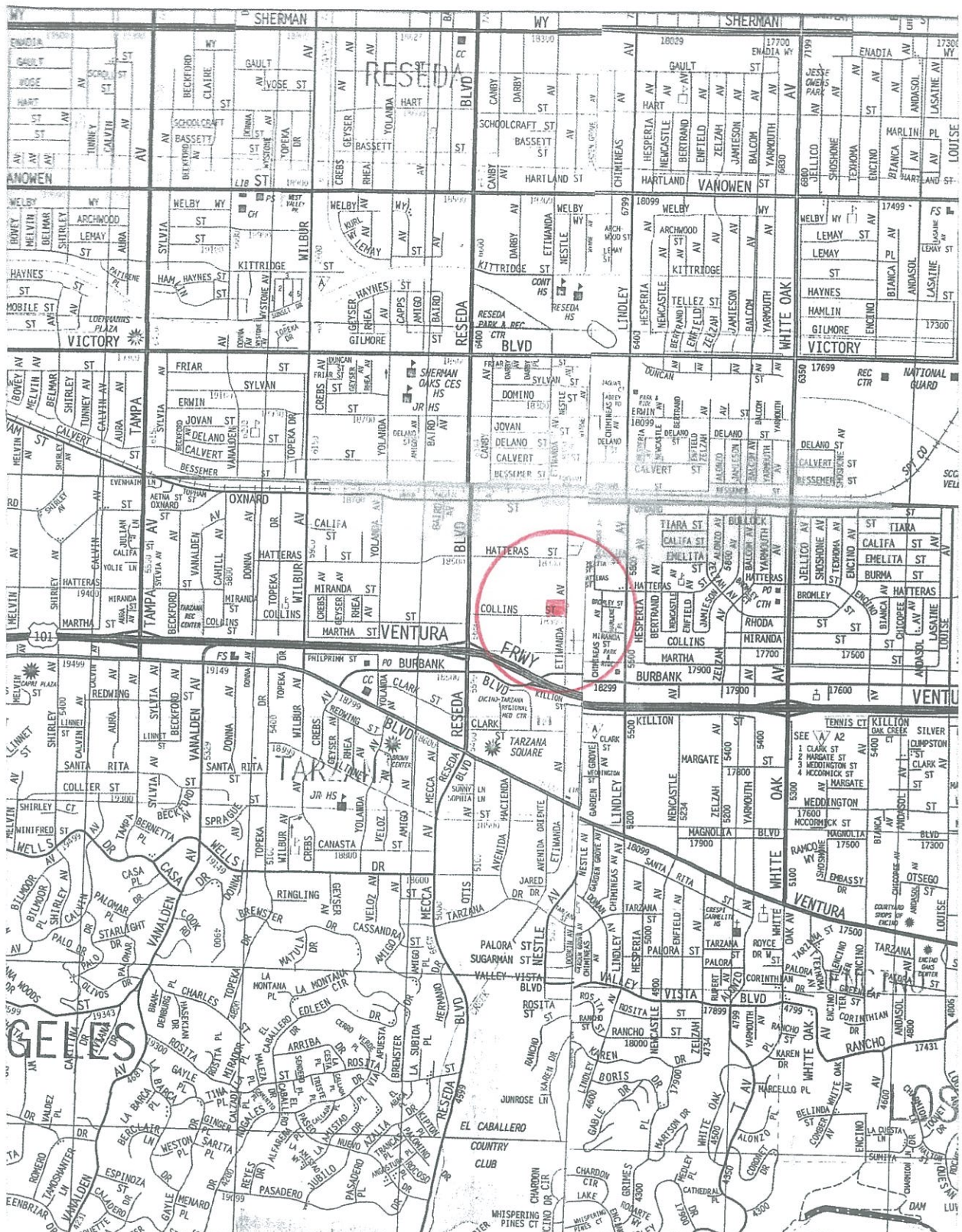
- a. The applicant's representatives presented the project.
- b. One (1) member of the public spoke in support of the proposed project.
- c. Two (2) members of the public spoke in opposition of the proposed project.

2. Testimony - Written

- a. In a letter dated February 20, 2017, Abundant Housing LA submitted a letter in support of the proposed project.
- b. In a letter dated March 6, 2017, David Herrera, a neighbor, submitted a letter in opposition of the project due to the adequacy of the Mitigated Negative Declaration prepared for the project and the appropriateness proposed Small Lot subdivision and concurrent Zone Change/General Plan Amendment application.
- c. In a letter dated April 15, 2017, the Tarzana submitted a letter in support of the proposed project.

Map 1

Vicinity Map



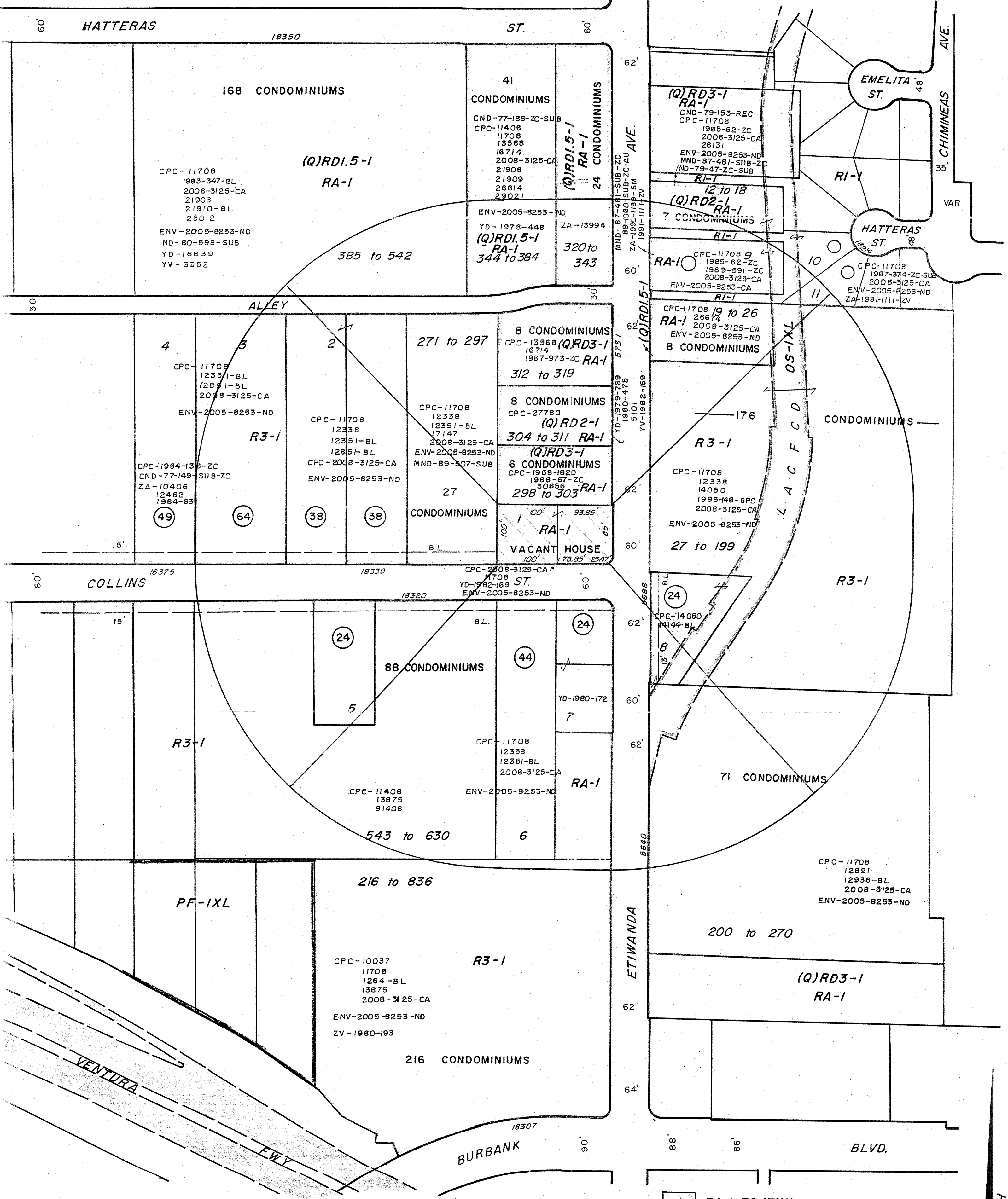
VICINITY MAP

SCALE 1" = 2800'



