

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE


Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

June 1, 2020

Dear James,

The following letter concerns the project at 1141-1145 S. Crenshaw Blvd., **CPC-2020-516-DB-PSH-SIP**, known as Solaris or the Project formerly known as Solaris. At an unconfirmed time sometime before February 2020, Lot 40/39 =1145 S. Crenshaw Blvd. had its zoning modified from a C2 to an R3 Zone, utilizing ordinance 165,331 Subarea 9670, which does not apply to the property. (**EXHIBIT 1**) On July 10, 2019, Domas paid over \$16000 (**EXHIBIT 2**) for the application for Transit Oriented Communities designation DIR-2019-4049-TOC (TOC) (**EXHIBIT 3**), and for a full Environmental Assessment ENV-2019-4050-EAF (EAF) -Initial Study to ND/MND. The TOC declared that “analysis of the proposed project determined that it is Categorically Exempt from environmental review”. (pg. 11) (**EXHIBIT 4**)

Although I reviewed the old file related to the previous project, I am yet to see the files related to the new SIP (Streamlined Infill Project). Should the files not be available for viewing, the meeting may need to be postponed.

Nonetheless, because the location of the project is in an AO Flood Zone, it does not satisfy the requirements necessary for streamlined ministerial approval or exemption as defined in Gov. 65913.4 (**EXHIBIT 17**) or PRC 21159.21 (**EXHIBIT 18**).

In the Notice of Public Hearing, the requested actions related to CPC-2020-516-DB-PSH-SIP include:

- Determine that the Supportive Housing project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project.
- Determine that the project satisfies all the requirements and objective planning standards...and is therefore subject to the streamlined, ministerial approval process provided by government Code Section 65653.

- Allow for a ministerial review of a Density Bonus, including a 65% increase in density over that permitted, and a height increase of up to an additional 20 feet for a maximum of 65 feet and a waiver in setbacks, open space, and the ability to waive transitional height requirements for the space located in the R1 zone.

The TOC for 1141-1145 S Crenshaw claimed the project had been analyzed and determined to be Categorically Exempt from environmental review pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines, even though it is in an AO Flood Zone, which does not qualify for exemption.

According to the City's Flood Plan # 172081 (**EXHIBIT 4B**) it is citywide policy that:

Nonessential public utilities, public or quasi-public facilities **not be located in special hazard areas**. When public utilities, public or quasi-public facilities must be located in hazard areas, assure that they are constructed to minimize or eliminate flood hazards. (Pg. 13) (**EXHIBIT 5**)

A housing project with services that is privately owned and publicly funded is a quasi-public project, and should not be located in the Special Hazard Area, which this project is attempting to do.

The AO Flood Plain is categorized as a Special Hazard Zone; development in the flood plain falls under Title 44 of the Federal Flood Code and the City's *Specific Plan for the Management of Flood Hazards* Ordinance #172081. The plan applies to all public and private development in the City's Flood Zone.

Ordinance #172081:

to the extent permitted by law, all public and private development shall be subject to these regulations and construction may not commence without compliance with the provisions and intent of this Plan and permits from those governmental agencies from which approval is required by Federal and State law. (pg. 16) (**EXHIBIT 6**)

For projects found to be located in a special hazard area the following finding shall be made: "that the project conforms with both the specific provisions and the intent of the Floodplain Management Specific Plan." (pg. 16) (**EXHIBIT 6**)

HAS THIS FINDING BEEN MADE ALREADY, OR WILL THE PLANNING COMMISSION DETERMINE THAT THE PROJECT CONFORMS TO THE FLOOD PLAN WHEN IT ATTEMPTS TO TRY AND EXEMPT THE PROJECT FROM CEQA?

Nori reconfirmed on October 23, 2019 that the project is subject to the regulatory compliance measures, including the City's Specific Plan for the Management of Flood Hazards Ordinance No. 172081, to avoid or reduce impacts.

The City's Flood Plan provides for the establishment, management, and regulatory control of construction in the flood zone and must meet or exceed criteria established in accordance with Federal Title 44 for the management of flood plain regulations.

The Problem is that the Los Angeles Dept. of City Planning has been found to provide fraudulent information to the State of California in order to assist developers in sidestepping the requirements of CEQA.

THIS IS THE THIRD PROJECT I HAVE FOUND WHERE THE DEPT. OF CITY PLANNING FALSELY CLAIMED ON THAT THE SUBJECT PROPERTY IS QUALIFIED FOR A CLASS 32 CATEGORICAL EXEMPTION, AND LIKE SOLARIS WERE DECLARED NOT TO BE IN A FLOOD ZONE, and includes:

- C3 Luxury Subdivision (VTT-73424) (MND) – **(EXHIBIT 7)**
- Condo Project Murray Mansions (VTT-82630-CN) 121 S. West Blvd. 90019 (NE) **(EXHIBIT 8)**

The City accepted payment for a TOC and EAF for 1141-1145 S Crenshaw in July 2019, (six months after Monique Hastings attested to her CP 7771.1 application's authenticity). The transaction shows that the City considered the project as discretionary. Thus, the project is subject to the requirements of CEQA and 14 CCR 15268 which states;

WHERE THE PROJECT INVOLVES AN APPROVAL THAT CONTAINS ELEMENTS OF BOTH A MINISTERIAL ACTION AND A DISCRETIONARY

ACTION, THE PROJECT WILL BE DEEMED TO BE DISCRETIONARY AND WILL BE SUBJECT TO THE REQUIREMENTS OF CEQA. (EXHIBIT 9)

How can the project be considered for ministerial approval and exemption when Solaris would be the second out of scale permanent supportive housing development project placed next to/near S. Victoria Ave. which would permanently double as a residential parking lot for hundreds of additional residents and customers, while the mansions in Victoria Circle (on the same side of the street as Amani Apts.), has its mansions protected by a city installed steel fence.

In essence, the City Planning Commission is being asked to grant the project, and its representative Monique Hastings, a free pass to resubmit the project as a streamlined infill project and categorize it as qualified for a CEQA statutory exemption.

No one in Domas Development LLC and 1141 S Crenshaw LP, or the city employees involved in this project are held responsible for the fraudulent TOC land use entitlement request which claimed that the project was eligible for a CEQA exemption. Further the TOC stated the project is “comprised of lots FR 40 and 72 in the N.C. Kelley’s Montview Tract”,

Just for correction, FR 40 is in the Oxford Sq. Tract, and Lot 39, is the R1 zone the back. Lot 39 can’t be used to determine the development’s open space requirements because most likely whatever change occurred before February 2020 to the zoning most likely did not conform to city policy.

After August 23, 2019, lot 40 was questionably modified, and had its zoning changed from CR to R3, utilizing Ordinance 165331 (Subarea 9670) which does NOT apply to the project.



On May 19, 2020 Hagu wrote

“Upon completing our research...we determined that the correct zone is R3 based on Ordinance No. 165331 Subarea 9670 and not CR. Zimas was corrected to reflect the R3 zone and **as such the applicant is in the process of withdrawing their previous case number** (DIR 2019 4049 TOC/env-2019-4050-eaf). The applicants reapplied under case no CPC 2020 516 DB PSH SIP which has a different entitlement path effectively the same project with regards to design, layout, and unit count.” (EXHIBIT 9B)

SINCE THE ZONING WAS MODIFIED USING A FAKE JUSTIFICATION, THIS PROJECT SHOULD NEVER HAVE BEEN WITHDRAWN AND RESUBMITTED TO THE COMMISSION FOR HEARING.

It is unclear how the R1 zone can be used to justify the OPEN space requirement for a project in a CR/Fake R3 and C2 zones, or what channels the City used to rezone Lot 40/39.

Based on the questionable changes to the R3 Zoning, the TOC should **not** have been withdrawn. **Because the city accepted payment in July 2019, it is not all of a sudden legally afforded a different “entitlement path” to obtaining a building permit when it purposely lied to evade the flood code with the assistance of public employees whose Dept. accepted payment for land use studies. Accepting payment shows that the city determined the project to be a discretionary prior to finding a “discrepancy”, and thus is subject to CEQA/14 CCR 15268).**

Ms. Hastings attests on 1/25/19:

- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in the application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.” (EXHIBIT 10)

Instead of being held responsible, Ms. Hastings withdrew and resubmitted the project in 2020 as a Streamline Infill Project, with the lot conveniently changed from a CR to a R3

on an undetermined date between August 23, 2020 and February 2020. On May 26, 2020 James stated that “Once the zoning discrepancy was discovered [date unknown], the applicant requested that initial project application be withdrawn. The applicant then reapplied for the project in 2020.” (**EXHIBIT 11**)

On May 28, Mr. Harris claimed:

There was no change in zoning for this site, only a correction to the ZIMAS database to reflect the zoning pursuant to Ordinance 165,331 and as shown in the Wilshire Community Plan. In 2019 the applicant applied for a Transit Oriented Communities project. When the discrepancy between the Wilshire Community Plan and ZIMAS was discovered, the applicant requested the project be withdrawn. The applicant then reapplied for a project under the zoning as shown in the Wilshire Community Plan. (**EXHIBIT 11.B**)

Would it be prudent to grant the project a ministerial exemption, when CEQA exempt Amani PSH is approximately a block’s distance away, and Solaris would be built by anonymous individuals, little if any oversight, and use a zoning change whose switch most likely wasn’t conducted according to law by a City Planning Dept. that can’t be trusted.

The public housing projects would come with 55 years of subsidized rents and no parking for approximately 100 units. Who will accommodate the parking needs of hundreds of residents, friends, persons seeking services, and customers when the only available parking available in a neighborhood of single-family homes in an HPOZ ZONE on Victoria Ave. and Windsor Blvd – which will cue a parking problem that will spread to other communities.

What process determines who gets 55 years of subsidized rent, is it a lottery? Friends of friends of friends of the councilman? The City assists anonymous private developers, using laws drafted in their favor to allow for disease density, publicly paid pre-covid construction, no environmental review, and a lifetime of subsidized rent for units that are expected to each cost \$550-575,000 to construct using 2018 numbers, with the cost passed on to taxpayers.

Attempting to permit pre-covid density apartment complexes using the destitute to justify a blank check to anonymous individuals is creating long term consequences and a lifetime of liability to the LA taxpayer and city property owners who are responsible for funding subsidized rent for inflated rent given to private landlords of buildings which are specifically constructed for that purpose.

Wouldn't it simply make more sense to retrofit abandoned commercial buildings in the C2 and CR zones that currently sit empty and make them into new housing. Wouldn't it be more humane to have caps on what can be charged for rent so people don't have to make a choice whether to eat or have a roof over their head?

When I asked about the current estimated cost of each unit of housing James stated on May 26, 2019, "The cost per unit is information that is not collected in order to process an applicant's project application".

I came across a statement in my research where the city claims it is more expensive to retrofit already constructed spaces for housing than to build new housing. With downtown landlords not required to supply vacancy listings, how much of the city's total amount of empty rentals and commercial space is identified? What then justifies a cost of \$550-570,000 price tag per new unit construction (**EXHIBIT 12, EXHIBIT 13**) paid to anonymous sources/campaign donors, when it is unclear if PSH properties are subject to audit and itemization to make sure taxpayers' trust is not abused.

Granting CEQA Statutory exemptions, ministerial reviews, density bonuses, etc., is essentially asking for a waiver from Federal Title 44 guidelines and the City's Flood Plan Ordinance #172081, which states:

THE WAIVER [TO THE PLAN] WILL NOT RESULT in an increase flood height; ADDITIONAL THREATS TO PUBLIC SAFETY; CREATE EXTRAORDINARY PUBLIC OR PRIVATE EXPENSE; CREATE NUISANCES; CAUSE FRAUD OR VICTIMIZATION OF THE PUBLIC; or conflict with the Los Angeles Municipal Code. (#172081, Pg. 31) (emphasis added) (EXHIBIT 14)

Why then is the City attempting to push a second PSH Housing development that will victimize the public whose tax dollars are given to anonymous entities whose current debt load is unknown.

Has the city engineer/applicable city department assured that the building is constructed to minimize or eliminate flood hazards, before attempting to qualify it as a ministerial project subject to CEQA exemption?

With the Dept. of City Planning claiming that at least three projects were not in the flood zone, why would ministerial approval be given to a developer who lied in their previous TOC application, then is attempting to get the project developed for the same development site, when the developer is not financially responsible should it fail.

DOMAS DEVELOPMENT IS THE LARGEST DEVELOPER OF PUBLIC HOUSING IN THE STATE, WHY AREN'T THEY HELD RESPONSIBLE FOR THE FRAUDULENT TOC THAT CLAIMED THEY QUALIFIED FOR A CEQA 32 EXEMPTION, WHEN THE PROPERTY IS IN AN AO FLOOD ZONE? WHY WOULD THE PEOPLE WANT THEIR TAX DOLLARS GOING TO UNKNOWN PERSONS WHOSE DEVELOPMENT COMPANY LIED IN AN ATTEMPT TO GET A CEQA EXEMPTION?

Solaris/1141-1145 S. Crenshaw and the Condo Murray Mansions project, were given “public support” by the local Olympic Park Neighborhood Council (OPNC). In September 2019, the OPNC took the unusual/illegal step to lock out homeowners from attending their meeting, aborting the meeting 3.5 hours prematurely in order to prevent complaints about Domas Solaris and other projects in the area, then the following month voted themselves as qualified to grant support to private developments.

The City Attorney so far has ignored Brown Act complaints as well as other issues brought to their attention regarding corruption. (**EXHIBIT 14B**) This may be because to recognize the complaints would mean that the Olympic Park Neighborhood Council could not function as a fake source of public support for local and internationally anonymous private developers whose money and connection to power allows them to create laws that financially burden the people of this city in order to find a support for unnecessary and aesthetically ugly PSH construction projects, whose true purpose is to serve the private developer as a cash cow provided courtesy of the LA taxpayer/property owner.

Putting in TWO out of scale projects with no parking next to a defenseless neighborhood of single-family homes shows the possible nature of the project, to make the neighborhoods unlivable, dangerous and eventually subject to developmental exploitation/eminent domain opportunities. Neighborhood Councils are noted to be stacked with members whose connections to private developer LLCs and LP's are yet to be substantiated, and thus the determination as to the objectiveness of their vote remains in question.