Map 2

Radius Map



VESTING ZONE CHANGE / GENERAL PLAN AMENDMENT

VESTING TENTATIVE TRACT NO. 74583 FOR SMALL LOT SUBDIVISION PURPOSES

CASE NO. DATE OCT. 21, 2016 D.M. 174 B 125 SCALE 1"=100' USES FIELD

LEGAL: FR 112 & FR 113, TRACT NO. 5692 M.B. 60-72/73

T.B. PAGE 560 GRID J-1 C.D. 3 C.T. 1393.03 P.A. 224 ENC.

JEROME BUCKMELTER ASSOC. INC. 23534 AETNA ST WOODLAND HILLS, CA 91367 (818) 340-8386

Map 3

**Existing General
Plan Map**



EXISTING ENCINO-TARZANA COMMUNITY PLAN

- SINGLE FAMILY DWELLING
- ④ NUMBER OF DWELLING UNITS
- ▲ NON RESIDENTIAL STRUCTURE

- LOW MEDIUM I
- LOW MEDIUM II
- MEDIUM

R2, RD3, RD4, RZ3, RZ4, RU, RW1

RD1.5, RD2, RW2, RZ2.5

R3



OPEN SPACE OS, A1



PUBLIC FACILITIES PF



JEROME BUCKMELTER ASSOC. INC
(818) 340-8386

DATE: 10 - 21- 2016

Map 4

**Requested General
Plan Map**



REQUESTED ENCINO-TARZANA COMMUNITY PLAN

○ SINGLE FAMILY DWELLING	LOW MEDIUM I	R2, RD3, RD4, RZ3, RZ4, RU, RW1	OPEN SPACE	OS, A1
④ NUMBER OF DWELLING UNITS	LOW MEDIUM II	RD1.5, RD2, RW2, RZ2.5	PUBLIC FACILITIES	PF
▲ NON RESIDENTIAL STRUCTURE	MEDIUM	R3		

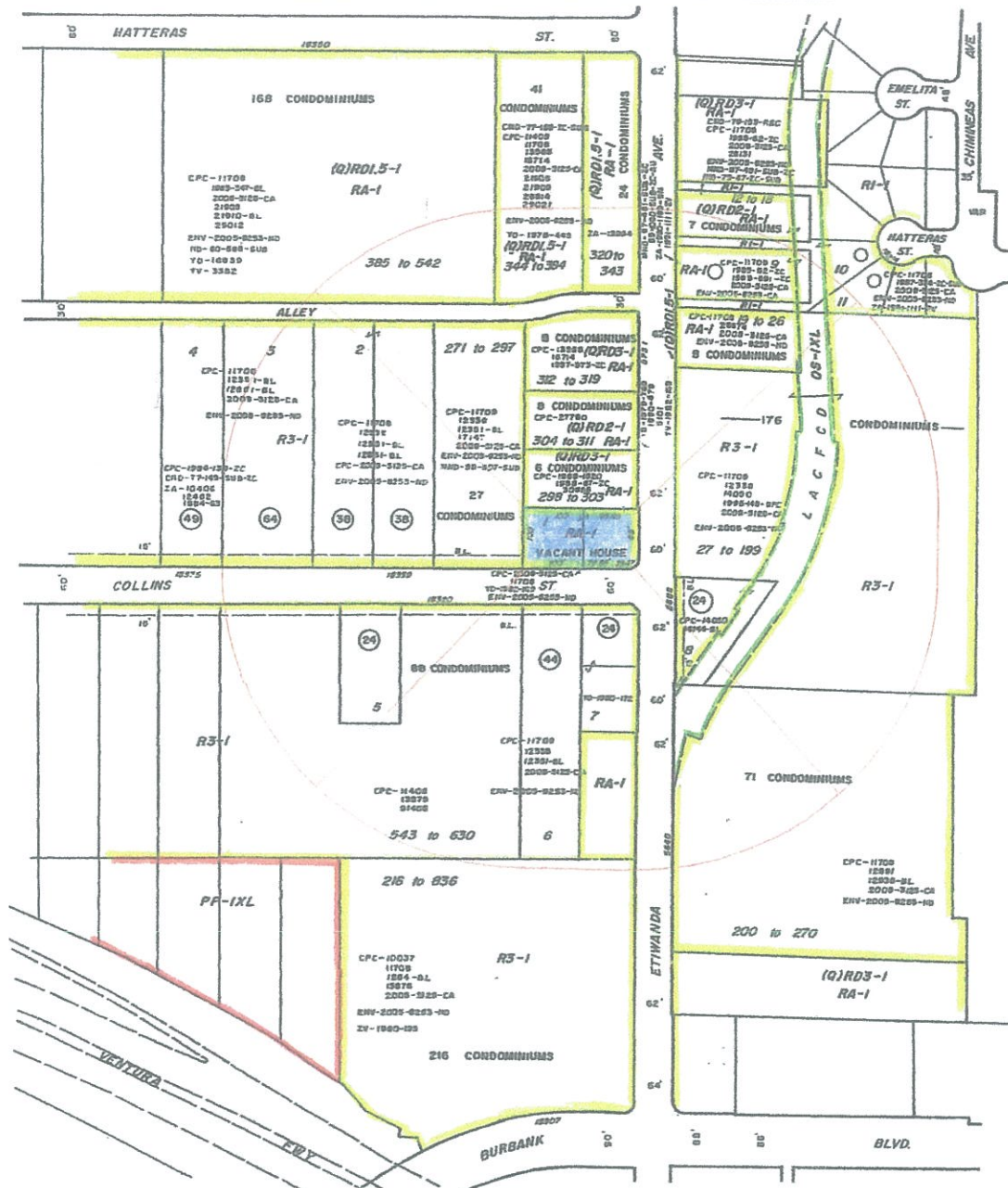


JEROME BUCKMELTER ASSOC. INC
(818) 340-8386

DATE: 10 - 21 - 2016

Map 5

Requested Zoning Map



EXISTING ZONING

REQUEST: RA-1 TO (T)(Q)R3-1

--- ZONE BOUNDARY LINE



PROJECT SITE: 5701 N ETIWANDA AVE.