According to Title 44 Section 60.3 (4), requires the city to:

Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.... **(EXHIBIT 15)**

Is streamlined ministerial approval, review, and waivers consistent with federal policy Title 44 Section 60.3?

The Public Hearing Notice sent to Victoria Ave. states the zoning for 1145 S. Crenshaw consists of R3-1-O.

Prior to August 23, the lot had been a CR Zone as noted in the TOC. According to Nuri, Hagu, and James, the location was improperly zoned and should have been listed as R3.

In early August 2019, I cc'd Nuri on an email to the local OPNC regarding 1141-1145 S Crenshaw Blvd. On August 23, 2019, Nuri Cho issued the *STATUS OF PROJECT REVIEW: APPLICATION INCOMPLETE AND CASE PROCESSING ON HOLD* letter to the project's applicant Monique Hastings stating:

Per the Wilshire map of Ordinance 165,331 for Subarea 9670, the correct zone of the portion of the property at 1145 s. Crenshaw Blvd. (Lots 39 Arb 2 and FR 40 Arb 2, Oxford Square Tract – APN 5082026013) that is designated for Medium Residential land uses is R3-1-O, not CR-1-O. Please update all application documents and plans to reflect the R3-1-O zone. **(EXHIBIT 16)**

According to the 1990 ordinance 165,331 (Pg. 158) Subarea 9670 the following lots can be changed from a CR to an R3 designation:

“Lots 4-21, 23-26 and Frac. Lots 22 and 27 Benton Terrace Tract; all as shown on Cadastral Maps 129-b-185 and 129-B-189.” **(EXHIBIT 1)**

The problem is that 9670 does not apply to 1145 S. Crenshaw, 39/40 Lot in the Oxford Square tract, but to property two doors down, and thus does not qualify as a discrepancy, which forms the basis for the withdraw and resubmittal.

Allowing a CEQA exemption based on a made-up technicality is meant to sidestep the process of proper assessment and provides a cover for the project's withdraw and resubmission as a ministerial review project. Because the current R3 zone is illegitimate/fraudulent, the project's previous TOC and EAF was not subject to withdraw or a current repackaging as a ministerial project.

According to the City's Flood Plan –

B. Planning Development Permits Applications and procedures for zone changes, variances....environmental clearances, or any other permit procedure pertinent to this Plan shall contain additional information on the application forms sufficient to determine the existence and extent of flood-related hazards, and to provided sufficient data to enable thorough and complete review of the development as it relates to this plan. (Pg. 16) (EXHIBIT 6)

On May 19, 2020 Hagu stated: "...Zimas was corrected to reflect the R3 zone and as such the applicant is in the process of withdrawing their previous case number (DIR 2019 4049 TOC/env-2019-4050-eaf). The applicants reapplied under case no CPC 2020 516 DB PSH SIP which has a different entitlement path effectively the same project with regards to design, layout, and unit count."

Procedures for changing the zoning in a special hazard area include supplying sufficient data to enable a thorough and complete review of the development as it is subject to the City's Flood Plan. It is questionable whether proper procedures were observed in changing the CR zoning to R3 when the property is located in an AO Flood Zone.

Additionally, the necessity to rezone CR is doubtful when it already **allows for R4 and R3 uses. This allowance** was utilized in the original TOC plan, stating the project planned to use "yard reductions per RAS3" (pg. 2)

What is the need to withdraw the project approximately two months after the developer had paid for a TOC and EAF? Could it be that the project was withdrawn because Solaris is in a Flood Zone and does not qualify as an infill site, contrary to what the produced TOC Land Use Entitlement Request stated.

Would placing the project across two zones, Fake R3/C2 mean that it can be considered for a ministerial exemption, review, and approval?

On September 11, 2019 Nuri stated, "The case is currently on hold as the applicant will be updating application documents and plans to reflect the correct zoning requirements" (**EXHIBIT 16B**). ...he later added, "the case was placed on hold on August 23rd. On September 18, 2019, he stated "[domus development] needs to redesign the project to conform to the R3-1-O Zone requirements." (**EXHIBIT 16C**).

Problems with the R3 Zone designation.

When I came to City Planning to look at the casefiles in September 2019, I found no mention that the location was in an AO flood zone. (I also believe the original plans I saw included several three-bedroom apartments.) How could a project get the blessing of over nine million dollars in Prop HHH funds (and millions more in other taxpayer funded loans) when the City's Flood Plan states that **NON-ESSENTIAL PUBLIC UTILITIES, PUBLIC OR QUASI-PUBLIC FACILITIES NOT BE LOCATED IN SPECIAL HAZARD AREAS. (#172081, PG. 13) (EXHIBIT 5)**

Could it be that changing the zoning and claiming a fake Zoning discrepancy is the most convenient way to withdraw the previously paid for TOC and DIR cases, which might show that the Dept. of City Planning did not follow proper protocols related to managing development on the flood plain.

On November 14, 2019 Hagu wrote:

I want to clarify for you that the City **did not change the zoning to R3 in August.** Once a conclusion has been made on the zoning, I'll be sure to let you know. At this point, the case is still on hold" (emphasis added) **(EXHIBIT 16D)**

The next I heard from Hagu regarding this project was in May 2020.

Government code 822.2 states:

A public employee acting in the scope of his employment is not liable for an injury caused by his misrepresentation, whether or not misrepresentation be negligent or intentional, unless he is guilty of ***actual fraud, corruption, or actual malice.*** (emphasis added)

GOVERNMENT CODE— GOV -TITLE 7. PLANNING AND LAND USE CHAPTER 4.2. Housing Development Approvals 65913.4 states:

(a) A development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (b) and is not subject to a conditional use permit if the development satisfies all of the following objective planning standards:

B. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

6) The development is not located on a site that is any of the following:

(G) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulation. (**EXHIBIT 17**)

1141-1145 S Crenshaw is in an AO Flood Plain/Special Hazard zone, and therefore does NOT QUALIFY for streamline ministerial approval according to 65913.4.

AB 2162 (Gov. Code 65651) authorizes supportive housing as “by right”/ministerial in zones where multifamily and mixed uses are permitted. A project is qualified for ministerial approval under CEQA it can meet certain criteria:

(b) (1) The local government may require a supportive housing development subject to this article to comply with written, objective development standards and policies. However, the local government shall only require the development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.

(b) (2) The local government’s review of a supportive housing development to determine whether the development complies with objective development standards, including objective design review standards, pursuant to this subdivision shall be conducted consistent with the requirements of subdivision (f) of Section 65589.5, and shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. (**EXHIBIT 18**)

Because of the sensitivity of the environment as an AO flood zone it requires that the site plans be reviewed for compliance with the flood code prior to waiver or exemption being given, and thus is not subject to use "by right".

According to PUBLIC RESOURCES CODE CHAPTER 4.5. Streamlined Environmental Review ARTICLE 6. Special Review of Housing Projects

PRC 21159.21.

A housing project qualifies for an exemption from this division pursuant to Section 21159.22, 21159.23, or 21159.24 if it meets the criteria in the applicable section and all of the following criteria:

- (a) The project is consistent with any applicable general plan, specific plan, and local coastal program, including any mitigation measures required by a plan or program,
- (h) The project site is not subject to any of the following:
 - (5) Landslide hazard, **flood plain**, flood way, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

Because 1145 S. Crenshaw is in an AO Flood Plain, it is not subject to for exemption or streamlined environmental review.

The problems of Solaris and other construction in the AO Flood Zone shows that City Planners are willing to use their positions to participate in what may be large scale massive fraud by city employees on behalf of anonymous developers. The City of Los Angeles suffers from serious traffic congestion, crime, threat of earthquakes, decay, and lack of water and cannot support unending unregulated development, with the costs passed on to the working people and property owners of the community, who shouldn't be surprised that PSH housing ends up costing more when the loans awarded to anonymous limited liability companies fail to be paid back.

Sincerely,

Virginia Jauregui

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9655 C4-2-O HD 1 Lots 1, 2 and Frac. Lot 3, Blk. 18,
Boulevard Heights Tract; all as shown on
Cadastral Map 129-B-189.

9660 C2-2-O HD 1
C4-2-O HD 1 Lots 54-56, Benton Terrace Tract; all as
shown on Cadastral Map 129-B-189.

9665 C4-2-O HD 1 Frac. Lots 1-3, Benton Terrace Tract; all
as shown on Cadastral Map 129-B-185.

9670 CR-1-O R3-1-O Lots 4-21, 23-26 and Frac. Lots 22 and
27, Benton Terrace Tract; all as shown on
Cadastral Maps 129-B-185 and 129-B-189.

9672 R3-1-O RD1.5-1-O Lots 5-9, Tract 13221; and, Lots 7-24,
Tract 4626; all as shown on Cadastral
Map 129-B-185.

9675 R3-1-O RD1.5-1-O Lots 1-4, Tract 13221; and, Lots 25-40,
and Frac. Lots 1-3, Tract 4226; all as
shown on Cadastral Map 129-B-185.

9677 R2-1-O R1-1-O Lot 32, Tract 2293; all as shown on
Cadastral Map 129-B-185.

158

165331

ORDINANCE NO. 165331

199 pages
119.90

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

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the map entitled "Wilshire" and the Table for Section 1 attached hereto and incorporated herein by this reference.

Section 2. The intent of this Ordinance is to change the zones and height districts of property as part of the City's General Plan/Zoning Consistency Program, pursuant to California Government Code Section 65860(d). Because of the numerous parcels affected by this program in the Wilshire District Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables, diagrams, and a map to establish the location of the affected properties and to make the necessary changes.

1 Each subarea listed in the attached Table for Section 1 is shown on the
2 attached map entitled "Wilshire". The Table for Section 1 also sets forth a
3 description of the subarea under the column "Subarea Location" to assist in
4 the location of the boundaries of the area being rezoned. References in this
5 ordinance to "District" or "Cadastral" maps are to such maps maintained on file
6 by Department of Building and Safety, and more specifically described in the
7 legend on the attached Wilshire map.
8

9 References in the Table for Section 1 under the column "Previous Zone
10 and Height District" are to the zoning classification and height district
11 classification applicable to the property prior to the adoption of this ordinance.
12 Such references are for informational purposes only, to assist in the location
13 of the boundaries of the area being rezoned.
14

15 In the Table for Section 1, the column "New Zone and/or Height District"
16 sets forth the change of zone or height district effectuated by this ordinance.
17

18 In those instances where this ordinance effectuates only a change of
19 height district for a subarea, or a portion thereof, then only the new height
20 district classification has been set forth. The new height district classification
21 is preceded by the symbol "HD". In these cases, no change in the zoning
22 classification of the subarea, or portion thereof, has been made. If this
23 ordinance effectuates a height district change for a subarea, or portion
24 thereof, and if such a subarea, or portion thereof, is already subject to
25 existing "Q" conditions limiting the height or floor area, then as between the
26 requirements of the new height district classification and the existing "Q"
27 conditions, the more restrictive limitation shall control.
28

Office: Downtown
Applicant Copy
 Application Invoice No: 57282

City of Los Angeles
 Department of City Planning



LA Department of Building and Safety
 LA GEOR 103158350 7/10/2019 3:11:43 PM

PLAN & LAND USE \$15,667
 DEV SERV CENTER SURCH-PLANNING \$391

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord your application, regardless of whether or not you obtain the services

This filing fee is required by Chapter 1, Article 9, I

Sub Total: \$16,058.

Receipt #: 0103063817

Applicant: DOMUS DEVELOPMENT, LLC - HASTINGS, MONIQUE (B:213-2321186)
 Representative: QES, INC. - LIEBERMAN, ERIC (B:818-9978033)
 Project Address: 1141 -1145 S CRENSHAW BLVD, 90019

NOTES:

DIR-2019-4049-TOC			
Item	Fee	%	Charged Fee
Application for Transit Oriented Communities *	\$7,282.00	100%	\$7,282.00
Case Total			\$7,282.00
ENV-2019-4050-EAF			
Item	Fee	%	Charged Fee
EAF-Initial Study to ND/MND *	\$5,774.00	100%	\$5,774.00
Case Total			\$5,774.00

Item	Charged Fee
*Fees Subject to Surcharges	\$13,056.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$13,056.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$391.68
City Planning Systems Development Surcharge (6%)	\$783.36
Operating Surcharge (7%)	\$913.92
General Plan Maintenance Surcharge (7%)	\$913.92
Grand Total	\$16,058.88
Total Invoice	\$16,058.88
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$16,058.88

Council District: 10
 Plan Area: Wilshire
 Processed by KIM, STEVE on 07/10/2019

Signature: _____

Solaris Apartments

An Affordable Housing Development for Extremely Low Income
and special needs occupants pursuant to LAMC Section 12.22A31,
LAMC Section 12.12.2 and LAMC Section 12.14

Transit Oriented Communities

Tier 4

Base and Additional Incentives:

Yards per RAS3

Transitional Height

Open Space

Applicant

Domus Development, LLC
3424 Wilshire Blvd
Los Angeles, CA 90010
213-232-1186

Representative

QES Inc.
Eric Lieberman
14549 Archwood Street, Suite 308
Van Nuys, CA 91405
818-997-8033

DIR 2019-4049

LAND USE ENTITLEMENT REQUEST

For the construction of a 43-unit 100% affordable special needs housing within a 5-story residential with grade level parking garage providing 8 parking spaces, in a 56,240 square foot building 52'-3 1/2" in height. This project utilizes Transit Oriented Community Guidelines per LAMC Sec. 12.22 A.31 base and Tier-4 additional incentives: 1) Transitional Height per TOC Guidelines; 2) Yard reductions per RAS3; 3) Open Space Reduction: 25% reduction to allow 3,550 SF in lieu of 4,725 SF.

- Pursuant to LAMC Section 12.22.A.31. **Transit Oriented Communities Affordable Housing Incentives Program**
 - **TIER 4 - < ~1,220.52 feet from the intersection of Rapid Line 710, and Rapid Line 728.**
 - **Base Incentives**
 - **80% Residential Density Increase**
 - Lot Area = 15,545.3 sq. ft.
 - Base Density = $15,545.3 / 400 = 39$ (38.78 Rounded up)
 - $39 \text{ units} \times 1.80 = 71$ (70.2 Rounded up)
 - 11% Extremely Low Income set aside = 5 units ($43 \times 0.11 = 4.73$)
 - **Tier 4 Floor Area Ratio 4.25:1 in Commercial Zone**
 - FAR per LAMC = 1.5:1
 $13,675 \text{ (buildable area)} \times 1.5 = 20,512.5 \text{ sq ft.}$
 - Allowable FAR per TOC = 4.25:1
 $13,675 \text{ (buildable area)} \times 4.25 = 58,118.75 \text{ sq ft.}$
 - Proposed FAR = 4.11:1
 $13,675 \text{ (buildable area)} \times 4.11 = 56,240 \text{ sq ft}$
 - **Tier 4 Parking – No Residential parking requirements for 100% Affordable Housing**
 - $43 \text{ units} \times 0 = 0$ parking spaces required
 - Total Residential Parking required = 0 required
 - Total Residential Parking Provided = 8 parking spaces

Bicycle Parking per residential parking per LAMC 12.21 A.16(a)(l)(i) and LAMC 12.21 A.16(a)(3)

Required:

- Long-Term Stalls Required = 37
- Short-Term Stalls Required = 5

- Total Bicycle Parking Stalls Required = 42

Provided:

- Long-Term Stalls Provided = 37
- Short-Term Stalls Provided = 5
- Total Bicycle Parking Stalls Provided = 42
- **Additional Incentives**
 - **Yard reductions per RAS3** – Commercial Zone – May utilize any/all RAS3 Zone Yard requirements
 - CR Zone:
Front Yard = 5 feet
Side Yard = 5 feet
 - C2 Zone:
Side Yard = 5 feet
 - **Transitional Height per TOC Guidelines**
 - **Open Space Reduction: 25% reduction to allow 3,550 SF in lieu of 4,725 SF.**

**LAMC Section 12.22A31,
LAMC Section 12.12.2 and LAMC Section 12.14**

LEGAL DESCRIPTION

Assessor Parcel No. 6020-009-031 & 6020-009-032

REFERENCED SECTIONS OF THE LOS ANGELES MUNICIPAL CODE

Section 12.12.2	"CR" Limited Commercial Zone
Section 12.14	"C2" Commercial Zone
Section 12.22.A.31	Transit Oriented Communities

PROJECT DESCRIPTION AND BACKGROUND

The subject site is located within the Wilshire Community Plan Area. The site is comprised of 15,545.3 square feet, with 101.335 feet of frontage on Crenshaw Street.

Being within the Wilshire Community Plan, the site has a land use designation of General Commercial with an existing zone of C2, CR-1-O and R1-1-O.

The site is comprised of two lots and currently developed with one commercial parking lot. A thorough review was conducted on of SurveyLA and Historic PlacesLA, and verification was obtained that these properties are not considered to have any historic relevance and are not designated cultural monuments.

The properties to the north and south are commercial Office buildings. To the east across Crenshaw are zoned C2-1VL and developed with commercial uses. The properties to the west are zoned R1-1-O-HPOZ and developed with single family dwellings. Oxford Square Historic Preservation Overlay Zone (HOPZ) jigs round the subject site.

The properties adjacent to the rear of the subject site are designated as Altered-Contributing Feature and Non-Contributing Feature. Contributing Altered structures are structures that date from the period of significance, built in the same time period as contributing structures that have retained their historic character in spite of subsequent alterations or additions and are deemed reversible. Non-Contributing Feature were constructed outside the Period of Significance they are not from the historic period of development and therefore do not contribute to the historic nature of the HPOZ. The proposed project will not impact the HPOZ.

The project site is located approximately 1,220.52 feet from the intersection of Rapid Line 710, and Rapid Line 728.

The Applicant is proposing to build a new 43-unit 100% affordable special needs housing within a 5-story residential with grade providing 8 parking spaces, in a 56,240 square foot building, 52'-3 1/2" in height. This project utilizes Transit Oriented Community Guidelines per LAMC Sec. 12.22 A.31 base and Tier-4 additional incentives: 1) Transitional Height per TOC Guidelines; 2) Yard reductions per RAS3; 3) Open Space Reduction: 25% reduction to allow 3,550 SF in lieu of 4,725 SF

In order to develop the property, as proposed, it is necessary to allow certain technical deviations from the strict application of the code. Therefore the applicant has requested three incentives:

Relative Objectives of the Wilshire Community Plan

The proposed Housing Project conforms with the purposes, objectives and policies of said plan as follows:

A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT

FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Enhancing the positive characteristics of residential neighborhoods while providing a variety of housing opportunities.

Improving the function, design and economic vitality of commercial areas.

Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.

Maximizing development opportunities around existing and future transit systems while minimizing adverse impacts.

Preserving and strengthening commercial developments to provide a diverse job-producing economic base.

Improving the quality of the built environment through design guidelines, streetscape improvements, and other physical improvements which enhance the appearance of the community.

Implementation of the proposed housing development will contribute for the provision of the housing required to satisfy the varying needs and desires of all persons who choose to reside in the South Los Angeles community, maximizing the opportunity for individual choices.

Objectives of the Housing Plan as an Element of the General Plan

The proposed housing development, as previously described, conforms with the stated objectives of the Housing Plan as an Element of the General Plan as follows:

- Objective #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.
- Objective #2 - To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.
- Objective # 3 - To preserve and enhance the varied and distinct residential character and integrity of existing single- and multi-family neighborhoods.

- Objective # 4 - To preserve and enhance neighborhoods with a distinctive and significant historical character.
- Objective # 5 - To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.
- Objective # 6 - To limit the intensity and density of development according to the underlying geology and capacity of the infrastructure.

Goals, Objectives and Policies of the Citywide General Plan Framework

The proposed Housing Development as previously described contributes to the stated Goals, Objectives and Policies of the Citywide General Plan Framework as follows:

- Creates a supply of housing accessible to persons having variable income levels.
- Provides sufficient rental housing to meet the needs and demands of the population.
- Creates housing opportunities for all persons without discrimination.
- Locates new multi-family development in proximity to transportation corridors and high activity areas acting as a buffer between said transit corridors and commercial development and existing lower density residential development.

Transit Oriented Communities - Incentives

The subject property has a lot area of 15,545.3 square feet. For residential density calculation purposes the C2 Zone allows 400 square feet of land for each dwelling unit. The residential density allowed by the referenced zoning on the property is established by dividing the total land area by 400, which allows a base density of 35 units (34.18 Rounded Up).

Pursuant to Measure JJJ and the Transit Oriented Communities Guidelines facilitated by LAMC Section 12.22.A.31, the Applicant is entitled to a 80% increase in density for being located in a Tier 4 area and is required to set aside at least 11% of the total density for Extremely Low Income residents.

- **Tier 4 – 80% Residential Density Increase**
 - Base Density = $15,545.3 \text{ sq. ft.} / 400 = 35 \text{ units}$
 - $35 \text{ units} \times 1.80 = 63 \text{ units}$
 - 11% Extremely Low Income set aside = 5 units ($35 \times 0.11 = 4.73 \text{ rounded up}$)

The Applicant is proposing to set aside 5 units as Restricted Affordable in accordance with the TOC regulation of LAMC Section 12.22.A.31. As required in Tier 4 the project will set aside 11 percent of the total units of the project for Extremely low income households. In exchange for setting aside 11 percent of the total units the project is entitled to the Base Incentives including density, floor area ratio and parking.

The project also qualifies for up to two Additional Incentives for setting aside at least 12 percent of the base density for Extremely Low Income households.

- $35 \text{ units} \times 0.11 = 5 \text{ units (4.73 Round Up)}$

Since the project sets aside 5 units for Extremely Low Income (11 percent of total units) the qualifying threshold is met and the project is entitled to two Additional Incentives. The qualifying threshold for the additional incentives is 11 percent of the base density ($35 \text{ units} \times 0.11 = 4 \text{ unit}$) for Extremely Low Income. Since the project is setting aside 6-unit for Extremely Low Income it qualifies for Two Additional Incentives.

In this case the applicant has elected to request the following additional incentives:

- **Additional Incentives**
 - Transitional Height per TOC Guidelines
 - Yard reduction per RAS3
 - Open Space Reduction: 25% reduction to allow 3,550 SF in lieu of 4,725 SF

Height Increase

The Tier-4 Transitional Height Incentive to allow within the first 25 feet of the property line abutting a RW1 or more restrictive zone (R1 Zone) the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restricted zone.

The requested transitional height incentive results in a building envelope necessary to accommodate the proposed density, including the affordable set aside units.

Yard Reduction

In any Commercial zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5. In order to accommodate the permitted floor area of the base incentives and create a reasonable building envelope for the size, configuration and mix of dwelling unit types the building footprint is expanded. Therefore, the reduced yards are

necessary to accommodate the expanded footprint. The yard reduction requested provides the flexibility necessary for the intended building envelope.

Open Space Reduction

Tier 4 projects are allowed up to a reduction of 25 percent in the required open space. As with reduced side yards the reduction in open space contributes to the accommodation of extra dwelling units and expanded floor area ratios. In this case the project is 100% affordable, providing 42 extremely low income units and 1 market rate managers unit are configured in a reasonably laid out building envelope. The LAMC required open space is 4,725 square feet. With the 25% reduction the required open space is 3,543.75 square feet. The proposed open space is 3,550 SF.

1. Pursuant to Section 12.22 A.31 of the LAMC and the procedure set forth in LAMC section 12.22 A 25(g), the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- *The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The Additional Incentives referenced in LAMC Section 12.22 A.31 was pre-evaluated at the time the TOC Guidelines were adopted to include types of relief that minimize restrictions on the size of the project. As such, it is reasonable to arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

- *The Incentive will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Extremely Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a*

✓ *specific, adverse impact upon the public health or safety.*

The proposed incentives will not have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

Density Bonus Findings

1. The project substantially compiles with the following criteria required by Section 12.22.A.25(e)(2) of the LAMC for Housing Development Projects requesting on-menu incentives:

a. The facade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the facade is not a flat surface.

The subject site is located on S Crenshaw Avenue, North of Pico Blvd in the community of Wilshire. The building elevations are developed in accordance with the Citywide Residential Design Guidelines. The building facade facing the street is not a flat surface, but rather an articulated façade with variations in plane. The façade is varied using a range of architectural elements including, texture, materials and color. The building design is further articulated with a system of balconies, guard panels and windows.

b. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.

The building fronts S Crenshaw Ave, with a street designation – Avenue II. Therefore, the main pedestrian entrance is located on S Crenshaw Ave. It will be identified with architecturally prominent doors that are recessed for shelter and protection. A series of balconies and windows engage the street on all floors.

- c. The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not be in the City of Los Angeles list of designated Historic Cultural Monuments.***

The subject site is not located in an HPOZ area. The site is currently a grade level parking lot. There are no known designated historic resources or cultural monuments on the subject site.

- d. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Extremely High Fire Hazard Severity Zone as established in Section 57.25.01 of this Code.***

The proposed project is not located on a substandard street in a Hillside Area or in a Extremely High Fire Hazard Severity Zone.

- e. The incentives are necessary to provide for affordable housing costs as defined in the California Health and Safety Code Section 500051/5 or Section 50053 for rents for the affordable units.***

The incentives are necessary to build a reasonable and well design residential development to provide for livable dwelling units. The incentives requested allow the flexibility in FAR and height necessary to accommodate the proposed units of the development. It is not the intent of the incentive to increase unit rental values but to allow the project to be configured in such a manner that makes it functionally feasible.

Class 32 Exemption CEQA Findings

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

The project qualifies for a Categorical Exemption because it conforms to the definition of "in-fill Projects" as Follows:

- ***The project and successive projects of the same type in the same place will result in cumulative impacts.***

The categorical exemption may not be used when the cumulative impact of successive projects of the same type in the same place may be significant. The proposed TOC project is comprised of lots FR40 and 72 in the N.C. Kelley's Montview Tract in the City of Los Angeles and considered an urban infill development compliant with the designated land use plan and zoning. There is no evidence to conclude that the project will result in cumulative impacts as a result of similar projects in the same place. Given that the proposed project is in

compliance with the General Plan planned build out of the area and there are no significant development projects nearby, cumulative impacts do not exist.

- ***There are unusual circumstances creating the reasonable possibility of significant effects.***

The proposed TOC project falls within an urban infill planned development that contributes to the increase in much needed housing stock in the City of Los Angeles. The infill nature of the property bordered by Crenshaw Blvd. on the west, is a normal and typical circumstance for the development of an underutilized General Commercial zoned property. There are no unusual circumstances indicating any potential possibility of significant effects. And adverse impact is defined as "...a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards and policies.

The proposed residential density falls well below the thresholds that would trigger a traffic analysis, noise study or air quality report.

The typical circumstances of this development make it easy to conclude there are no possibilities of significant effects.

The project would be consistent with air quality polices set forth by the City of Los Angeles, the South Coast Air Quality Management District (SCAQMD), and the Southern California Association of Governments (SCAG)

- ***The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.***

The subject site is not located within an officially designated scenic highway and provides no effect on scenic resources.

- ***The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code Section 65962.5, as being affected by hazardous wastes or clean-up problems.***

There is no evidence of past uses that may have contributed to toxic exposure. The property is not a DTSC monitored site. The site has been occupied by vacant lot and food stand.

- ***The project may cause a substantial adverse change in the significance of an historic resource.***

The subject site is not located in an HPOZ area, the existing structures are not designated City of Los Angeles Cultural Monuments nor is the project site listed on SurveyLA.

The project site consists of two lots totaling 15,545.3 square feet with 101.335 feet of frontage on Crenshaw Street. The site is currently a grade level parking lot. There are no known designated historic resources or cultural monuments on the subject site.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

The proposed incentives will not have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorical Exempt from environmental review pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines. The Class 32 exemption is intended to promote infill development within urbanized areas.

Written Justification that the proposed Project meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The General Plan land use map for the Wilshire and zoning designate the subject property for Neighborhood Commercial Land Use and the C2-1-O zone, and Low II Residential and Medium Residential respectively, which allow up to 35 base dwelling units on the project site based on the size of the site. The TOC guidelines allow up to an 80 percent increase in the base density in a Tier 4 area. The subject TOC project meets all of the criteria to qualify for the requested incentives and allows the proposed 1 market rate units and 42 Extremely Low Income units.