JEROME BUCKMELTER ASSOC. INC
(818) 340-8386

DATE: 10 - 21 - 2016

Exhibit A

**Site Plan, Floor Plans,
Elevations and
Landscape Plan**

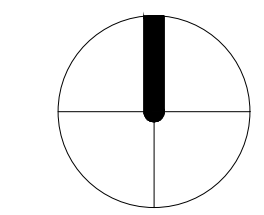


SITE SUMMARY

ADDRESS: 5701 N. ETIWANDA AVE
APN: 2157003046
LEGAL: SOUTHERLY 100 FT OF LOTS 112
AND 113, TRACT NO. 5692, M.B. 60, PGS
72 & 73
ACRES: 0.44 ACRES (±19,334SF)
UNITS: 16 UNITS
DENSITY: 36 DU/AC
CURRENT ZONE: RA-1
PROPOSED ZONE: (T)(Q)R3-1
TOTAL LOT COVERAGE: 9,000SF (47%)

PARKING PROVIDED
32 SPACES - GARAGE PARKING
4 OPEN SPACES - GUEST PARKING
36 SPACES - TOTAL PARKING
(± 2.25/ UNIT)

(16) UNITS OF 3-STORY W/ ROOF DECK,
2 BEDS + DEN, 2.5 BA



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Ilan and Jerry Levy
16542 Ventura Blvd, Suite 308
Encino, CA 91436
310.385.0467

ETIWANDA & COLLINS
LOS ANGELES, CA #2016-0461

Plot Date: 11.04.2017

SCALE: 1"=30'
0 15 30 60

SITE PLAN

A1.0



LEFT



FRONT



RIGHT



REAR

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. SECTIONAL METAL GARAGE DOOR
3. STANDING SEAM PANEL
4. WINDOW
5. WINDOW AWNING
6. FLAT BAR METAL RAILING
7. ENTRY DOOR
8. ILLUMINATED ADDRESS SIGN
9. STAIRWAY HOUSING
10. SCREED LINES
11. DECORATIVE LIGHTING
12. ENTRY AWNING
13. METAL GATE
14. LOW STUCCO WALL



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310.385.0467

ETIWANDA & COLLINS
LOS ANGELES, CA #2016-0461

Plot Date: 11.04.2017

SCALE: 1/8"=1'-0"
0 4 8 16

ELEVATIONS

A2.0



PERSPECTIVE 1



PERSPECTIVE 2



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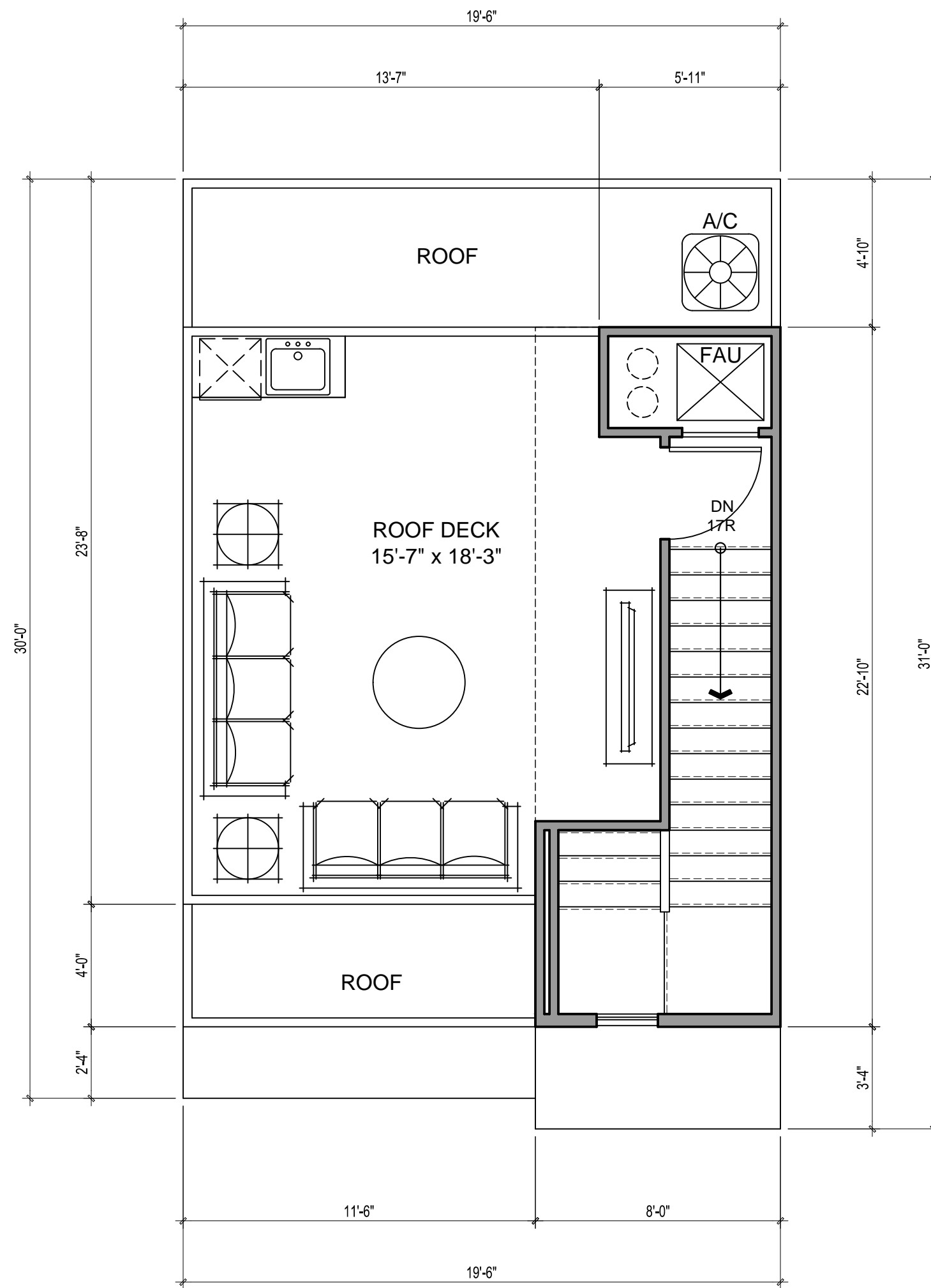
ETIWANDA & COLLINS
LOS ANGELES, CA #2016-0461