Consistent with the Community Plan, the proposed 43-unit 100% affordable development will provide new, affordable housing to Los Angeles' housing supply, in a neighborhood which is conveniently located to a variety of community services.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.357 acres. The surrounding neighborhood is characterized by a mix of residential and commercial developments.

The project site consists of two lots totaling 15,545.3 square feet with 101.335 feet of frontage on Crenshaw Street. The site is currently a grade level parking lot.

(c) The project site has no value as habitat for endangered, rare or threatened species:

The project site is situated in an established neighborhood adjacent to commercial corridors and residential developments. The subject property is currently maintained by a single family residence and commercial structures, and has no value as a habitat for endangered, rare, or threatened species.

NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

At the time of writing a Los Angeles Department of Transportation Referral Form is being analyzed for indications of potential impacts and the necessity of a traffic study. Given existing data it is anticipated that the project generated traffic is not expected to create a significant impact at any of the surrounding intersections. Incremental but not significant impacts are likely but will probably not result in mitigations related to traffic.

The development of the project would not result in any significant effects relating to noise, since the project must comply with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. Furthermore, the project is below the 75 dwelling units and 1,000 average daily vehicle trips CEQA threshold.

The development of the project would not result in any significant effects relating to air quality, since operational emissions for the project related traffic will be less than significant, due in part to the relative size of the project, 43 units in a 56,240 square foot building.

In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. The

sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The project will not cause the SCAQMD's recommended threshold levels to be exceeded.

Appropriate dust control measures would be implemented as part of the proposed Project during each phase of development, as required by SCAQMO Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, and maintaining effective cover over exposed areas.

Construction impacts will also be at less-than significant levels since Best Available Control Measures must be used where feasible.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and does not involve extensive excavation that might have an impact on the water table. Therefore, construction of the project will not create any impact on water quality. Furthermore, the project will comply with the City's storm water management provisions per LAMC 64.70.

(e) The site can be adequately served by all required utilities and public services:

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed Project will not create any impact on existing utilities and public services through the net addition of 43-dwelling units. The project site will be adequately served by all public utilities and services given that the construction of a 43-unit residential project will be on a site surrounded by similar uses and is consistent with the general plan. The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

The project site consists of two lots totaling 15,545.3 square feet with 101.335 feet of frontage on Crenshaw Street. The site is currently a grade level parking lot. There are no known designated historic resources or cultural monuments on the subject site.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

The proposed incentives will not have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. **Analysis of the proposed Project determined that it is Categorically Exempt from environmental review** pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines. The Class 32 exemption is intended to promote infill development within urbanized areas.

Written Justification that the proposed Project meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The General Plan land use map for the Wilshire and zoning designate the subject property for Neighborhood Commercial Land Use and the C2-1-O zone, and Low II Residential and Medium Residential respectively, which allow up to 35 base dwelling units on the project site based on the size of the site. The TOC guidelines allow up to an 80 percent increase in the base density in a Tier 4 area. The subject TOC project meets all of the criteria to qualify for the requested incentives and allows the proposed 1 market rate units and 42 Extremely Low Income units.

Consistent with the Community Plan, the proposed 43-unit 100% affordable development will provide new, affordable housing to Los Angeles' housing supply, in a neighborhood which is conveniently located to a variety of community services.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

POSTED

ORDINANCE NO. 172081

An ordinance amending the Specific Plan for the Management of Flood Hazards established by Ordinance No. 154,405 and amended by Ordinance No. 163,913.

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

Ordinance No. 154,405 establishing a Specific Plan for the Management of Flood Hazards is hereby amended to read as follows:

WHEREAS, the Congress of the United States has enacted the National Flood Insurance Act of 1968, as amended (42 USC 4001 et seq.), and the Flood Disaster Protection Act of 1973 (Public Law 93-234, 87 Stat. 975), and subsequent laws for the protection of life and property and to forestall to the extent possible flood-related disaster, and

WHEREAS, in enacting those laws, Congress has found that:

1. annual losses throughout the nation from floods and mudslides are increasing at an alarming rate, largely as a result of the accelerating development of, and concentration of population in, areas of flood and mudslide hazards;
2. the availability of federal loans, grants, guaranties, insurance and other forms of financial assistance are often determining factors in the utilization of land and the location and construction of public and private industrial, commercial and residential facilities;
3. property acquired or constructed with grants or other federal assistance may be exposed to risk of loss through floods, thus frustrating the purpose for which such assistance was extended;
4. federal instrumentalities insure or otherwise provided financial protection to banking and credit institutions whose assets include a substantial number of mortgage loans and other indebtedness secured by property exposed to loss and damage from floods and mudslides;
5. the nation cannot afford the tragic loss of life caused annually by flood occurrences, nor the increasing losses of property suffered by flood victims, most of whom are still inadequately compensated despite the provision of costly disaster relief benefits; and
6. it is in the public interest for persons already living in flood-prone areas

to have both the opportunity to purchase flood insurance and access to more adequate limits of coverage, so they will be indemnified for their losses in the event of future flood disaster, and

WHEREAS, the Flood Disaster Protection Act of 1973:

1. substantially increases the limits of coverage authorized under the National Flood Insurance Program;
2. provides for the expeditious identification of, and the dissemination of information concerning flood-prone areas;
3. requires state or local communities, as a condition of future federal financial assistance, including disaster relief and federally insured mortgages, to participate in the National Flood Insurance Program and to adopt adequate floodplain ordinances with effective enforcement provisions consistent with (at the minimum) federal standards to reduce or avoid future flood losses; and
4. requires the purchase of flood insurance by property owners who are being assisted by Federal programs or by federally supervised, regulated or insured agencies or institutions in the acquisition or improvement of land or facilities located or to be located in identified areas having special flood hazards, and

WHEREAS, it is imperative that the City adopt a floodplain management program in order to transfer from the Emergency Phase to Regular status in the National Flood Insurance Program, and

WHEREAS, Regular Status will significantly increase the limits of coverage and significantly reduce the overall premium rates of flood insurance, and

WHEREAS, Congress intended the National Flood Insurance Program to be only the minimum basis upon which local communities should design their floodplain management regulations, and

WHEREAS, the federal regulations, being designed for national coverage, do not fully recognize certain flood and/or mudflow hazards unique to the western states and particularly to Southern California, and

WHEREAS, for the protection of human life, health, safety and for the protection of property, it is essential to fully develop an adequate floodplain management plan, and

WHEREAS, the State Constitution empowers to the City the authority to

make and enforce all laws and regulations with respect to municipal affairs, and

WHEREAS, Section 96.5 of the City Charter provides that the purpose of the General Plan shall be to serve as a basic and continuous reference in: (a) planning for the development of the City, (b) developing, correlating and coordinating official regulations, controls, programs and services, and (c) attaining coordination of planning and administration by all agencies of the City government, other governmental bodies and private organizations and individuals involved in the development of the City, and

WHEREAS, the policies, objectives and programs of the Conservation Plan, an element of the City's General Plan, adopted by the City Council on December 20, 1973, are consistent with the applicable provisions and intent of the Flood Disaster Protection Act of 1973, and

WHEREAS, it is a policy of the Safety Element of the General Plan, adopted by the City Council on September 19, 1975, that "hazards to life and property due to mudflow and storm runoff be minimized," and

WHEREAS, Section 97.1 of the City Charter sets forth the authority for the establishment of specific plans as may be required to insure the execution of the General Plan, and

WHEREAS, Section 11.5.7 of the Los Angeles Municipal Code declares that a specific plan shall provide by ordinance such regulatory controls or incentives as may be necessary for the systematic execution of the General Plan, and

WHEREAS, the final rule for the revision of the National Flood Insurance Program became effective November 26, 1997, and it is required that the Flood Hazard Management Specific Plan be amended by July 6, 1998 in order for the City to continue to be eligible for participation in the National Flood Insurance Program;

Section 1. PURPOSE AND OBJECTIVES. The Council hereby establishes this Specific Plan. The Plan shall apply to all public and private development. This Plan is intended to provide for the establishment, management and regulatory control of flood hazard areas.

Being hazard-specific, this Plan provides sections designed to deal with the unique problems of each hazard in addition to the Citywide policies and goals. This Plan is not intended as a Geographically Specific Plan as referred to in Paragraph D, Section 11.5.7 of the Los Angeles Municipal Code and that paragraph is not applicable to this Plan.

This Plan does not imply that land outside the areas of special flood hazard identified on the Los Angeles Flood Hazard Map or that uses permitted within such areas will be free from flooding or flood-related damages. This map identifies

areas expected to be impacted by 100-year floods. As a matter of practicality, the City cannot provide protection against every eventuality and no guarantee is given or implied that all eventualities are protected against.

Objectives of the Plan include:

1. to protect human life and health;
2. to forestall, to the extent possible, flood-related disaster (from any cause);
3. to provide a means by which public and private development is planned in such a manner as to avoid or otherwise minimize flood-related risks to residents and structures on or near hillside areas, as well as upstream or downstream of any project;
4. to minimize expenditures of public money for costly flood control projects;
5. to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
6. to provide the authority under which special programs can be devised in order to provide for relief from flood-related hazards;
7. to minimize prolonged business interruption;
8. to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in areas of special flood hazard;
9. to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blight areas;
10. to assure that potential buyers and renters are notified when property is located in an area of special flood hazard; and,
11. to assure that those who occupy areas of special flood hazard assume responsibility for their actions.

Sec. 2. DEFINITIONS. For the purposes of this Plan, certain terms

require special definitions. All other words or terms not herein defined shall be construed as defined in Sections 11.01, 12.03 and 17.02 of the Los Angeles Municipal Code.

Administrator. The Federal Insurance Administrator. The person delegated the responsibility of the administration of the National Flood Insurance Program.

Appeal. A request for a review of a decision maker's interpretation of any provision of this ordinance or a request for a waiver.

Base Flood. Any flood having a one percent chance of being equaled or exceeded in any given year.

Basement. Any area of the building having its floor subgrade below ground level on all sides.

Coastal High-hazard Area. Any area subject to high velocity waters including, but not limited to wave wash or tsunami. This area is designated V1-30, V or VE Zones on the Los Angeles Flood Hazard Map (LAFHM).

Debris. Any natural material such as, but not limited to, silt, sand, rock, wood, and any man-made objects, including, but not limited to, vehicles and structures or their component parts capable of being transported by water or mudflow and deposited in a location other than the point of origin.

Developed Area. An area of a community as shown on the Zone AR-Developed Area Map adopted with this ordinance (using Southern California Association of Governments land use coverage data), and that is:

1. A primarily urbanized, built-up area that is a minimum of 20 contiguous acres, has basic urban infrastructure, including roads, utilities, communications and public facilities to sustain residential, commercial and industrial activities; and

(a) within which 75 percent or more of the parcels, tracts or lots contain residential, commercial or industrial structures or uses; or

(b) is a single parcel, tract or lot in which 75 percent of the area contains existing commercial or industrial structures or uses; or

(c) is a subdivision developed at a density of at least two residential structures per acre within which 75 percent or more of the lots contain existing residential structures.

It has been determined that all AR zoned areas within the corporate boundaries of the City of Los Angeles are considered to be developed areas for the purpose of Administrating the AR Zone floodplan management regulations.

2. Undeveloped parcels, tracts or lots, the combination of which is less than 20 acres and contiguous on at least three sides to areas meeting the criteria of Subdivision 1 above.

3. A subdivision that is a minimum of 20 contiguous acres that has obtained all necessary government approvals, provided that the actual "start of construction" of structures has occurred on at least

(a) 10 percent of the lots or remaining lots of a subdivision or

(b) 10 percent of the maximum building coverage or remaining building coverage allowed for a single lot subdivision, and construction of structures is underway. Residential subdivisions must meet the density criteria of Subdivision 1, Paragraph (c) above.

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

Emergency. Any occurrence which by reason of its magnitude is or is likely to become beyond the control of the normal services, personnel, equipment and facilities of the regularly constituted branches and departments of the City government.

Existing Construction. Any development for which "Start of Construction" commenced prior to adoption of this Plan. "Existing Construction" may also be referred to as "Existing Structures."

Flood or Flooding.

1. A general and temporary condition of partial or complete inundation of normally dry land areas resulting from:

(a) overflow of inland or tidal waters, including storm waves, or seiches.

(b) unusual and rapid accumulation or runoff of surface waters from any source.

(c) rupture or breaching of water retaining structures including, but not limited to dams, canals and viaducts caused by an unpreventable force of nature.

(d) mudflow which is proximately caused or precipitated by accumulations of water on or under the ground.

(e) the collapse or subsidence of land resulting from flood-related erosion.

Flood Boundary and Floodway Map (FBFM). The official map issued by the Administrator which delineates floodways within the City of Los Angeles.

Flood Elevation Determination. A determination by the Administrator or by the City Engineer of the water surface elevations of the base flood.

Flood Hazard or Flood-related Hazard. Any hazard covered by this Plan including, but not limited to: flooding, mudflow, coastal high-hazards and flood-related erosion.

Flood Hazard Study. An examination, evaluation and determination of flood hazards from all causes and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudflow and/or flood-related erosion hazards prepared by a licensed hydrologist or civil engineer.

Flood Insurance. Insurance coverage provided under the National Flood Insurance Program.

Flood Insurance Rate Map (FIRM). The official map issued by the Administrator delineating both the special hazard areas and the risk premium zones for the City of Los Angeles.

Flood Protection System. Structural works which have been constructed specifically to modify flooding in order to reduce the extent of the area and/or of flood waters within areas of "Special (flood) Hazard." Such a system of specialized flood modifying works typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes and improved channels and are constructed in conformance with sound engineering standards.

Floodplain or Flood-prone Area. Any land susceptible to being inundated by water from any source (see definition of "Flooding").

Flood-proofing. Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood-related damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood-related Erosion Hazard Area or Flood-related Erosion-Prone Area. An area which is likely to suffer flood-related erosion damage resulting from the

collapse or subsidence of land along the shore or bank of an ocean, lake, river or watercourse as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, resulting from a severe storm, or by an unanticipated force of nature, such as a tsunami, an abnormal tidal surge, flash flood or some similarly unusual and unforeseeable event which results in flooding.