Plot Date: 11.04.2017

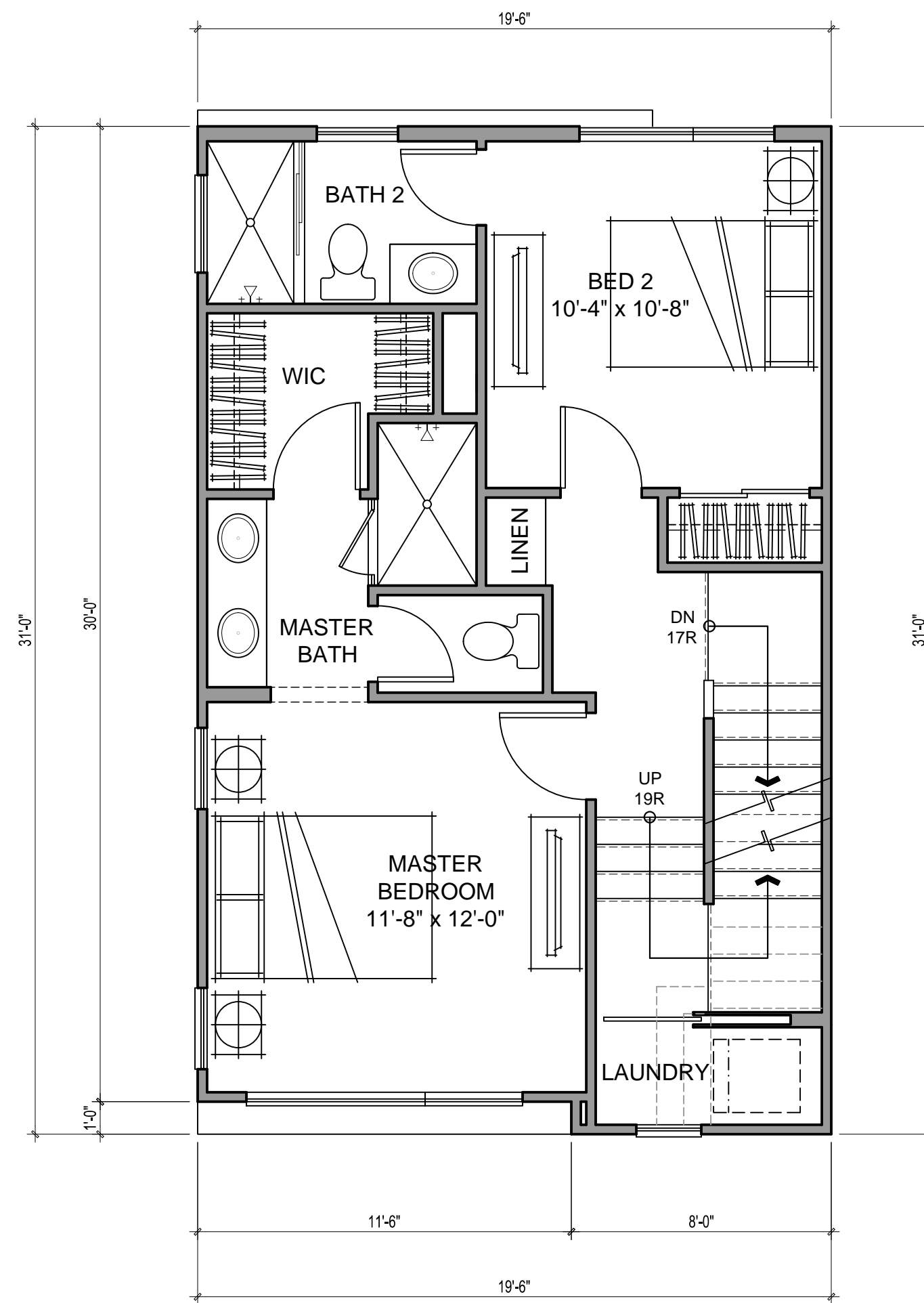
NOT TO SCALE

PERSPECTIVE

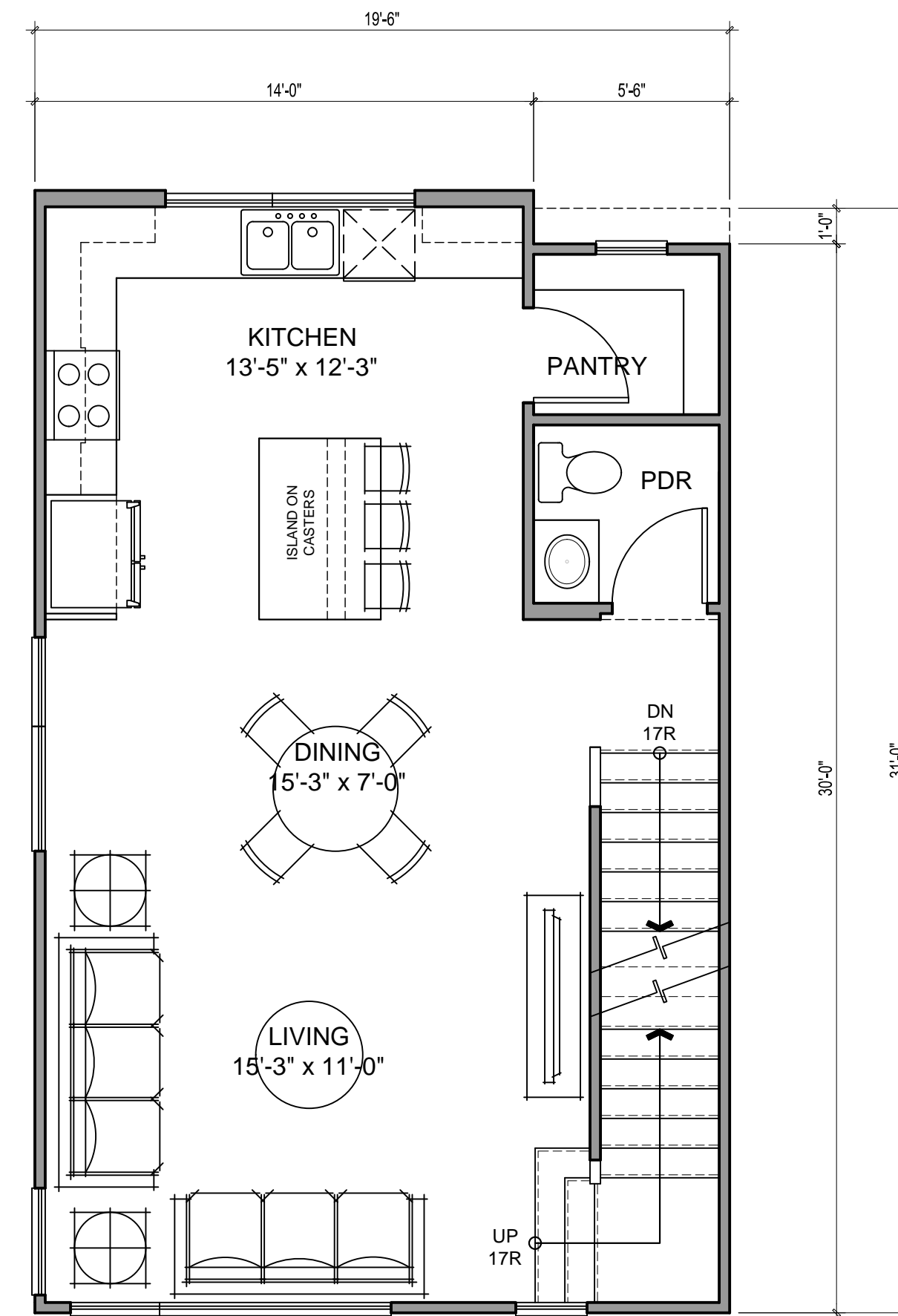
A2.1



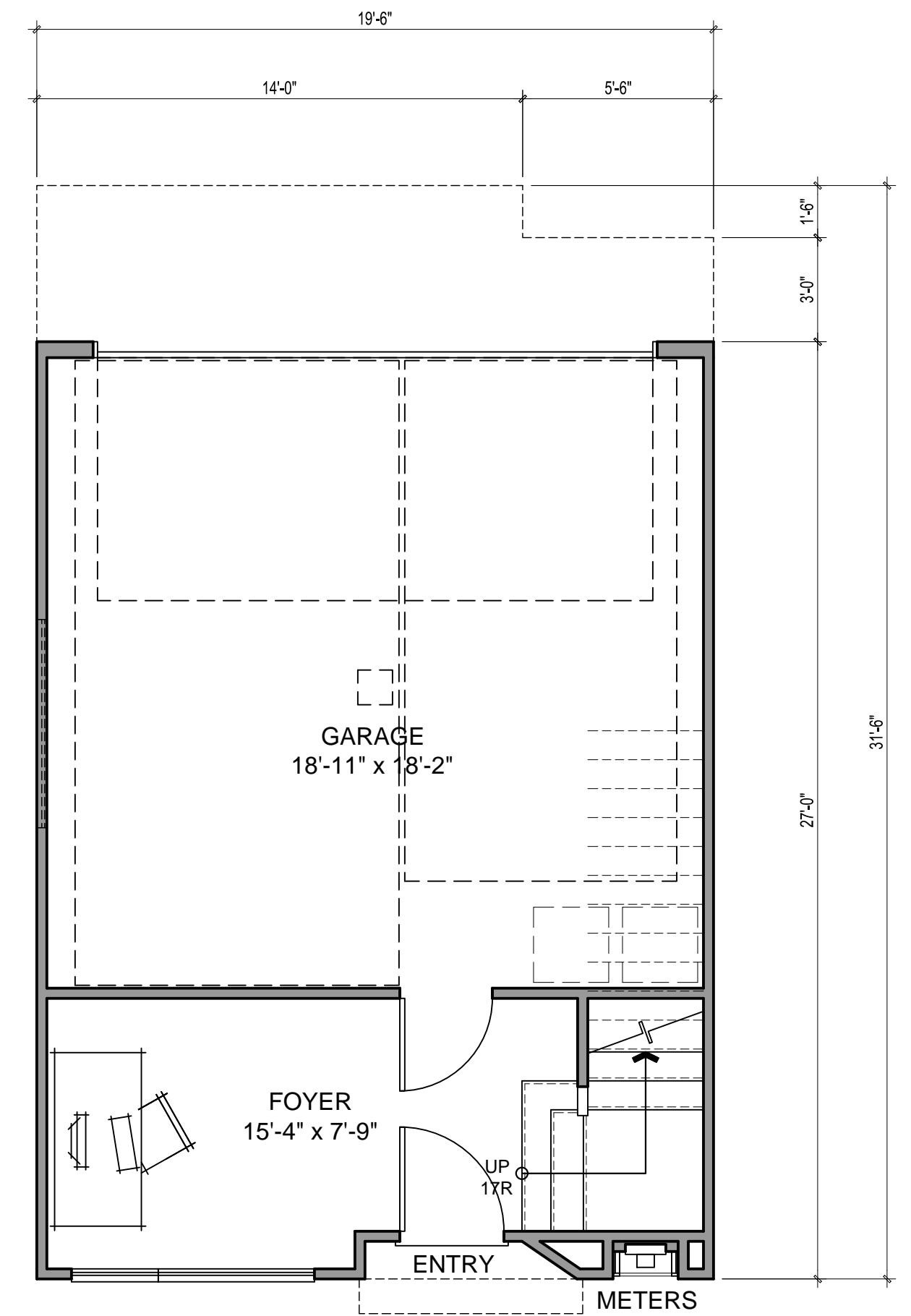
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS AREA	
1ST FLOOR	179 SQ. FT.
2ND FLOOR	606 SQ. FT.
3RD FLOOR	593 SQ. FT.
STAIR HOUSING	75 SQ. FT.
TOTAL LIVING	1453 SQ. FT.
ROOF DECK	277 SQ. FT.
GARAGE	363 SQ. FT.



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310.385.0467

ETIWANDA & COLLINS
LOS ANGELES, CA #2016-0461

Plot Date: 11.04.2017

SCALE: 1/4"=1'-0"
0 2 4 8

FLOOR PLAN - 2BD / 2.5BA

A3.0





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COLLINS ST & ETIWANDA AVE

Exhibit B

ENV-2016-4118-MND

and Mitigation

Monitoring Program for

ENV-2016-4118-MND

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

LEAD CITY AGENCY

City of Los Angeles

COUNCIL DISTRICT

CD 3 - BOB BLUMENFIELD

PROJECT TITLE

ENV-2016-4118-MND

CASE NO.

CPC-2016-4117-GPA-VZC, VTT-74583-SL

PROJECT LOCATION

5701 North Etiwanda Avenue

PROJECT DESCRIPTION

The project is the demolition of two (2) single-family dwellings and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces. The project may require the removal of street trees.

The project requires a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject property from Low Medium I Residential to Medium Residential land uses, a Vesting Zone Change from RA-1 to (T)(Q)R3-1 and a Vesting Tentative Tract Map to allow for the subdivision of two (2) lots into 16 Small Lots for the construction, use, and maintenance of 16 Small Lot homes.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Ilan and Yaron Levy
16542 Ventura Boulevard
Encino, California 91436

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

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 the mitigated 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

OLIVER NETBURN

TITLE

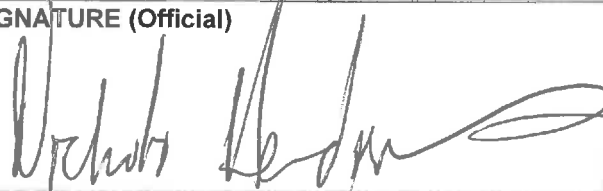
City Planning Associate

TELEPHONE NUMBER

(213) 978-1382

ADDRESS

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012

SIGNATURE (Official)**DATE**

MARCH 8, 2017

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

IV-90. Tree Removal (Public Right-of-Way)

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- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 3 - BOB BLUMENFIELD	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2016-4118-MND	RELATED CASES: CPC-2016-4117-GPA-VZC, VTT-74583-SL	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: DEMOLITION OF A VACANT SINGLE-FAMILY HOME TO CONSTRUCT 16 SMALL LOT SINGLE FAMILY HOMES,		
ENV PROJECT DESCRIPTION: <p>The project is the demolition of two (2) single-family dwellings and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces. The project may require the removal of street trees.</p> <p>The project requires a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject property from Low Medium I Residential to Medium Residential land uses, a Vesting Zone Change from RA-1 to (T)(Q)R3-1 and a Vesting Tentative Tract Map to allow for the subdivision of two (2) lots into 16 Small Lots for the construction, use, and maintenance of 16 Small Lot homes.</p>		
ENVIRONMENTAL SETTINGS: <p>The subject property is a flat, rectangular, 19,338 square-foot corner lot with a 97-foot frontage along Etiwanda Avenue and a 191-foot frontage along Collins Street. The property is developed with a 1,599 square-foot, single-family dwelling, built in 1956 and a 320 square-foot, single-family dwelling, built in 1943.</p> <p>The property is currently subject to the Baseline Masonization Ordinance and is located within the Encino-Tarzana Community Plan. The property is not located within 500 feet of a school or park.</p> <p>The property is located within an Airport Hazard area (350' Height Limit Above Elevation 790), Urban and Built-up Land, 11.7 kilometers to the nearest fault (Hollywood Fault) and a Liquefaction zone.</p> <p>The property is not located within a Coastal Zone, a Very High Fire Hazard Severity Zone, a Fire District No. 1, a Flood Zone, a Watercourse, a Hazardous Waste/Border Zone Properties, a Methane Hazard Site, a High Wind Velocity Area, a Special Grading Area (BOE Basic Grid Map A-13372), Oil Wells, the Alquist-Priolo Fault Zone, a Landslide area, a Preliminary Fault Rupture Study Area or a Tsunami Inundation Zone.</p> <p>The surrounding land uses consist of Open Space, Low Medium I Residential, Low Medium II Residential and Medium Residential and OS, RA, R1, (Q)RD3, (Q)RD2 (Q)RD1.5 and R3. Surrounding properties are primarily developed with multi-family dwellings.</p> <p>Etiwanda Avenue is a Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk.</p> <p>Collins Street is a Collector Street, dedicated to a width of 60 feet and improved with asphalt, curb, gutter and sidewalk.</p>		
PROJECT LOCATION: 5701 North Etiwanda Avenue		

COMMUNITY PLAN AREA: ENCINO - TARZANA STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: TARZANA
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 2 dwelling units	LA River Adjacent:
GENERAL PLAN LAND USE: Low Medium I Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 4 dwelling units	
	PROPOSED PROJECT DENSITY: 16 dwelling units	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City Planning Associate

(213) 978-1382

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in 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.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Ilan and Yaron Levy

PHONE NUMBER:

(818) 807-9478

APPLICANT ADDRESS:

16542 Ventura Boulevard
 Encino, California 91436

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

10/31/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓	
e.	Conflict with any local policies or ordinances protecting biological resources, such as 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	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓	
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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	Less than significant with mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓	
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	

XVIII. 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?			✓	

XIX. 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?		✓		
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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.