Floodway. The channel of a river or other major drainage course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Freeboard. A factor of safety denoting the vertical distance above a flood level for the purposes of floodplain management. The determination of freeboard should take into account factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings and the hydrological effect of urbanization of the watershed and/or burn of the natural vegetation cover of the watershed.

Functionally Dependent Use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Los Angeles Flood Hazard Map (LAFHM). The official map for the City of Los Angeles showing the boundaries of hazard areas and consisting of a number of separate sheets, actual or computer-stored, bearing marks, notations, references and other pertinent information.

Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is built so that it does not violate the applicable non-elevation design requirements of this ordinance.

Manufactured Home. A structure, transportable in one or more sections which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. Recreational vehicles or travel trailers used only for vacations are not considered manufactured homes. The term includes, but is not limited to, the definition of "Manufactured Home" as set forth in the regulations governing the Mobile Home Safety and Construction Standards Program (24 CFR 3282.7(u)). For floodplain management purposes the term

"manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

Manufactured Home Park or Subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale and having facilities for servicing the lot on which the manufactured home is to be affixed (including at a minimum site grading or the pouring of concrete pads, installation of utilities and the construction of streets).

Mean Sea Level. The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on the Community Flood Insurance Rate Maps (FIRM) are referenced and applicable to the National Flood Insurance Program (NFIP).

Mudflow. The condition wherein there is a river, flow or inundation of liquid mud down a hillside usually, but not limited to, the result of a dual condition of loss of brush cover and the subsequent accumulation of water on or under the ground preceded by a period of unusually heavy or sustained rain. A mudflow may occur as a distinct phenomenon while a landslide is in progress.

Mudflow-Prone Areas. An area with land surfaces and slopes of unconsolidated material where the history, geology and climate indicate a potential for mudflow.

New Construction, New Development or New Project. Any public project or any phase of a public project for which a contract has not been entered into or any private project for which a grading and/or building permit is issued on or after the effective date of Ordinance No. 154,405. It is not intended in this definition that the issuance of a grading permit prior to said effective date abrogate the necessity for compliance with this Plan for any additional permits issued after said effective date.

New Manufactured Home Parks or Manufactured Home Subdivision. Any "Manufactured Home Park" or "Manufactured Home Subdivision" for which a grading and/or building permit is issued on or after the effective date of the Plan.

One Hundred-Year Flood. Synonymous with "Base Flood ."

Person. Includes any individual or group of individuals, corporation, partnership, association or other entity, including federal, state, regional and local governments and agencies.

Plan. The Flood Hazard Management Specific Plan.

Project. Synonymous with "Development."

Shallow Flooding Area. A designated AO, AH, AR/AO or AR.AH Zone on the LAFHM with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate and where velocity flow may be evident. Such flow is characterized by ponding or sheet flow.

Special Flood Hazard Area. All land in the floodplain subject to a one percent or greater chance of flooding in any given year. This area is designated as A, AO, AE, AH, AI-30, A-99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, V, VE and VI-30 Zones on the LAFHM.

Special Flood-related Erosion Hazard Area. Land which is most likely to be subject to severe flood-related erosion losses. This area is a designated E Zone on the LAFHM.

Special Hazard Area. An area having special flood, mudflow, coastal high hazard and/or flood-related erosion hazards and shown on a FIRM or FBFM as Zone A, AO, AE, AH, AI-30, A-99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, V1-30, VE or V.

Special Mudflow Hazard Area. Land which is most likely to be subject to severe mudflow. This area is a designated Zone M on the LAFHM.

Start of Construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L 92-348), includes Substantial Improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Structure. Anything constructed or erected either upon or below the surface of the earth and which is supported directly or indirectly by the earth including manufactured homes.

Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty-percent of the market value of the

structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes of this definition, "Substantial Improvement" is considered to occur when the alteration of any wall, ceiling, floor, or other structural part of a structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not include any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a structure listed on the National Register of Historic Places or a state inventory of Historic Places.

Waiver. A grant of relief from any or all of the terms of this Plan or implementing regulations thereof.

Water Surface Elevation. The projected heights in relation to National Geodetic Vertical Datum (NGVD) of 1929 or other datum reached by floods of various magnitudes and frequencies in the flood plains of coastal, lacustrine, riverine or other riparian areas.

Zones - following are the special flood hazard zones as shown on the LAFHM:

A Zone - areas of 100-year flood; base flood elevations and flood hazard factors have not been determined.

AE, A1-30 Zones - areas of 100-year flood; base flood elevations and flood hazard factors have been determined.

AH Zone - areas of 100-year shallow flooding where depths are between one and three feet; base flood elevations are shown, but no flood hazard factors have been determined.

AO Zone - areas of 100-year shallow flooding where depths are between one and three feet; average depths of inundation are shown, but no flood hazard factors have been determined.

AR Zone - a special flood hazard area that results from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide a 100-year or greater level of flood protection.

A99 Zone - a special flood hazard area that results from the decertification of a previously accredited flood protection system that is determined to be substantially restored to provide a 100-year or greater level of flood protection; base flood elevations and flood hazard factors have not been determined.

V Zone - areas of 100-year coastal flood with velocity (wave action); base

flood elevations and flood hazard factors have not been determined.

VE, V1-30 Zones - areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors have been determined.

X-Shaded/B Zone - areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

X-Unshaded/C Zone - areas of minimal flooding

D Zone - areas of undetermined, but possible, flood hazards.

Sec. 3. LOS ANGELES FLOOD HAZARD MAP. The LAFHM is designated the official map for the City of Los Angeles showing the boundaries of flood hazard areas and shall consist of a number of separate sheets bearing marks, notations, references and other pertinent information and shall be established and revised by ordinance. The LAFHM is on file in the office of the City Engineer.

A. The LAFHM shall include:

1. the FIRM (*effective July 6, 1998*) and the FBFM, and any subsequent updates, which maps, together with the Flood Insurance Study for the City of Los Angeles, and any subsequent updates, issued by the Federal Insurance Administration, are by this reference incorporated herein.

2. other maps designated by the City Council.

B. The LAFHM shall be executed at a scale sufficient to allow a lot-by-lot determination of applicability to these regulations.

C. Copies of the LAFHM shall be available for inquiry and inspection at the public counters in the central and district offices of the:

1. Department of City Planning

2. Bureau of Engineering

3. Department of Building and Safety

Sec. 4. POLICIES.

A. Citywide. It is the City's policy:

1. That public and private development be prohibited in areas where flood-related hazards would seriously endanger human life, health or property.

2. That nonessential public utilities, public or quasi-public facilities not be located in special hazard areas. When public utilities, public or quasi-public facilities must be located in hazard areas, assure that they are constructed to minimize or eliminate any flood hazards.

3. That, as the General Plan elements and community plans are restudied and revised, areas needing the protection provided by this Specific Plan will be appropriately designated.

4. That the City consider during the processing of development proposals the potential for flooding and flood-related damage in areas not otherwise identified as flood hazard areas due, but not limited to, the rupture, breakage or structural failure of a dam, reservoir, aqueduct or other large water or sewer conduit, whether by an earthquake or by any other cause.

5. That uses compatible with flooding shall be encouraged in special hazard areas as opposed to other uses.

6. That the City in considering proposals for all new public and private development take into account the potential for adverse effects on development already existing within special hazard areas.

7. That all future public and private developments, including rehabilitation, reconstruction and add-on construction be located and designed with regard to flood-related hazards.

8. That all development presently existing in flood-related hazard areas be encouraged to institute protective and remedial measures for protection from flood hazards.

9. That land subject to repeated and/or severe flood damage where feasible and practicable be acquired by the City and held as open space or be used in a manner compatible with flood-related hazards.

10. That the City prepare flood warning and emergency preparedness plans as a part of the City's Emergency Preparedness Plan,

with an emphasis on phased early warning to citizens in potentially affected areas.

11. That alternative access and escape routes be designated when normal routes may be blocked or destroyed by flooding.

12. That all persons who occupy property which is subject to flood hazards bear full responsibility for their actions.

13. That, as more information becomes available and/or new situations arise, additional flood hazard studies be undertaken and, pursuant to such studies, provisions be added to this Plan as become necessary for the fullest implementation of the spirit and intent of the Plan.

14. That the City coordinate with neighboring jurisdictions its efforts in the management of flood-related hazard areas.

15. That means be sought by which relief from flood-related disasters can be expedited.

16. That the broadest range of design and construction alternatives consistent with this Plan be considered for new development in flood-related hazard areas and that the choice of acceptable alternatives rest with the applicant.

17. That the City seek innovative means to achieve the goals and to carry out the intent and purpose of this Plan.

18. That demonstration grants be applied for as one of many methods to carry out the programs of this Plan.

B. Floodways. In addition to the Citywide Policies, in floodways it is the policy of the City:

1. That drainage channels adequate to discharge the flood waters or runoff of a base flood be preserved from encroachment in areas which are still substantially undeveloped.

2. That no new development be allowed in floodways.

3. That where existing development now occupies floodways measures be taken to either:

(a) Provide flood works sufficient to discharge a base flood
or,

(b) Encourage relocation of such development outside of areas which must be preserved as floodways as required for the overall safety, health and well-being of the community.

4. That floodways be maintained in good repair and free of debris by the agency or organization (public or private) responsible for such activity.

C. Floodplains. In addition to the Citywide policies, in floodplains it is the policy of the City:

1. That the existence and extent of flooding be considered in the planning, siting, design and construction of public and private development.

2. That full consideration be given to the fact that development in flood-prone areas may create a potential for loss of life and personal injuries, loss to public and private property and exposure to flood hazards.

D. Mud-prone Areas. In addition to the Citywide policies, in mud-prone areas it is the policy of the City:

1. That the existence and extent of mudflow hazard areas be considered in the planning, siting, design and construction of public and private development.

2. That full consideration be given to the fact that development in mudflow areas may create a potential for loss of life and personal injuries, loss to public and private property and exposure to mud-prone hazards.

E. Coastal High-hazard and Flood-related Erosion Hazard Areas. In addition to the Citywide policies, in areas of coastal high-hazard and of special flood-related erosion hazard, it is the policy of the City:

1. That the existence and extent of coastal high-hazard and/or flood-related erosion be considered in the planning, siting, design and construction of public and private development.

2. That full consideration be given to the fact that development in coastal high-hazard and/or flood-related erosion areas may create a potential for loss of life and personal injuries, loss to public and private property and exposure to coastal high-hazard and/or flood-related erosion hazards.

Sec. 5. DEVELOPMENT REGULATIONS. This section prescribes the

regulations by which all new construction and substantial improvements to public and private development shall be governed.

A. General.

1. These regulations apply to the special flood hazard area designations and water surface elevations furnished by the Administrator and the City Engineer.

2. To the extent permitted by law, all public and private development shall be subject to these regulations and construction may not commence without compliance with the provisions and intent of this Plan and permits from those governmental agencies from which approval is required by Federal or State law.

3. These regulations shall be considered to be the minimum requirements and where sound engineering and prudence demand, such additional measures shall be taken to assure full compliance with the intent and purpose of this Plan.

4. This section shall not create liability on the part of the City of Los Angeles, the United States or any officer or employee thereof.

5. It is not the intent of these regulations to abrogate or lessen in any respect any other provision of the Los Angeles Municipal Code. Should any provisions of this section conflict with any other provision of the Los Angeles Municipal Code, the more restrictive shall prevail.

B. Planning Development Permits.

1. Applications and procedures for zone changes, variances, conditional use permits, divisions of land, coastal development permits, environmental clearances, or any other permit procedure pertinent to this Plan shall contain additional information on the application forms sufficient to determine the existence and extent of flood-related hazards, and to provide sufficient data to enable thorough and complete review of the development as it relates to this Plan.

2. For all projects processed by the Department of City Planning including the office of Zoning Administration a finding of fact shall be made as to whether or not a project is located within a special hazard area. For projects found to be located in a special hazard area the following finding shall be made: "that the project conforms with both the specific provisions and the intent of the Floodplain Management Specific Plan." Specific

factual evidence supporting this finding shall be contained in the record pertaining to the project.

3. No new zone variance or conditional use permit may be granted or existing zone variance or conditional use permit extended for development within a floodway.

4. Subdivisions. Notwithstanding the provisions of Section 5 A I, herein, these regulations shall also apply to all subdivisions located within the boundaries of a "Hillside Area" as defined in Section 91.0400 of the Municipal Code.

(a) Subdivisions shall be designed in such a manner as to prevent flood-related damage to the subdivision and to existing downstream development, both during construction and subsequently.

(b) Public and private drainage and sanitary facilities and utilities shall be designed and installed so as to eliminate or minimize damage from flood-related hazards.

(c) For areas involving natural or man-made channels for potential run-off of a base flood, subdividers shall be required to furnish delineation for floodways, if not already mapped or if changes are proposed to the mapped floodways.

(d) Alterations of drainage courses shall be governed by the procedure set forth in Section 8.

(e) All division of land proposals shall include within such proposals base flood elevation data.

(f) Provisions for alternative vehicular access and escape routes when normal routes are blocked or destroyed by flooding and/or mudflow shall be required wherever possible.

(g) The City, in approving the location of new manufactured home parks, shall require an evacuation plan indicating alternate vehicular access and escape routes to be filed with the Emergency Operations Board.

C. Construction Regulations.

1. General. (For AR Zone requirements, see Subdivision 7 of this subsection.)

(a) All public and private development which has the potential to cause flooding or mud damage to neighboring communities shall be designed in such a manner as to be consistent with the floodplain management programs of those communities.

(b) Site exploration and investigation by the developer shall be required before approving any development in a special flood-related hazard area.

(c) Insofar as enforceable by State law, public and quasi-public facilities including schools, hospitals, nursing homes, orphanages, correctional and other residential institutions, fire and police stations, communication centers, electric power transformers and substations, water and sewer pumping stations and any other public or quasi-public institutions situated in a special hazard area shall be located and designed so as to enable them to withstand flood-related damage and to facilitate emergency operations.