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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-4118-MND** and the associated case(s), **CPC-2016-4117-GPA-VZC, VTT-74583-SL**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
OLIVER NETBURN	City Planning Associate	(213) 978-1382	02/10/2017

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. Diminishment of a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project is not located on or near any scenic vista. No impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially damage a scenic resource, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is not located on or near any scenic resource. No impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The proposed project would include landscaping and streetscape improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less than significant impact on visual quality.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project may include nighttime security lighting primarily along the internal walkways and driveways on the project site. However, the security lighting would be night-friendly and would not substantially change existing ambient nighttime lighting conditions. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.</p>
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II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with a single-family dwellings. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to</p>
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Impact?		Explanation	Mitigation Measures
		non-agricultural use, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under a Williamson Act Contract. The project site is not zoned for agricultural use or under a Williamson Act Contract. The project site is currently zoned RA. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Act Contract. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. As identified above, the project site is currently zoned RA. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. As identified above, the project site is currently zoned RA. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use or Forest Land to Non-Forest Use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	
III. AIR QUALITY			

Impact?	Explanation	Mitigation Measures
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin (Basin) and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project with 14 Small Lot homes would not conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, project impacts would be less than significant.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions can be estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use projects. According to the CalEEMod model results for similar types of projects, Overall Construction (Maximum Daily Emission) for the proposed project would not exceed the SCAQMD thresholds for the criteria pollutants Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Carbon Monoxide (CO), Sulfur Dioxide (SO2), and Respirable Particulate Matter (PM10 and PM2.5). The project is estimated to generate less than the SCAQMD threshold of 75 pounds per day (lbs/day) for ROG, 100 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Additionally, the project output is also below the significance thresholds for</p>	

Impact?	Explanation	Mitigation Measures
	<p>these criteria pollutants with regard to Overall Operational Emissions. The project is estimated to generate less than the SCAQMD threshold of 55 pounds per day (lbs/day) for ROG, 55 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Average daily traffic associated with the proposed project is estimated to be less than significant according to LADOT, as it does not meet their threshold (25 units for single-family homes) for traffic impact analysis. Therefore, project impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOX), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, such as SCAQMD Rule 403, which reduce the impacts of operational and construction regional emissions. A project of this size (14 Small Lot homes) would not likely exceed the project-level SCAQMD localized</p>	

Impact?	Explanation	Mitigation Measures
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		significance thresholds for criteria air pollutants and the impact would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. As described in Response III.b above, the construction and operation of the project would result in a less than significant impact for both regional and localized air pollution emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with an output of 3.6 million gallons per year or greater). The project site is located approximately .2 miles from (Ventura Freeway - U.S. Route 101) and approximately .3 miles from the nearest gas stations (5605 North Reseda Boulevard). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. The proposed project would not include any land uses that would involve the use, storage, or processing or carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from the proposed project implementation. Therefore, the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors and project impacts would be less than significant impact.</p>	
e.	NO IMPACT	Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the	

Impact?	Explanation	Mitigation Measures
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	<p>project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed project does not include these land uses or industrial operations. Therefore, the proposed project will not create new objectionable odors during operation.</p>	
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the project resulted in the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The subject property is located within an urbanized area and is currently developed with two (2) dwelling units and abundant landscaping. No endangered and/or threatened species are located within the property, and no such species has been observed on the property. As such, the project would not adversely affect endangered and/or threatened species either directly or indirectly through habitat modification. No impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The subject property does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. As such, the project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS). No impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The subject property does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The property is located in an urbanized area. As such, the project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact would occur.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. While the site contains abundant landscaping, due to the urbanized nature of the subject property and surrounding area, and the lack of a major water body, the subject property does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the project would not substantially interfere with wildlife movement or impede the use of native wildlife nursery sites. Project impacts would be less than significant.	
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the project would be inconsistent with local regulations pertaining to biological resources, including any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The subject property contains 16 non-protected, of which the applicant is removing all. Furthermore, the project may require the removal of street trees. Therefore, the project would conflict with a local ordinance protecting biological resources. Incorporation of the mitigation measures would reduce project impacts to less than significant levels.	IV-70, IV-90
NO IMPACT	A significant impact would occur if the project conflicted with any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The subject	

Impact?	Explanation	Mitigation Measures
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		property and its vicinity are not part of any such area. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan. No impact would occur.	
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V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be substantially altered the environmental context of, or removed identified historical resources. The project includes the demolition of two (2) dwelling units built in 1943 and 1956. However, neither residence has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources or the Los Angeles Historic-Cultural Monuments Register. In addition, the site does not have the potential to be a historic resource nor have any significant architectural features. Therefore, project impacts would be less than significant.	
b.	NO IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. The project requires no excavation or grading. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if excavation or construction activities associated with the project would disturb paleontological or unique geological features. The project requires no excavation or grading. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. The project requires no excavation or grading. Therefore, no impact would occur.	

VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project is not located within an Alquist-Priolo Earthquake Fault Zone. No impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Seismic activities are associated with a number of nearby faults (e.g., Hollywood, Raymond, Verdugo, Newport-Inglewood, Santa Monica, Sierra Madre, and San Andreas Faults), as well as blind thrust faults (e.g., Elysian Park, Puente Hills, and Compton). Consequently, construction of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, project impacts would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project would cause personal injury, death or property damage as a result of liquefaction. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials. According to the Zone Information and Map Access System (ZIMAS), the subject property is located within a Liquefiable Area. Nevertheless, the project would comply with the current seismic design provisions of the California Building Code (CBC) which incorporates the latest seismic design standards for structural loads and materials to mitigate losses from an earthquake and provide for the latest in earthquake safety. Additionally, the project would be required to adhere to the seismic safety requirements contained in the Los Angeles Building Code. Therefore, project impacts would be less</p>	

Impact?	Explanation	Mitigation Measures
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		than significant.	
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the Zone Information and Map Access System (ZIMAS), the subject property is not located within a Landslide Area. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impact would occur.	
e.	NO IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Nevertheless, construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) which would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Furthermore, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, project impacts would be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The construction of the proposed project would have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with	

Impact?	Explanation	Mitigation Measures
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		active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the porous space previously occupied by the removed fluid. The subject property is not identified as being located in an oil field or within an oil drilling area. The project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Furthermore, the project would be required to comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, project impacts would be less than significant.	
g.	NO IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. The project is not located in an area known to have expansive soil. No impact would occur.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan	

Impact?	Explanation	Mitigation Measures
	<p>for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate compliance with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, project impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill development proximate to a major transportation corridor (Reseda Boulevard and Metro Orange Line and Metro Rapids 744 & 750) and would not</p>	

Impact?	Explanation	Mitigation Measures
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	interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide new housing in proximity to urban uses, including transportation/transit and could provide a healthier environment by reducing vehicle trips and corresponding GHG emissions. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions, and project impacts would be less than significant.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. All construction-related activities would be done in conformance with applicable regulations. Therefore, no impact project would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing structures on the subject property were built in 1956 and 1943, and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. Therefore, project impacts would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project would result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The subject property is not located with one-quarter	