(d) Water and sewer conduits shall not be installed in any special hazard area unless provisions have been made to avoid health hazards by the contamination of water conduits or discharges from sewer conduits into floodwaters. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(e) It shall be mandatory that sellers lessors or renters give written notice to all prospective and interested parties, including but not limited to, purchasers, lessees and renters, prior to finalization of such a transaction when the subject land and/or structures are located within special hazard areas. The notice shall contain the following information:

(1) The nature and classification of the special hazard,

(2) The hazard zone designation,

(3) Whether waivers have been granted for development located within the special hazard area, and

(4) That premium rates for flood hazard insurance of new structures built at elevations below the base flood shall substantially increase as the elevations decrease. Failure to

give such notice shall be a basis for rescinding any sale, lease or rental agreement.

2. Floodways. In addition to the general regulations, the following shall apply in floodways:

(a) No new structures, construction, add-on construction, reconstruction, rehabilitation or other improvements to existing structures shall be permitted within a floodway.

(b) All development existing within floodways at the time of the adoption of Ordinance No. 154,405 (effective October 9, 1980) may continue. No grants, privileges or considerations shall be given which would prolong the life of the development unless alternative means are provided for the unimpeded discharge of a base flood.

(c) Manufacturing buildings or other facilities in which hazardous substances are stored, manufactured or used shall be prohibited within any floodway.

3. Floodplains. In addition to the General Regulations, the following shall apply in areas of special flood hazard:

(a) The lowest floor of all residential structures shall be constructed at least one foot above the base flood elevation, and in Zones AH, AO and VO shall be elevated above the highest adjacent grade at least one foot higher than the depth number specified in feet on the FIRM, or at least two feet if no depth number is specified. Non-residential structures may be flood-proofed in lieu of elevation. The elevation of the lowest floor shall be provided to and maintained by the Superintendent of Building and Safety. In any case, construction below the base flood level shall use flood-resistant materials. In areas where base flood data has not been furnished by the Administrator, the office of the City Engineer shall provide the base flood elevation.

(b) Adverse cumulative effects of new development on development already existing in floodplains shall be considered in determining whether to issue a permit, and the new development shall not be approved unless it can be adequately demonstrated that the project will not increase the exposure of existing development to flood-related hazards.

(c) All new construction and substantial improvements in

areas subject to subsidence shall have the lowest floor elevated a minimum of one foot above the base flood level plus a factor for the expected subsidences for a ten year period and the elevation of the lowest floor shall be provided to and maintained by the Superintendent of Building and Safety.

(d) For all new construction and substantial improvements, fully enclosed areas below the "Lowest Floor" that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered civil engineer, structural engineer, or architect or must meet or exceed the following minimum criteria: a minimum of two openings having a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(e) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(f) Where floodproofing is utilized, either a registered professional engineer or architect shall certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood and a record of such certificates indicating the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Superintendent of Building.

(g) In Zones AH, AO, AR/AH and AR/AO adequate drainage paths shall be provided around structures on slopes to guide floodwaters around and away from proposed structures.

(h) To the extent permitted by State law, all manufactured homes and additions to manufactured homes to be placed within a floodplain shall be anchored to resist flotation, collapse, or lateral movement by one of the following methods:

(1) By providing an anchoring system designed to withstand horizontal forces of .25 pounds per square foot and

uplift forces of 15 pounds per square foot, or;

(2) By providing over-the-top and frame ties to ground anchors as follows:

(i) Over-the-top ties shall be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations; manufactured homes less than 50 feet long shall require only one additional tie per side;

(ii) Frame ties shall be provided at each corner of the manufactured home, with five additional ties per side at intermediate locations; manufactured homes less than 50 feet long shall require four additional ties per side, and;

(iii) All components of the anchoring system shall be capable of withstanding a force of 4,800 pounds.

(1) Within Zones AI-30, A-99, AO, AH and AE on the LAFHM, for all new manufactured home parks and manufactured home subdivisions, expansions to existing manufactured home parks and manufactured home subdivisions and existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced, and for all manufactured homes to be placed within Zones AI-30, A-99, AO, AH and AE on the LAFHM, but not into a manufactured home park or manufactured home subdivision, the following shall be required:

(1) Stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the manufactured home will be at least one foot above the base flood Level,

(2) Adequate surface drainage and access for a hauler shall be provided and,

(3) In the instance of elevation on pilings, lots shall be large enough to permit steps, piling foundations shall be placed in stable soil no more than ten feet apart and reinforcement shall be provided for pilings more than six feet above the ground level.

(j) In areas of flooding adequate freeboard and additional flood-proofing, where necessary, shall be required.

4. Mudflow areas and Mudflow-prone Areas. In addition to the general regulations, the following shall apply in areas of special mudflow hazard:

(a) Each permit application shall be reviewed to determine whether the proposed site and improvements will be reasonably safe from mudflows.

(b) To the extent permitted by State law the location and design of public utilities and service facilities, such as sewer, water, gas, and electrical systems shall be such as to minimize exposure to mudflow hazards.

(c) Require, if a proposed site and improvements may have mudflow hazards, that:

(1) Site investigation review be made by persons qualified and licensed in geology and/or soil engineering to ascertain the location and extent of the mudflow hazard and to recommend remedial measures,

(2) The proposed grading, excavations, new construction and substantial improvements are adequately designed and protected to withstand mudflow damages,

(3) The proposed grading, excavations, new construction and substantial improvements do not aggravate the existing hazard by creating either on-site or off-site disturbances, and

(4) The proposed drainage, planting, watering and maintenance be such as not to endanger slope stability.

(d) Enforce and periodically review the grading ordinance or regulations with regard to the following:

(1) regulation of the location of foundation systems and utility systems of new construction and substantial improvements,

(2) regulation of the location, drainage and maintenance of all excavations, cuts and fills and planted slopes,

(3) providing special requirements for protective measures including, but not necessarily limited to, retaining walls, buttress fills, subdrains, diverter terraces, benchings, etc., and

(4) requiring engineering drawings and specifications to be submitted for all corrective measures, accompanied by supporting soils engineering and geology reports.

5. Coastal High-hazard. In addition to the General Regulations, the following shall be required in areas of coastal high hazard:

(a) Each permit application shall contain information sufficient to determine whether the proposed site alterations and improvements will be reasonably safe from coastal high-hazards and will not cause or otherwise aggravate the existing coastal high-hazards. Each application shall further provide the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures and whether such structures contain a basement; and the Superintendent of Building and Safety shall maintain a record of such elevations.

(b) Where a proposed improvement is found to be in the path of coastal high-hazards or to increase coastal high-hazards, require the improvement to be relocated or adequate protective measures to be taken which will not aggravate the hazard or shift the hazard to another location.

(c) All new construction within Zones V1-30, V or VE on the LAFHM shall be located landward of the reach of mean high tide.

(d) All new construction and substantial improvements within Zones V1-30, V or VE on the LAFHM shall be elevated on adequately anchored pilings or columns and securely anchored to such piles or columns so that the lowest portion of the structural

members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. A registered civil engineer, structural engineer or architect shall certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and hurricane wave wash.

(e) All new construction and substantial improvements within Zones V1-30, V or VE on the LAFHM shall have the space below the lowest floor free of obstructions or be constructed with "breakaway walls" intended to collapse under stress without jeopardizing the structural support of the structure so that the impact on the structure by abnormally high tides or wind-driven water is minimized. Such temporarily enclosed space shall not be used for human habitation.

(f) The use of fill for structural support of buildings within Zones V1-30, V or VE on the LAFHM shall be prohibited.

(g) The placement of manufactured homes, except in existing manufactured home parks and manufactured home subdivisions, within Zones V1-30, V or VE on the LAFHM will not be prohibited if they are in compliance with conventional housing standards; and

(h) The alteration of sand dunes which would increase potential flood damage shall be prohibited.

6. Flood-related Erosion Hazard Areas. In addition to the general regulations, the following shall be required in areas of special flood-related erosion hazards:

(a) Each permit application for construction or other development shall contain sufficient information to determine the extent of exposure to flood-related erosion hazards and to provide sufficient data to enable thorough review of the development;

(b) Each permit application shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause or otherwise aggravate the existing flood-related erosion hazard; and

(c) Where a proposed improvement is found to be in the path of flood-related erosion or to increase the erosion hazard, require the improvement to be relocated or adequate protective

measures to be taken which will not aggravate the existing erosion hazard.

(d) All new development shall be set back from the ocean, lake, bay, river front or other body of water to create a safety buffer consisting of natural vegetation or a contour strip. The buffer may be used for suitable open space purposes, such as for open space purposes and temporary and portable structures only.

7. AR Zone Areas. Within areas designated as AR, AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A, the following standards shall apply:

(a) Developed Areas. All new construction, including manufactured homes, in areas designated as developed areas shall meet the standards of this section, using the lower of either the AR base flood elevation or the elevation that is three feet above the highest adjacent grade.

(b) Non-developed Areas. All new construction, including manufactured homes, in areas that are not designated as developed areas:

(1) Where the AR flood depth is equal to or less than five feet above the highest adjacent grade - shall meet the standards of this section, using the lower of either the AR base flood elevation or the elevation that is three feet above the highest adjacent grade; or

(2) Where the AR flood depth is greater than five feet above the highest adjacent grade - shall meet the standards of this section, using the AR base flood elevation.

(c) Dual Zone Areas

(1) All new construction in areas within Zones AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A shall meet the standards of this section, using the higher of either the applicable AR Zone elevation (as determined from Paragraphs (a) or (b) of this subdivision) or the base flood elevation (or flood depth) for the underlying A1-30, AE, AH, AO or A Zone.

(2) All substantial improvements to existing construction within Zones AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A shall meet the standards of this section, using the

base flood elevation (or flood depth) for the underlying A1-30, AE, AH, AO or A Zone.

(3) All manufactured homes that are placed or substantially improved (in dual zones only) within Zones AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated in accordance with the elevation requirements prescribed in Section 5, C 7.

Sec. 6. CITY IMPLEMENTATION.

A. General.

1. All City codes, ordinances, regulations, policies and procedures shall be amended as necessary to carry out the provisions and intent of this plan.

2. All City development permit forms and processes shall be amended as necessary to carry out the provisions and intent of this Plan.

3. If the Administrator has not provided sufficient data, the City shall obtain, review and reasonably utilize other data in the development of regulations adequate to carry out the intent and purpose of this Plan.

B. City Planning. It shall be the duty of the Director of Planning to establish, insofar as the responsibilities of the Planning Department are affected, all standards and other regulations and to propose codes necessary to carry out the provisions of this Plan. The Director shall take into consideration and implement this Plan in all areas of the planning process including, but not limited to:

1. Geographically specific plans shall include regulations implementing the policies of this Plan and the applicable community plan where that plan has specifically addressed flood-related hazards within the plan area.

2. Annexations. All territory annexed to the City shall first have a flood hazard study. If a flood hazard study has been completed under another jurisdiction, it shall be reviewed. If it is deficient in any way or if it is more than one year old, it shall be amended or supplemented.

Any areas subject to special flood-related hazards shall be incorporated into the City's adopted flood hazard maps (LAFHM). In addition to the flood hazard study, a report shall be prepared containing

recommendations for the elimination or minimization of flood-related hazards by appropriate land uses and/or physical improvements. Both the flood hazard study and report shall be submitted to the City Council when considering the annexation.

C. Public Works. The Board of Public works is the head of the Department of Public Works and responsible for the activities of the various bureaus within the Department. The Board may require the chief executives of the appropriate bureaus which make up the Department of Public Works to promulgate all standards and codes or other regulations necessary to carry out the provisions and intent of this Plan.

1. Bureau of Engineering.

(a) The City Engineer shall acquire or cause to be acquired sdall data necessary for the identification and delineation of flood hazard areas for the purposes of reporting to the Administrator in accordance with this Plan and to advise the City Council of flood hazards which ~~he~~ *the City Engineer* recommends be delineated on the LAHFM.

(b) The City Engineer shall generate and maintain the Los Angeles Flood Hazard Map including the preparation and presentation of any and all ordinances required to establish and maintain the LAFHM.

(c) The City Engineer shall maintain, at one central location, a file of all flood, drainage and mud-related hazard information including all waivers, findings and appeals.

(d) The City Engineer shall be responsible for precise determination of the location of the boundaries of flood-related hazard areas shown on the LAFHM and to make determinations as to whether a property or portion thereof is located within a special hazard area.

(e) The City Engineer shall assure compliance with this Plan in the planning, design, construction or reconstruction of all projects within the City Engineer's jurisdiction.

2. Bureau of Sanitation. The Director of Sanitation shall assure compliance with this Plan in the operation of:

(a) Industrial waste operations, including but not limited to, the handling, storage, collection, transportation and disposal of

chemical waste or other hazardous materials;

(b) Refuse collection, transportation, reclamation and disposal;

(c) Sewer and storm drain maintenance;

(d) Pumping plants; and

(e) Sewer treatment facilities.

D. Building and Safety. It shall be the duty of the Superintendent of Building and Safety to establish, insofar as the responsibilities of the Department of Building and Safety are affected, all standards and regulations and to propose codes necessary to carry out the provisions and intent of this Plan relating to:

1. New construction and substantial improvements.
2. Rehabilitation or reconstruction.
3. Grading, including excavation and fills.
4. Complete and thorough flood and/or mudflow studies as may be appropriate in keeping with the intent of this Plan.
5. The granting of Certificates of Occupancy and final approval of projects.
6. The maintenance of records sufficient to document compliance with the intent and purpose of this Plan.
7. AR Zone Duties.

(a) To use the adopted official map or legal description of those designated developed areas within Zones AR, AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A to determine if a proposed project is in a developed area.

(b) To determine the base flood elevation to be used for individual projects within developed areas, areas not designated as developed areas and dual zone areas (see Section 5, C7).

(c) To require the applicable standards in Section 5.

(d) To provide written notification to the permit applicant that

the area has been designated as AR, AR/A1-30, AR/AE, AR/AH, AR/AO or AR/A Zone and whether the structure will be elevated or protected to or above the AR base flood elevation.

E. Water and Power. It shall be the duty of the appropriate Chief Engineer of the respective systems which make up the Department of Water and Power to promulgate all standards and other regulations and to implement planning necessary to carry out the provisions and intent of this Plan insofar as it pertains to their respective systems including, but not limited to, the design, construction, reconstruction and maintenance of the following:

1. Water System

- (a) Storage systems
- (b) Transmission systems
- (c) Treatment systems
- (d) Distribution systems

2. Power System

- (a) Generation systems
- (b) Transmission systems
- (c) Distribution systems

F. Harbor. It shall be the duty of the Executive Director of the Harbor Department to establish, insofar as the responsibilities of the Harbor Department are affected, all standards and regulations and to propose codes necessary to carry out the provisions and intent of the Plan relating to:

- 1. New construction or substantial improvements.
- 2. Rehabilitation or reconstruction.
- 3. Dredging, excavation, and fills.
- 4. Complete and thorough flood and Coastal High-hazard studies as may be appropriate with the intent of this Plan.
- 5. Floodproofing of functionally dependent use facilities and variances to contend with the needs of the City for loading and unloading

of cargo, ship building, ship repair, storage and manufacturing, food processing, and any other harbor functionally dependent use works.

G. Other Departments. At the discretion of the City Council such other City departments or agencies not hereinabove mentioned may be directed to render assistance and/or implement their own regulations and policies in the effectuation of the provisions of this Plan.

Sec. 7. EMERGENCIES.

Temporary remedial measures may be taken in response to an emergency caused by a sudden and unanticipated flooding, mudlow or coastal high-hazards when such measures are required for the immediate protection of life, property, essential services and the general health and safety of the people.

A. All emergency projects undertaken under this emergency clause shall be permitted to proceed without prior approval or approvals that would otherwise be necessary in absentia of a genuine emergency.

B. All emergency projects excepted by this section shall be deemed temporary and no vested rights are implied or granted by the City.

C. All projects which would otherwise require licenses and/or permits and which are undertaken under the emergency provisions of this section shall have the required applications filed with the appropriate agency of the City within seven working days after the emergency abates.

D. Any emergency project which remains in place after the emergency abates shall be constructed or altered to meet all applicable standards and shall be inspected to verify that all applicable standards have been met.

Sec. 8. ALTERATION OF DRAINAGE COURSES.

A. No natural or man-made drainage course shall be altered or relocated without prior notification to all adjacent communities affected or potentially affected by such alteration or relocation. Copies of such notifications shall be submitted to the State Coordinating Office (the California Department of Water Resources) and the Administrator at the same time the affected communities are notified.

B. No natural or man-made drainage course shall be altered or relocated in any way which would diminish its flood carrying capacity.

C. No natural or man-made drainage course shall be altered or relocated in any way not in keeping with the provisions and intent of the Plan.

Sec. 9. WAIVERS.

A. Responsibilities.

1. The City Engineer for the Department of Public Works and the General Manager of the Department of Building and Safety or their designees, and a Zoning Administrator for the Department of City Planning may grant waivers from the requirements of this Plan.

2. The authority to grant waivers shall be delegated as follows:

(a) The City Engineer - design and construction of Public Works,

(b) General Manager, Department of Building and Safety - construction of private structures and grading on private property, and

(c) Director of Planning - all other projects.

The Flood Hazard Mitigation Coordinator shall be notified of all requests for waivers.

B. Findings. Before granting a waiver, the following findings must be made:

1. For a waiver in a floodway, that no increase in flood levels during the base flood discharge will result.

2. For areas in excess of one-half acre, that the waiver is consistent with the objectives of sound floodplain management.

3. That no residential structures shall be permitted to be floodproofed in lieu of the elevation requirements of this ordinance.

4. For all areas, that exceptional hardship will result if the waiver is not granted.

5. That the waiver will not result in increased flood height; additional threats to public safety; create extraordinary public or private expense; create nuisances; cause fraud or victimization of the public; or conflict with *the* Los Angeles Municipal Code.

6. That the waiver is the minimum necessary to afford relief.

C. Procedures.

1. An application for a waiver shall be filed with the office of the City authorized to grant waivers upon a form and accompanied by such data and information as has been prescribed for that purpose. Each application shall be verified by the owner or lessee of the property concerned and accompanied by the fee set forth in Los Angeles Municipal Code Section 19.01 D for zone use variances.

2. Upon the filing of a verified application for waiver, the matter shall be set for public hearing before the City official authorized to grant variances. Notice of the time, place and purpose of the public hearing shall be mailed not less than ten days prior to the date of such hearing to the applicant and to the owners of property within 300 feet of the subject property. The names *and* addresses of owners of property located within the City shall be determined by reference to the records of the City Clerk, and for property outside the City from records of the County Assessor. The decision maker authorized to grant variances shall investigate each such application as expeditiously as possible and render a decision thereon within 75 days from the date the completed application is accepted for filing.

3. The determination of the decision maker shall be in writing and shall be supported by findings of fact based on evidence presented to the decision maker. The decision maker may attach such conditions to the grant of a waiver as he or she deems necessary to further the purposes of this ordinance. A copy of the determination of the decision maker together with notification that: (a) issuance of a waiver to construct a structure below the base flood level will result in increased premium rates for insurance coverage; and (b) such construction below the base flood Level increases risk to life and property shall be mailed to the applicant. Copies of a determination approving a waiver shall be sent to the Citywide Hazard Coordination Officer.

D. Appeals of Waivers. If the applicant, or any other affected party is dissatisfied with the action of the decision maker pertaining to a waiver, he or she may appeal such action as follows:

1. The actions of the City Engineer shall be appealed to the Board of Public Works; the actions of a Zoning Administrator to the Board of Zoning Appeals; the actions of the General Manager of the Department of Building and Safety to the Building and Safety Commission.

2. The appeal shall be on a form prescribed therefore and shall contain in detail the basis on which the applicant is dissatisfied with the

action of the decision maker and a statement as to whether the waiver is in violation of this Plan or implementing regulations and if so, in what respect is it in violation.

3. The appeal must be filed with the appropriate body within 15 days after the mailing of the determination by the decision maker. The commission or board shall hear the matter within 30 days after filing of the appeal.

4. At the appeal hearing the commission or board shall hear the testimony of the appellant, the applicant, the person rendering the decision on the waiver and any witnesses called by such participants.

5. Within ten days after the conclusion of the hearing the commission or board shall declare its determination. It may sustain, modify, reject or overrule any determination by the decision maker. In granting or sustaining a waiver, findings as required by this section must be adopted by the appeal body.

Sec. 10. REVISIONS.

A. Amendments or revisions to this specific plan may be initiated by the City Council or the City Planning Commission and processed in accordance with the procedures set forth in Section 12.32 of the Los Angeles Municipal Code.

B. The City Engineer and/or Director of Planning shall review changes in applicable Federal regulations and, as necessary, report and make recommendation to the City Council.

Sec.11.CITYWIDE FLOOD HAZARD COORDINATION AND REPORTING.

A. Coordinating.

1. The City Administrative officer is designated as liaison between the City and the Federal Emergency Management Agency and other Federal, State, regional and local agencies. Flood-related disaster relief activities shall be coordinated through this office.

2. The City Engineer is designated as the Flood Hazard Mitigation Coordinator for the City. The Flood Hazard Mitigation Coordinator shall be responsible for coordinating the implementation of this ordinance among the Planning, Building and Safety and Public Works Departments.

He or she shall submit all reports required by Federal regulations and/or this plan in accordance with procedures set forth below.

3. All affected divisions of the Emergency Operations Organization shall cooperate with and assist the above-designated officials. The Citywide Flood Hazard Coordination Program will be the responsibility of the Emergency Operations Board. Under Los Angeles Administrative Code Section 8.41, the Board is responsible for preparation for and response to emergency situations within the City. The Board is composed of department managers who are primarily involved in various aspects of the flood hazards program.

B. Reporting.

1. The Flood Hazard Mitigation Coordinator shall be responsible for the required notification to the Administrator and the State and regional clearinghouses of waivers from the Plan. Each department shall submit copies of each waiver, its findings and supporting justifications to the Flood Hazard Mitigation Coordinator.

2. Annually, each affected department shall submit a summary report of: (a) the number of permits approved in Special Flood Hazard Areas, (b) the number of waivers applied for, (c) the number of waivers approved, and (d) any other data requested by the Flood Hazard Mitigation Coordinator. These Departmental reports shall be received by the Flood Hazard Mitigation Coordinator in sufficient time for him or her to make his/her annual or biennial Summary Report to the Administrator.

3. The Flood Hazard Mitigation Coordinator shall submit an annual or biennial Summary Report to the Administrator in the form and including such information as is required by federal regulations or as requested by the Administrator.

4. The Flood Hazard Mitigation Coordinator shall be responsible for notifications of intent to change or alter drainage courses as required in Section 8 of this Plan.

5. The Flood Hazard Mitigation Coordinator shall submit to the Administrator, as often as necessary, requests for revision to the federally regulated components (FIRM and FBFM) of the Los Angeles Flood Hazard Map.

6. The Flood Hazard Mitigation Coordinator shall notify the Administrator, upon occurrence, whenever the boundaries of the City have

been modified by annexation or when the City has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area.

Sec. 12. SEVERABILITY. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Plan is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan which shall remain in full force and effect.

Sec. 13. PROGRAMS. These programs are suggested for possible future study and their inclusion in this Plan does not imply either a rigid methodology or any budgetary obligation on the part of the City. Each program must be individually authorized and funded by the City Council and their inclusion here does not obligate the City of Los Angeles to their implementation.

Recommended are:

A. Initiation of a program for the relocation of occupants away from flood-related hazard areas wherein human life, safety and health is endangered as follows:

1. Examination of the inventory of vacant properties owned by the City for the purpose of implementing the intent of this program by an equitable arrangement of exchange for property rights to be acquired within floodways;
2. Preservation of the flood-prone areas for open space purposes;
3. Acquisition, where feasible, of land or land development rights for public purposes consistent with a policy of minimization of future property losses;
4. Acquisition of frequently flood-damaged structures.

B. Designation of the City's Automated Mapping System as the replacement for the present district maps and accelerate its implementation by:

1. Increasing the present capability of the Bureau of Engineering to construct the computerized base map;
2. Allocation of staff positions for each department to transfer its district map data items onto the Automated Mapping System;

3. Acquisition of the remote terminals for the public counters of the central and district offices as required.

C. Initiation of a program to study the relationship between fire and flood-related hazards by:

1. Taking into account that the native vegetation (particularly the climax vegetation) which covers hillside areas is extremely flammable and that brush fires in such areas are frequently followed by floods and mudflows.

2. Studying the complex interplay between drought, fire, heavy rain and mudflow so as to be better able to identify potentially hazardous situations.

3. Establishing plans and procedures aimed at minimizing such hazards and preventing the possible disasters they may cause.

D. Initiation of a program for the purpose of assessing Coastal High-hazards for the purpose of establishing coastal development criteria, including preventive and remedial measures, for the protection of human life and property by:

1. Completing a bathymetric study to chart the ocean floor in sufficient detail (including topography and depths) to permit engineering calculations to be made concerning hypothetical tsunami and hurricane wave behavior and coastal impacts;

2. Studying the inter-relationships between: (a) type of origin (i.e., earthquake or hurricane), (b) strength of origins (i.e., magnitude of earthquake or strength of winds), (c) directional orientation of origin (i.e., is it aimed directly at us; the directness of path), (d) distance from origin, (e) travel-time between origin and point of coastal impact, (f) degeneration factor (i.e., diminution of strength over distance and time), (g) bathymetry of our coastal shelf, (h) shoaling effect, and (i) coastal landforms and landward barriers or features, so as to be able to identify hazardous situations and to be able to forecast problem areas.

3. Investigating means to mitigate impacts of Coastal High-hazards on human life, safety and welfare, such as: (a) construction of submarine barriers to "trip" incoming waves, (b) construction of shore works, (c) prohibition of new habitable development on or near unprotected coast frontage, and (d) relocation of habitable development and/or vital public facilities away from coastal frontages which are unfeasible to protect.

4. Developing early warning and emergency preparedness plans, including evacuation, temporary relocation alternatives, disaster relief centers and adequate contingencies for policing the area.

E. Initiation of a program to prevent mudflows, erosion and floods including, but not limited to:

1. Inspection of flood control and drainage facilities on private property to recommend clearing or cleaning of debris and/or construction of new facilities.

2. Strengthen the brush clearance ordinance and enforcement to prevent brush fires and concomitant erosion problems.

3. Promote the use of low fuel volume and erosion control landscaping through public education and displays.

4. Provide intensive slope rehabilitation after brush fires, including grading and planting with barley and other stiff, deep rooting grasses.

Sec. 14. URGENCY CLAUSE.

This ordinance amendment is urgently necessary for the preservation of the public peace, health and safety and shall take effect immediately upon its publication. The following is a statement of the facts supporting its urgency. Adoption of this amended specific plan is a required prerequisite for continued eligibility of property in the City of Los Angeles for Federal flood insurance and Federal disaster assistance monies. So that Federal flood insurance will continue to be available for City of Los Angeles property owners, it is imperative that this amended specific plan be made effective by July 6, 1998.

Sec. 15 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 17 1998.

CITY CLERK

BY [Signature]
Deputy

Approved JUN 22 1998

[Signature]
Acting Mayor

Approved as to Form and Legality:

[Signature]
JAMES K. HAHN, City Attorney

By [Signature]
Kenneth Cirrin
Assistant City Attorney

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission _____

June 8, 1998

See attached report.

File No. ~~93-0124~~ 98-1023
City Plan Case No. 29090 CA

[Signature]
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 172081 - Specific Plan for the Management of Flood Hazards, a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on June 17, 1998, & under direction of said Council & said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on June 23, 1998, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning June 23, 1998 to and including July 3, 1998.

I declare under penalty of perjury that the foregoing is true & correct.

Signed this 23rd day of June 1998 at Los Angeles, California.