Impact?	Explanation	Mitigation Measures
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		mile of an existing school. Therefore, no impact would occur.	
d.	NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, no impact would occur.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project were located within an airport land use plan area, or within two miles of any public or public use airports, or private air strips and its location would have the potential to result in a safety hazard for people residing or working in the project area. The subject property is located approximately 2.6 miles southwest of the Van Nuys Airport. While the property is not located within the airport's flight path, it is located within an Airport Hazard Area (350' Height Limit Above Elevation 790). Nevertheless, the project would comply with any applicable Federal Aviation Administration regulations and therefore would not result in a safety hazard for people residing or working in the project area. Project impacts would be less than significant.</p>	
f.	NO IMPACT	<p>A significant impact would occur if the project were located within the vicinity of a private airstrip and its location would have the potential to result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip. Therefore, no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The subject property is located approximately .3 miles northeast of the Reseda Boulevard on-ramp for the Ventura Freeway (U.S. Route 101), the nearest designated Primary Disaster Route. The project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The subject property is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Additionally, the property is not located within a Very High Fire Hazard Severity Zone. The project would not expose people or structures to a risk of loss, injury, or death involving wildland fires. Therefore, no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). As is typical of most non-industrial urban development, stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project	
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Impact?	Explanation	Mitigation Measures
	<p>would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The Stormwater and Urban Runoff Pollution Control Ordinances contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the project would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality, and project impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Excavation to accommodate subterranean levels is not proposed. In addition, since the existing project site is mostly impervious, the project would not reduce any existing percolation of surface water into the groundwater table. Therefore, no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the project site and surrounding area such that it would cause significant on- or off-site erosion or siltation would not occur, and project impacts would be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During operation of the project, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the site and surrounding area such that it would cause significant on- or off-site flooding would not occur, and project impacts would be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. The City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other</p>	

Impact?	Explanation	Mitigation Measures
	<p>related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, water runoff during construction activities and operation of the project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if a project includes sources of water pollutants that would have the potential to substantially degrade water quality. The project does not include sources of contaminants which could potentially degrade water quality, but nevertheless the project would comply with all federal, state and local regulations governing storm water discharge. Project impacts would be less than significant.</p>	
g. NO IMPACT	<p>A significant impact would occur if the proposed project included housing and would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Federal Emergency Management Agency Floor Insurance Rate Map, the subject property is not located within a Flood Zone; and according to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, 100-Year & 500-Year Flood Plains, Exhibit F, the subject property is not located within a 100-year or 500-year flood plain. Therefore, while the project does include housing, it is not located within a 100-year or 500-year flood plain, and no impact would occur.</p>	
h. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Federal Emergency Management Agency Floor Insurance Rate Map, the subject property is not located within a Flood Zone; and according to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, 100-Year & 500-Year Flood Plains,</p>	

Impact?	Explanation	Mitigation Measures
	Exhibit F, the subject property is not located within a 100-year or 500-year flood plain and therefore, no impact would occur.	
i. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. According to the Safety Element of the City of Los Angeles General Plan, Inundation & Tsunami Hazard Areas, Exhibit G, the subject property is located within a Potential Inundation Area. Nevertheless, the project is subject to the City requirements regarding development within a Potential Inundation Area, include the Flood Hazard Management Specific Plan (FHMSPP)(Ordinance No. 172,081). Conformance with the FHMSPP would be ensured during the permitting process with the Department of Building & Safety. Therefore, while the project is susceptible to flooding as a result of the failure of a levee or dam, project impacts would be less than significant.	
j. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. According to the Safety Element of the City of Los Angeles General Plan, Inundation & Tsunami Hazard Areas, Exhibit G, the subject property is located within a Potential Inundation Area. Nevertheless, the project is subject to the City requirements regarding development within a Potential Inundation Area, include the Flood Hazard Management Specific Plan (FHMSPP)(Ordinance No. 172,081). Conformance with the FHMSPP would be ensured during the permitting process with the Department of Building & Safety. Therefore, while the project is susceptible to inundation by seiche, tsunami, or mudflow, project impacts would be less than significant.	
X. LAND USE AND PLANNING		

Impact?	Explanation	Mitigation Measures
a. NO IMPACT	<p>A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier or isolated land uses that could interrupt the typical activities or change the land use conditions within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The project is a new residential development in an residential area and would not divide an established community. Therefore, no impact would occur.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Encino-Tarzana Community Plan Area. The site is currently zoned RA-1, with a General Plan land use designation of Low Medium I Residential. The proposed project includes a General Plan Amendment to amend the Encino-Tarzana Community Plan from Low Medium I Residential to Medium Residential land use designation and a Zone Change from RA-1 to (T)(Q)R3-1. The proposed project would be comprised of 16 Small Lot homes. The residential use and density is permitted in (T)(Q)R3 zoned lots with a development density of one (1) dwelling per 800 square feet of lot area. Therefore, the proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. Project impacts would be less than significant.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The subject property is not located within any habitat conservation plan or natural community conservation plan.</p>	

Impact?	Explanation	Mitigation Measures
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Therefore, no impact would occur.

XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject property is not classified by the City as containing significant mineral deposits. The property is currently designated for residential uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. The proposed project would not result in the loss of availability of any known regionally- or locally-valuable mineral resource. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject property is not classified by the City as containing significant mineral deposits. The property is currently designated for residential uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. The proposed project would not result in the loss of availability of any known regionally- or locally-valuable mineral resource. Therefore, no impact would occur.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in construction activities lasting more than one day that exceed existing ambient exterior noise levels by 10 dBA or more at a noise sensitive use; construction activities lasting more than 10 days in a three month period that exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use; or construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at anytime on Sunday. Construction activity would result in temporary increases in ambient noise levels in the project area	
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Impact?	Explanation	Mitigation Measures
	<p>on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Project impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The City of Los Angeles does not address vibration in the LAMC or in the Noise Element of the General Plan. According to the Federal Transit Administration (FTA), ground vibrations from construction activities very rarely reach the level capable of damaging structures. The construction activities that typically generate the most severe vibrations are blasting and impact pile driving. These types of activities are not proposed by the project. The FTA has published standard vibration velocities for various construction equipment operations. The estimated vibration velocity levels from most construction equipment would be well below the significance thresholds. Project impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of any other occupied properties by more than 5 dBA. Therefore, project impacts would be less than</p>	

Impact?	Explanation	Mitigation Measures
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		significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, the project may result in significant temporary or periodic increases in noise levels during construction; however such increases would be considered less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The subject property is located approximately 2.6 miles southwest of the Van Nuys Airport. While the property is not located within the airport's flight path, it is located within an Airport Hazard Area (350' Height Limit Above Elevation 790). Nevertheless, the project would comply with any applicable Federal Aviation Administration regulations and therefore would not result in excessive noise levels for people residing or working in the project area. Project impacts would be less than significant.	
f.	NO IMPACT	A significant impact would occur if the project were located within the vicinity of a private airstrip and its location would have the potential to result in excessive noise levels for people residing or working in the project area. The project is not located within the vicinity of a private airstrip. Therefore, no impact would occur.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 16 Small Lot homes. The increase in the housing stock resulting from the project would not be considered substantial in consideration of anticipated growth. The Southern California Association of Governments' (SCAG) 2020 population projections for the City (2012-2035 Regional Transportation Plan) estimate that the City's residential population will grow to 3,991,700 residents in 2020, an increase of 87,043 residents over 2013 conditions. The project would meet a	
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Impact?	Explanation	Mitigation Measures
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		growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the project would not induce substantial population growth in the project area, either directly or indirectly. Therefore, impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of two (2) units. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City, if applicable. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would displace a substantial number of people. The proposed project would result in the demolition of two (2) units. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City, if applicable, including the provision of notice and payment of relocation fees. Therefore, project impacts would be less than significant.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service. The LAFD generally considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. The subject property and the surrounding area are currently served by Fire Station 93, located at 19059 Ventura Boulevard, approximately 1 mile west of the property. The proposed project would result in a net increase of 14 dwelling units, which may increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and	
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Impact?	Explanation	Mitigation Measures
	<p>equipment. However, given the location of existing fire stations, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. The project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the project impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 14 dwelling units and may increase demand for police service. The subject property and the surrounding area are currently served by LAPD's West Valley Community Police Station, located at 19020 Vanowen Street, approximately 2.1 miles northwest of the property. Project would not create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The project would add 14 residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government</p>	