Maria C. Rico

Deputy City Clerk

Effective Date: July 3, 1998

C.F. 98-1023

(Rev. 2/95)

A. Citywide. It is the City's policy:

1. That public and private development be prohibited in areas where flood-related hazards would seriously endanger human life, health or property.
2. That nonessential public utilities, public or quasi-public facilities not be located in special hazard areas. When public utilities, public or quasi-public facilities must be located in hazard areas, assure that they are constructed to minimize or eliminate any flood hazards.
3. That, as the General Plan elements and community plans are restudied and revised, areas needing the protection provided by this Specific Plan will be appropriately designated.
4. That the City consider during the processing of development proposals the potential for flooding and flood-related damage in areas not otherwise identified as flood hazard areas due, but not limited to, the rupture, breakage or structural failure of a dam, reservoir, aqueduct or other large water or sewer conduit, whether by an earthquake or by any other cause.
5. That uses compatible with flooding shall be encouraged in special hazard areas as opposed to other uses.
6. That the City in considering proposals for all new public and private development take into account the potential for adverse effects on development already existing within special hazard areas.
7. That all future public and private developments, including rehabilitation, reconstruction and add-on construction be located and designed with regard to flood-related hazards.
8. That all development presently existing in flood-related hazard areas be encouraged to institute protective and remedial measures for protection from flood hazards.
9. That land subject to repeated and/or severe flood damage where feasible and practicable be acquired by the City and held as open space or be used in a manner compatible with flood-related hazards.
10. That the City prepare flood warning and emergency preparedness plans as a part of the City's Emergency Preparedness Plan,

regulations by which all new construction and substantial improvements to public and private development shall be governed.

A. General.

1. These regulations apply to the special flood hazard area designations and water surface elevations furnished by the Administrator and the City Engineer.

2. To the extent permitted by law, all public and private development shall be subject to these regulations and construction may not commence without compliance with the provisions and intent of this Plan and permits from those governmental agencies from which approval is required by Federal or State law.

3. These regulations shall be considered to be the minimum requirements and where sound engineering and prudence demand, such additional measures shall be taken to assure full compliance with the intent and purpose of this Plan.

4. This section shall not create liability on the part of the City of Los Angeles, the United States or any officer or employee thereof.


5. It is not the intent of these regulations to abrogate or lessen in any respect any other provision of the Los Angeles Municipal Code. Should any provisions of this section conflict with any other provision of the Los Angeles Municipal Code, the more restrictive shall prevail.

B. Planning Development Permits.

1. Applications and procedures for zone changes, variances, conditional use permits, divisions of land, coastal development permits, environmental clearances, or any other permit procedure pertinent to this Plan shall contain additional information on the application forms sufficient to determine the existence and extent of flood-related hazards, and to provide sufficient data to enable thorough and complete review of the development as it relates to this Plan.

2. For all projects processed by the Department of City Planning including the office of Zoning Administration a finding of fact shall be made as to whether or not a project is located within a special hazard area. For projects found to be located in a special hazard area the following finding shall be made: "that the project conforms with both the specific provisions and the intent of the Floodplain Management Specific Plan." Specific

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 10 - HERB J. WESSON, JR.	
PROJECT TITLE ENV-2015-1229-MND		CASE NO. VTT-73424-SL	
PROJECT LOCATION 4116 W COUNTRY CLUB DR			
PROJECT DESCRIPTION The proposed project involves the demolition of three commercial buildings and surface parking and the construction, use and maintenance of thirty-eight (38) small lot homes on a 1.35 net acre site in the C2-1-O Zone. Each home will be three stories in height and will include two parking spaces within private garages. Additionally, ten guest parking spaces are proposed. The project is requesting approval of a Vesting Tentative Tract Map (VTT-73424-SL) to allow for the merger and subdivision of eight existing parcels into 38 Small Lots.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Advent Property Holdings			
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		TITLE	TELEPHONE NUMBER
JORDANN TURNER		CITY PLANNER	(213) 978-1365
ADDRESS	SIGNATURE (Official)		DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012			JULY 6, 2016

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

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.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- 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)

-
- 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.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:

- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-20. Public Services (Police – Demolition/Construction Sites)

-
- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

XVI-80. Transportation/Traffic

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

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 10 - HERB J. WESSON, JR.	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2015-1229-MND	RELATED CASES: VTT-73424-SL	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: TENTATIVE TRACT MAP		
ENV PROJECT DESCRIPTION: <p>The proposed project involves the demolition of three commercial buildings and surface parking and the construction, use and maintenance of thirty-eight (38) small lot homes on a 1.35 net acre site in the C2-1-O Zone. Each home will be three stories in height and will include two parking spaces within private garages. Additionally, ten guest parking spaces are proposed.</p> <p>The project is requesting approval of a Vesting Tentative Tract Map (VTT-73424-SL) to allow for the merger and subdivision of eight existing parcels into 38 Small Lots.</p>		
ENVIRONMENTAL SETTINGS: <p>The project site is a generally level consisting of multiple lots approximately 1.35 net acres in size, with street frontages along Crenshaw Avenue and Country Club Drive. The subject property is within the Wilshire Community Plan, designated for Neighborhood Office Commercial land uses and is zoned C2-1-O. The project site borders the Country Club Historic Preservation Overlay Zone to the east.</p> <p>The site is currently developed with three commercial buildings (once of which is occupied by a church) and associated surface parking. The adjacent properties to the north (across Country Club Drive) are developed with one and two story commercial buildings along Crenshaw Boulevard and zoned C2-1O; immediate east are multi-family housing in the R3-1-O-HPOZ zone; immediate south of the project site are one and two-story commercial buildings and surface parking in the C2-1-O Zone; immediate west of the project site are commercial buildings along Crenshaw Boulevard in the C2-1-O zone and further west are single-family homes in the R1-1-O Zone.</p> <p>Crenshaw Boulevard adjoining the project site to the west is designated as an Avenue II dedicated to a variable with and improved with concrete gutters, curbs and sidewalk. Country Club Drive is designated as a Collector Street dedicated to a width of 60 feet and improved with concrete gutters, curbs and sidewalk.</p> <p>The property is located approximately 2 kilometers from the Puente Hills Blind Thrust fault and is located within a Methane Buffer Zone.</p> <p>The property is not located within an Airport Hazard area, Coastal Zone, Very High Fire Hazard Severity Zone, Fire District No. 1, Flood Zone, Watercourse, Hazardous Waste/Border Zone Properties, High Wind Velocity Areas, Oil Wells, Alquist-Priolo Fault Zone, a Landslide Area, a Preliminary Fault Rupture Study Area or a Tsunami Inundation Zone. Additionally, the property is not located within 500 feet of any school or park.</p>		
PROJECT LOCATION: 4116 W COUNTRY CLUB DR		

<p>COMMUNITY PLAN AREA: WILSHIRE</p> <p>STATUS:</p> <p><input type="checkbox"/> Does Conform to Plan</p> <p><input type="checkbox"/> Does NOT Conform to Plan</p>	<p>AREA PLANNING COMMISSION: CENTRAL</p>	<p>CERTIFIED NEIGHBORHOOD COUNCIL: OLYMPIC PARK</p>
<p>EXISTING ZONING: C2-1-O</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 68 units</p>	<p>LA River Adjacent:</p>
<p>GENERAL PLAN LAND USE: NEIGHBORHOOD OFFICE COMMERCIAL</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 68 units</p>	
	<p>PROPOSED PROJECT DENSITY: 38 units</p>	

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 PLANNER

(213) 978-1365

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 checked="" 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 checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Advent Property Holdings

PHONE NUMBER:

(949) 777-4000

APPLICANT ADDRESS:

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/02/2015

PROPOSAL NAME (if Applicable):

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				

Potential significant impact	Less than significant 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?			✓	
e.	Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?			✓	

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?				✓

Potential significant impact	Less than significant mitigation incorporated	Less than significant impact	No impact
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OPC-2020-516-DB-PSHSIP EXHIBIT 7			
Potential significant impact	Less than significant mitigation incorporated	Less than significant impact	No impact
e.			✓
f.			✓
g.		✓	
h.			✓
IX. HYDROLOGY AND WATER QUALITY			
a.		✓	
b.		✓	
c.			✓
d.			✓
e.		✓	
f.		✓	
g.			✓
h.			✓
i.			✓
j.			✓
X. LAND USE AND PLANNING			
a.		✓	
b.	✓		
c.			✓
XI. MINERAL RESOURCES			
a.			✓
b.			✓
XII. NOISE			
a.	✓		

Potentially significant impact	Less than significant mitigation incorporated	Less than significant impact	No impact
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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?		✓		
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

Potential significant impact	Less than significant mitigation incorporated	Less than significant impact	Explicit 7	No impact
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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?			✓	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e.	Result in inadequate emergency access?	✓			
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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

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-2015-1229-MND** and the associated case(s), **VTT-73424-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:
JORDANN TURNER	CITY PLANNER	(213) 978-1365	06/09/2016

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>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. A scenic vista would become diminished 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 subject site is located on the southeast corner of Crenshaw Boulevard and Country Club Drive and neither of these streets is identified as a Scenic Highway in the Mobility Plan 2035. Therefore, the proposed project would result in no impact with regard to scenic vistas.</p>
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>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 will not change the visual character of its surroundings, and will be an infill development of 38 small lot homes in a built-out environment. The project will be required to comply with LAMC Sections 91.8104, 91.8104.15, and 91.6205, which regulate trash and graffiti abatement.</p>

Impact?	Explanation	Mitigation Measures
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CPC-2020-516-DB-PSH-SIP

EXHIBIT 7

		Therefore, impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<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. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. The project could create significant new sources of light and glare due to the use of security lighting and various building materials. Incorporation of the mitigation measures would reduce project impacts to less than significant levels.</p>	I-120, I-130

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. 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 a non-agricultural use, and no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or regulated under the Williamson Act. 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 and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures	
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 resulted in the loss of forest land or in the conversion of forestland to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. 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 resulted in the loss of forest land or in the conversion of forestland to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. 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. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air 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 38 small lot homes is not expected to 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	

Impact?	Explanation	Mitigation Measures
	environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	<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. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, truck deliveries and haul trips, and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from earthwork activities. Nitrogen oxide (NOX) emissions would primarily result from the use of construction equipment. It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project does not propose to have a subterranean level and proposes less than 500 cubic yards of grading. While grading will be minimal, the construction phase will produce fugitive dust and mobile sources emissions as a result of construction activity. The proposed project and the whole of the Los Angeles metropolitan area are located within the 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), PM2.5, and lead (Pb) and a federal attainment/maintenance area for carbon monoxide (CO). It is classified as a State</p>	

Impact?	Explanation	Mitigation Measures
	<p>attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO₂), sulfur oxides (SOX), and Pb. Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, 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. Operational and construction regional emissions would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants. Impacts during construction will be less than significant due to existing regulations and compliance with SCAQMD Rule 403 during the construction phase.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<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. 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 avoid siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is located approximately 2 miles north of Interstate 10 (Santa Monica Freeway) and approximately .25 miles from a gas station (located at Crenshaw Boulevard and Olympic Boulevard). However, the gas station is not considered a large gas station. Therefore, the location of the proposed project would be consistent with CARB recommendations for locating new sensitive receptors and the proposed project would have a less-than-significant impact.</p>	

Impact?	Explanation	Mitigation Measures	
e.	LESS THAN SIGNIFICANT IMPACT	<p>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 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 land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p>	
IV. BIOLOGICAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within the Wilshire Community Plan. A Tree Report for the project was prepared by Approved Tree Care dated February 16, 2015. The study did not identify any trees on-site. However three trees are located within the public right-of-way. While it is not anticipated that the project site would be a habitat for any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, the project will be required to comply with the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. Therefore, the project's impacts will be less than significant.</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 project site does not contain any riparian habitat and does not contain any streams or water courses</p>	

Impact?	Explanation	Mitigation Measures
	<p>necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.</p>	
c. NO IMPACT	<p>The project site is located in a highly urbanized area and developed with commercial buildings. There are no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) on the site. Therefore, no impacts would occur.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.</p>	
e. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The tree report does not identify any trees on site. However the trees are located within the Crenshaw Boulevard right-of-way. Mitigation measures have been incorporated to reduce impacts of the removal of the trees along the public right-of-way to a less than significant impact.</p>	IV-70, IV-90
f. NO IMPACT	<p>The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the</p>	

Impact?	Explanation	Mitigation Measures
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CPC-2020-516-DB-PSH-SIP

EXHIBIT 7

proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>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 an existing buildings constructed from 1940's and 1960's. The building is not 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, and the Los Angeles Historic-Cultural Monuments Register. In addition, the site was not found to be a potential historic resource or have any significant architectural features, based on a review of the City's Survey LA findings. Therefore, project impacts would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>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. The project proposes minimal grading, less than 500 cubic yards. Project-related excavation for the building footing may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The proposed project would require ground disturbance that may involve excavation into native soils that contain paleontological resources. The project proposes minimal grading, less than 500 cubic yards. If</p>	

Impact?	Explanation	Mitigation Measures
	paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, the impact would be less than significant	
d. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. The project proposes to grade less than 500 cubic yards of dirt. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project site, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.	
e. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would result in a substantial adverse change in the significance of a tribal cultural resource, including, but not limited to, sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe or an historical resource as defined in of Section 5024.1(c) Public Resources Code. The subject property has not been identified to contain any tribal cultural resource. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to and if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California	

Impact?	Explanation	Mitigation Measures
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CPC-2020-516-DB-PSH-SIP

EXHIBIT 7

Public Resources Code Section 21083.2. Therefore, project impacts would be less than significant.

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. Therefore, no impacts would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A Significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The project site is located approximately 2 kilometers from the Puente Hills Blind Thrust. 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, impacts related to strong seismic ground shaking would be less than significant.	
c.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is not located within a liquefaction zone. Therefore, no impacts would occur.	
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. The project site is not located within a landslide hazard zone. Therefore, no impacts would occur.	
e.	LESS THAN SIGNIFICANT 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	

Impact?	Explanation	Mitigation Measures
	<p>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 Grading Division. Therefore, project impacts would be less than significant.</p>	
f. NO IMPACT	<p>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 project site is not located in a liquefaction zone or area of known instability. Therefore, no impact would result.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>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. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. The project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Therefore, project impacts would be less than significant.</p>	
h. NO IMPACT	<p>The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The existing buildings currently 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.</p>	
VII. GREEN HOUSE GAS EMISSIONS		