Impact?	Explanation	Mitigation Measures
	Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, project impacts would be less than significant.	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 14 dwelling units, which could result in increased demand for parks and recreation facilities. Each of the Small Lot homes would include a rooftop deck. These project features would reduce the demand for park space created by the proposed project. In addition, the payment of required impact fees by the proposed mixed-use residential development within the City of Los Angeles per L.A..M.C. Sections 12.33 and 17.12 and the City's Dwelling Unit Construction Tax could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 14 dwelling units, which could result in increased demand for other public facilities. While the increase in population as a result of the proposed project may create a demand for other public facilities, the project would not create substantial capacity or service level problems that would require the</p>	

Impact?	Explanation	Mitigation Measures
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	provision of new or physically altered public facilities in order to maintain an acceptable level of other government services. Therefore, project impacts would be less than significant.	
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XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 14 dwelling units, which could result in increased demand for parks and recreation facilities. Each of the Small Lot homes would include a rooftop deck. These project features would reduce the demand for park space created by the proposed project. In addition, payment of required impact fees by the proposed mixed-use residential development within the City of Los Angeles per L.A.M.C. Sections 12.33 and 17.12 and the City's Dwelling Unit Construction Tax could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities, and project impacts would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios, or other performance objectives for parks. Each of the Small Lot homes would include a rooftop deck. The proposed project would not require the construction or expansion of recreational facilities beyond the limits of the project site. Although the proposed project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and</p>	

Impact?	Explanation	Mitigation Measures
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		existing parks in the project area. The project's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Therefore, project impacts would be less than significant.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the project generates and/or causes a diversion or shift of 500 or more daily trips or 43 or more p.m. peak hour vehicle trips on the street system. The 16-unit Small Lot development would generate daily and peak hour trips rates that are far below these thresholds. Therefore, project impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project added 150 or more one-way vehicle trips to a Congestion Management Program (CMP) mainline freeway monitoring segment during either the a.m. or p.m. peak hours or added 50 or more a.m. or p.m. peak hour trips to a freeway on- or off-ramp. The subject property is located approximately .3 miles northeast of the Reseda Boulevard on-ramp for the Ventura Freeway (U.S. Route 101), the nearest designated Primary Disaster Route. The 16-unit Small Lot development would generate peak hour trip rates that are far below these thresholds. Therefore, project impacts would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project changed air traffic patterns. As discussed above, while the property is located with an Airport Hazard Area (350' Height Limit Above Elevation 790), it is not located within the airport's flight path. Therefore, the project would not result in any change to existing air traffic patterns. No impact would occur.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project design features/physical configurations affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists or the physical conditions of the site and surrounding area, such as curves, slopes, walls, landscaping or other barriers, which could cause	

Impact?	Explanation	Mitigation Measures
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		vehicle/pedestrian, vehicle/bicycle or vehicle/vehicle conflicts. The project includes dedicated pathways for pedestrians and automobiles. Therefore, project impacts would be less than significant.	
e.	NO IMPACT	A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The subject property is located approximately .3 miles northeast of the Reseda Boulevard on-ramp for the Ventura Freeway (U.S. Route 101), the nearest designated Primary Disaster Route. The project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
f.	NO IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans or programs (such as the Walkability Checklist or Mobility Plan 2035) regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. The project, as proposed, would not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. Therefore, no impact would occur.	

XVII. TRIBAL CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. The site is not listed in the California Register of Historical Resources, or in a local	
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Impact?	Explanation	Mitigation Measures
	<p>register of historical resources, and no evidence was found to indicate it may be eligible for such listing. The potential for discovery of unknown archaeological cultural resources beneath the ground surface is evaluated above in Section V, Cultural Resources. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The City has provided such notice in conformance with the tribal consultation requirements of Assembly Bill (AB) 52 by letter, dated February 9, 2017. Should any Tribe request consultation regarding the project site, in accordance with AB 52 the City as Lead Agency would facilitate such consultation. To date, one of the Tribal Groups contacted has provided a response by letter that did not identify any known cultural or tribal resource sensitivity specific to the project site or the immediate vicinity. The Tribal Group responding to the notification letter did request that a Native American monitor observe ground disturbance activities in case unknown resources may be uncovered. Furthermore, as discussed above in Section V, the project site does not contain any known archaeological sites or archaeological survey areas. As no evidence of known tribal resources have been identified either in archived records or in response from a Tribal Group that the Native American Heritage Commission (NAHC) has identified as potentially interested parties, the potential for the site to represent a tribal cultural resource would be considered low. Therefore, the project would have a less than significant impact regarding potential substantial adverse changes in the cultural significance of a tribal cultural resource as defined in Public Resources Code section 21074.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is determined by the lead agency, in its</p>	

Impact?	Explanation	Mitigation Measures
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discretion and supported by substantial evidence, to be significant. The project site has been subject to past disturbance, including the construction of commercial uses that currently occupy the site. The potential for discovery of unknown archaeological cultural resources beneath the ground surface is evaluated above in Section V, Cultural Resources. The potential for the site to represent a tribal cultural resource, or be part of a cultural landscape or sacred place, would be considered low. Furthermore, as specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. Should any Tribe request consultation regarding the project site, in accordance with AB 52 the City as Lead Agency would facilitate such consultation. To date, one of the Tribal Groups contacted has provided a response by letter that did not identify any known cultural or tribal resource sensitivity specific to the project site or the immediate vicinity. The Tribal Group responding to the notification letter did request that a Native American monitor observe ground disturbance activities in case unknown resources may be uncovered. Therefore, the project would have a less than significant impact regarding potential substantial adverse changes in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

XVIII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree
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Impact?	Explanation	Mitigation Measures
	<p>that the capacity of facilities currently serving the project site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board's (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would require the construction or expansion of new water or wastewater treatment facilities, such that the construction or expansion of such facilities would cause an environmental impact. The Department of Water and Power conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of 14 dwelling units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Nevertheless, prior to any construction activities, the</p>	

Impact?	Explanation	Mitigation Measures
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		project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, project impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. As discussed above, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, surface water runoff during construction activities and operation of the project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the	

Impact?	Explanation	Mitigation Measures
	<p>project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS or private waste haulers. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, project impacts would be less than significant.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS or private waste haulers. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, project impacts would be less than significant.	
MANDATORY FINDINGS OF SIGNIFICANCE		

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Based on the analysis in this Initial Study, the proposed project would have the potential to degrade the quality of the environment, including the removal of street trees. Nevertheless, implementation of the mitigation measures identified will reduce project impacts to the environment to less than significant.	Incorporation of mitigation measures IV-70 and IV-90 would reduce project impacts to less than significant levels.
LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less-than-significant levels with implementation of the mitigation measures provided in the previous sections.	
LESS THAN SIGNIFICANT IMPACT	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 on humans of the proposed project have been identified. The proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. Project impacts would be less than significant.	

MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Biology

IV-70 Tree Removal (Non-Protected Trees)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: pre-construction

Monitoring Frequency: Once, at plan check, and once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

IV-90 Tree Removal (Public Right-of-Way)

- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Enforcement Agency: Board of Public Works

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once during plan check, once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy