



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

South Los Angeles Area Planning Commission

Date: September 5, 2017
Time: After 4:30 P.M.
Place: Mark Ridley-Thomas
Constituent Service Center
8475 South Vermont Avenue

Public Hearing: Required
Appeal Status: No further appealable
Last Day to Act:

Case No.: AA-2014-3308-PMLA-SL-M1
CEQA No.: ENV-2014-3310-MND
Incidental Cases: None
Related Cases: ZA-2014-3309-CU-SPP-
CCMP
Council No.: 9 – Price
Specific Plan: North University Park
Plan Area: South Los Angeles
Certified NC: Empowerment Congress
North Area
GPLU: Low Medium II Residential
Zone: RD1.5-1-O

Applicant: Henry Fan
Ursa Major Holdings, LLC
181 South Marengo Ave #16
Pasadena, CA 91101

Representative: Aaron Belliston
BMR Enterprises
5405 Wilshire Boulevard
Suite 300
Los Angeles, CA 90036

Appellant A: James Childs, West Adams
Heritage Association (WAHA)
Appellant B: Craig Fajnor

**PROJECT
LOCATION:** 1227 West 27th Street

**PROPOSED
PROJECT:** A Preliminary Parcel Map to allow a Small Lot subdivision to divide one lot into four 'small lots', with one dwelling unit each, in the RD1.5-1O Zone.

**APPLICANT
REQUEST:** Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC) and the Small Lot Subdivision Ordinance No. 176,354, the consideration of a Preliminary Parcel Map to subdivide one (1) lot into four (4) lots in order to construct four (4) single-family small lot subdivision units.

**APPELLANT
ACTION:** Appeal from the entire decision by the Deputy Advisory Agency in approving Parcel Map AA-2014-3308-PMLA.

RECOMMENDED ACTIONS:

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-3310-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures

have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

- 2. **Grant** in part the appeal and deny in part and amend Condition 7.a;
- 3. **Sustain** the action of the Deputy Advisory Agency in Approving AA-2014-3308-PMLA; and
- 4. **Adopt** the findings of the Deputy Advisory Agency.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



 Faisal Roble, Principal Planner

Reviewed by:



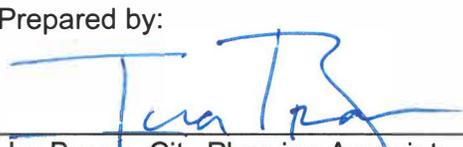
 Debbie Lawrence, AICP, Senior City Planner

Reviewed by:



 Jose Carlos Romero-Navarro, City Planner

Prepared by:



 Ira Brown, City Planning Associate
 Ira.Brown@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission 10 days prior to the Commission=s meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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STAFF APPEAL REPORT

BACKGROUND

The subject property, located on the northwest corner of West 27th Street and Orchard Avenue, is a flat, rectangular shaped lot, having a depth of approximately 138 feet and a width of approximately 54 feet. The subject property is currently developed with a one-story duplex. The adopted South Los Angeles Community Plan designates the subject property as Low Medium II Residential with a corresponding zoning district of RD1.5-1. The properties located immediately adjacent to the north, east, south and west of the subject property are also located in the RD1.5-1 zoning district with a land use designation of Low Medium II Residential. The subject property is surrounded by a mix of residential densities including one and two-story single-family units, duplexes, and 3 to 16 unit multi-family developments. West 27th Street and Orchard Avenue are designated as Local Streets in the Mobility Plan 2035.

The project involves the demolition of a one-story duplex and subdivision of a single lot to create four lots and the construction of a single family dwelling unit on each new lot. The new dwelling units will be designed in the Italianate architectural style and designed to appear as two building masses instead of four. The structures will be 37-feet 6-inches in height. The roof of the structure will have a rooftop garden accessible via stair circulation. The staircase enclosure will extend the height of the building to 45-feet 10-inches. The structures will have vehicular access from Orchard Avenue, using an existing curb cut and driveway apron.

The proposed project requires a Project Permit Compliance Review with the North University Park (NUP) Specific Plan, a Conditional Use to permit dwelling units having five or more habitable rooms within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, and a Certificate of Compatibility to allow the demolition of a non-contributing duplex and the construction of four single family dwellings.

The North University Park Specific Plan was established by the City of Los Angeles in 1983 covering the area between Hoover Street, 30th Street, Vermont Avenue and Adams Boulevard. The intent of the Specific Plan is to protect and enhance the unique and irreplaceable assets of the City and the North University Park neighborhood.

The Department of Building and Safety records indicate that the existing units were built in 1949. While the structure is over 45 years old, it is not designated as historic or potentially historic structures under the City's Survey LA study. In 1983, at the time of the Historic Resources Survey, the property was designated as a non-contributing feature in the Specific Plan area on the basis that the structure was built in 1949, outside the period of significance. Furthermore, the project site is not located in a Historic Preservation Overlay Zone.

The project site is located within the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District. The NSO requires that projects consisting of at least one unit with 5 or more habitable rooms meet development regulations, including but not limited to providing parking spaces in addition to the LAMC parking requirements. The dwelling shall have the following number of habitable rooms and covered parking spaces:

Lot 1: One dwelling unit:	Six habitable rooms:	Four parking spaces
Lot 2: One dwelling unit:	Six habitable rooms:	Four parking spaces
Lot 3: One dwelling unit:	Six habitable rooms:	Four parking spaces
Lot 4: One dwelling unit:	Six habitable rooms:	Four parking spaces

A total of sixteen parking spaces are provided, and will be accessible via a shared driveway that fronts Orchard Avenue. A planting plan is provided that shows all areas not covered by buildings, pathways, driveways, and hardscape, will be landscaped.

The proposed residential use is consistent with the underlying zoning district. No deviations from the zoning code have been requested or granted herein; the proposed height, area, and density are all permitted by right and do not require any relief from zoning regulations.

The project requires a Certificate of Compatibility from the North University Park Design Review Board (DRB). The proposed project involves the construction of four new structures designed to appear as two structures in the Italianate architectural style, which existed during the Plan Area's Period of Significance and meets the Specific Plan requirements of styles existing in the Plan Area prior to 1941.

The subject site is located within and subject to the South Los Angeles Alcohol Sales Specific Plan and Neighborhood Stabilization Ordinance. The provisions of this ordinance do not apply to the proposed lot layout.

On September 5, 2014, the applicant filed a separate entitlement request, under case no. ZA-2014-3295-CU-SPP-CCMP requesting Zoning Administrator approval for a Conditional Use Permit under the NSO and Project Permit Compliance with the NUP Specific Plan.

On July 20, 2016, the Deputy Advisory Agency's issued an approval on the Preliminary Parcel Map contingent upon the concurrent conditional use and project compliance approvals. Two appeals were filed in a timely manner.

On August 15, 2017, the Zoning Administrator issued a decision approving case no. ZA-2014-3295-CU-SPP-CCMP. The Zoning Administrator's determination will become final after August 30, 2017 unless an appeal is filed with the Department of City Planning. At the time of preparing this report, no appeals have been received.

APPELLANT A:

The decision by the Deputy Advisory Agency was appealed on August 1, 2016 by James Childs, representing West Adams Historic Association (WAHA). In his appeal application, the appellant states that the Deputy Advisory Agency erred and abused his discretionary authority upon approving the proposed subdivision case. The following is a summary of the appeal points and staff responses.

Appeal Point No. 1: The Advisory Agency improperly made the project's Subdivision Findings.

The appellant contends that the DAA erred in making the Subdivision Findings (a) Proposed map is consistent with applicable general and specific plans, (b) The design and improvement of the proposed subdivision are consistent with applicable general and specific plans and (c) The site is physically suitable for the proposed type of development. The appellant further argues that the language in the findings is not adequate, and as such does not support the DAA's approval of the project.

Staff Response:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS

The appellant contends that the DAA erred in the findings by omitting language relate to compliance with the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District (NSO). Further, the DAA findings are inadequate because consistency with the North University Park Specific Plan is deferred to a future action by the Zoning Administrator.

The North University Park Exposition Park-West Adams Neighborhood Stabilization Overlay District is an ordinance (a Community Plan implementation tool) that requires a conditional use approval for the development of dwelling units in the RD1.5 that create at least one dwelling unit with five or more habitable rooms. The approval of the conditional use is at the discretion of Zoning Administrator after a public hearing. Consistency with the North University Park Exposition Park-West Adams Neighborhood Stabilization Overlay District will be established with the Zoning Administrator case ZA-2014-3308-CU-SPP-CCMP.

The concurrent Zoning Administrator's entitlement was not before the Advisory Agency and the conditional use is under the authority of the Zoning Administrator. In approving the parcel map, the DAA required that prior to the issuance of building permits and filing of the Final Map, the applicant be required to obtain approval by the Zoning Administrator for Case No. ZA-2014-3308-CU-SPP-CCMP. The Advisory Agency has the authority pursuant to Section 17.03 (applicable to any subdivision requests) to make the map conditions consistent with the final decision maker's action of a related application, in this case the related case is ZA-2014-3308-CU-SPP-CCMP. Additionally, regardless of the preliminary parcel map requirements, it has been policy and historic practice for the Advisory Agency to approve subdivision cases contingent on related and concurrent cases.

The DAA finding is adequate.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The appellant contends that the project's building design is not in "full" compliance with the South Los Angeles Community Plan. The appellant states that under this finding, the DAA should have included statements that relate to the project's compatibility to the surrounding neighborhood, character, scale and density.

Under the California Subdivision Map Act, this finding specifically relates to the physical subdivision of lots (lot layout), infrastructure improvement required to further the health, welfare and safety of the community. The design reference is related to the overall layout of the subdivision, access to and from the lot, circulation within, and need of city services resulting from the subdivision. The concept of "design" as defined in the California Subdivision Map Act, Section 66418, and Section 17 of the LAMC. Section 66418 of the Subdivision Map Act is specific to subdivision of land, and is not meant to refer to design of buildings, or architectural of historic compatibility or design. The California Subdivision Map Act, Government Code 66418, defines 'design' as follows:

Government Code 66418. "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and

grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan as required pursuant to Section 66473.5.

The DAA's consideration of the Parcel Map includes review of the overall subdivision as it relates to the infrastructure components as listed above. Most of the infrastructure components of the subject project are included as conditions of approval in the Advisory Agency Letter of Decision. City Agencies provide the necessary reports to the Advisory Agency to precisely address this design consistency mandate. Bureau of Engineering, Building & Safety Grading and Zoning Divisions, Department of Transportation, Fire Department, Department of Recreation and Parks, and other City and Utility agencies reviewed the proposed parcel map request and provided their recommendations to the Advisory Agency.

The DAA considered the proposed type of development as it directly relates to impacts on City's infrastructure. The DAA relies on the expertise of the various City Agencies (Bureau of Engineering, Department of Transportation, Fire Department, Building and Safety, etc.) in areas such as drainage, utilities, street alignments, fire roads, easements, traffic access, grading, etc.

The appellant incorrectly states that the DAA erred in omitting language related to compliance with the South Los Angeles Community Plan. The appellant states that under this finding, the DAA should have stated the project's language in the Community Plan as it relates to historic issues, neighborhood character, scale and density of structures adjacent to historic buildings, and the need to preserve rehabilitated historic areas. The infrastructural components recommended by City agencies were incorporated in the decision letter and support the proposed improvement. The Advisory Agency has no jurisdiction on the architecture or design of a building. Nonetheless, The DAA decision conditioned the approval of the Parcel Map to an affirmative approval for the related Zoning Administrator case ZA-2014-3308-CU-SPP-CCMP.

The DAA finding is adequate.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The appellant contends widening of Orchard Avenue does not conform to the North University Park Specific Plan and could adversely impact the historic character of the neighborhood.

Staff concurs with the appellant. On June 17, 2017, the City of Los Angeles adopted Ordinance No. 184,903 intended to protect and enhance the use of buildings, structures and areas, which are reminders of the City's history that are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles.

Subsequently, the Deputy Advisory Agency approved a Parcel Map Modification AA-2014-3308-PMLA-SL-M1 to waive a road widening along Orchard Avenue, but retaining a condition to upgrade damaged/broken sidewalks at the discretion of the Bureau of Engineering and consistent with the North University Park Specific Plan provision F.1.I.

The finding is still adequate since at the time the DAA approved the subdivision, the road widening and improvements were consistent with the Mobility Plan 2035. Under Ordinance No. 184,903, the Director of Planning has authority to waive street improvements in conformance with historic resources of the LAMC Section 12.20.3.C, which reads: *Any street, or portion thereof, located within or sharing a boundary with a Preservation Zone(s), is not subject to the street dedication and/or improvement requirements as set forth in Sections 12.37 A. - C. and 17.05 of the Los Angeles Municipal Code unless requested by the Director of Planning, provided that the existing sidewalk(s) is in compliance with any accessibility guidelines within the public right-of-way that are adopted to comply with Title II of the Americans with Disabilities Act..*

Appeal Point No. 2: The appellant contends that the DAA erred in making the CEQA Findings of Fact

The Appellant contends the Letter of Determination did not address the public comments received on the Mitigated Negative Declaration (ENV-2014-3310-MND) released for public review on September 23, 2015.

Staff Response

On September 23, 2015, the Department of City Planning released a Mitigated Negative Declaration for a Small Lot subdivision to divide one lot into four “small lots” with one dwelling unit per lot, each with more than five habitable rooms, in the RD1.5-1 zone. On October 22, 2015, a public hearing was held on the proposed Small Lot subdivision. During the public comment period and at the public hearing, testimony was given on the inadequacy of cultural resources assessment on potential impacts to the historic character in the MND.

As a result, the Deputy Advisory Agency instructed staff to revise the MND to include additional cultural resource analysis. On May 26, 2016, the revised MND was re-circulated for public review and comments. Subsequently, on July 20, 2016, based on the entirety of the public record, the Deputy Advisory Agency issued a decision letter approving with conditions the Preliminary Parcel Map.

The DAA finding is adequate.

APPELLANT B:

The decision by the Deputy Advisory Agency was appealed on August 4, 2016 by Craig Fajnor. The following is a summary of the appeal statement and staff responses.

Appellant’s Statement:

In his appeal application, the appellant states that the Deputy Advisory Agency, erred and abused his discretionary authority upon approving the widening of Orchard Avenue which could adversely impact historic properties and the historic character of the neighborhood.

Appeal Point No. 1: Historic Street Character Concerns

The proposed widening of Orchard Avenue could adversely impact the historic character of the neighborhood. Widening of the roadway would encroach into this historic setback and would materially impact a character-defining feature of these historic district contributors.

Staff Response:

Staff concurs with the appellant. On June 17, 2017, the City of Los Angeles adopted Ordinance No. 184,903 intended to protect and enhance the use of buildings, structures and areas, which are reminders of the City's history that are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles. LAMC Section 12.20.3C provides that any street, or portion thereof, located within or sharing a boundary with a Preservation Zone(s), is not subject to the street dedication and/or improvement requirements as set forth in Sections 12.37 A-C and 17.05 unless requested by the Director of Planning.

Subsequently, the Deputy Advisory Agency approved a parcel map modification to waive a road widening along Orchard Avenue, but retaining a condition to upgrade damaged/broken sidewalks at the discretion of the Bureau of Engineering and consistent with the North University Park Specific Plan provision F. 1. I.

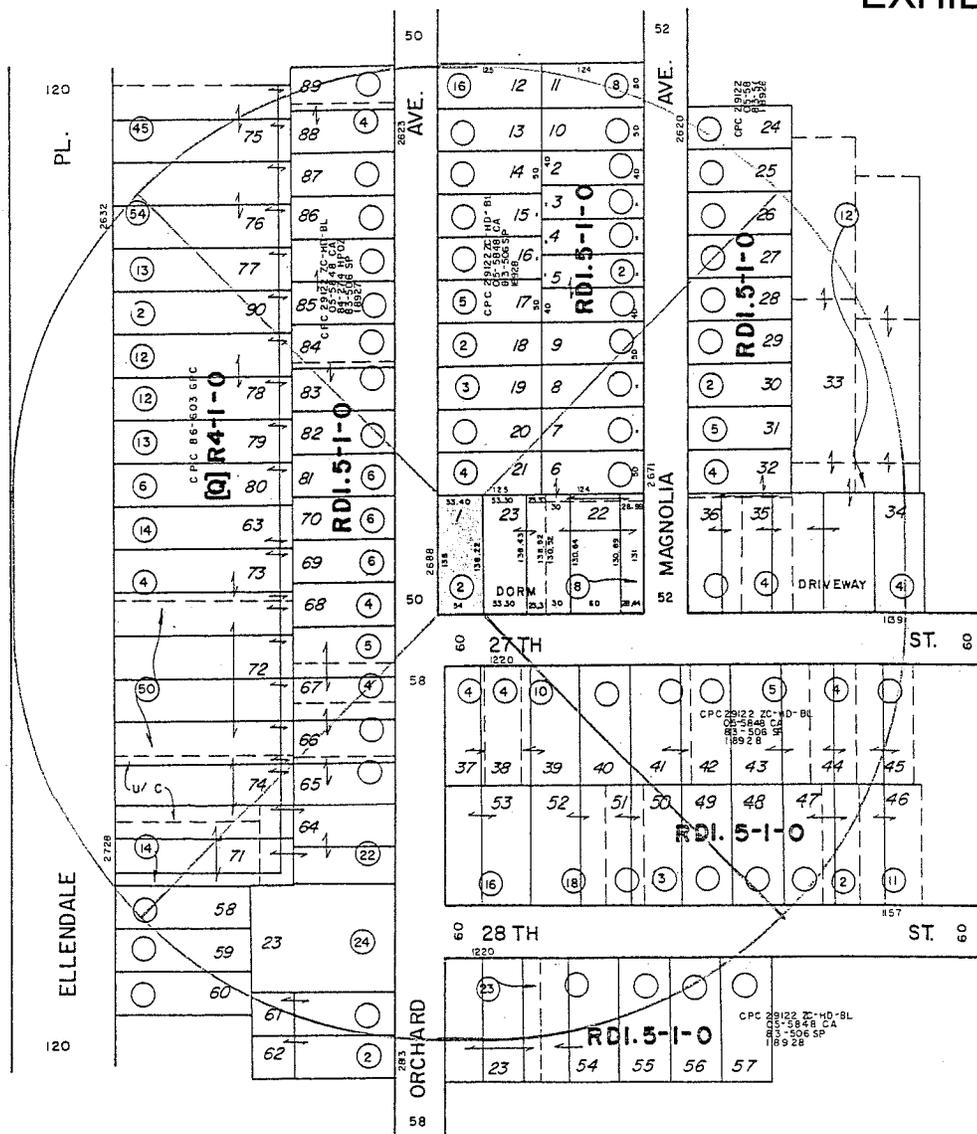
The finding is still adequate since at the time the DAA approved the subdivision, road widening and improvement were consistent with the Mobility Plan 2035. Under the new ordinance, the Director of Planning has authority to waive street improvements in conformance with historic resources of the City.

STAFF RECOMMENDATION

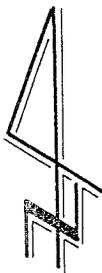
In consideration of the foregoing, it is submitted that the Deputy Advisory Agency acted reasonably in approving Parcel Map AA-2014-3308-PMLA-SL. Staff recommends that the appeal be granted in part and that the action of the Deputy Advisory Agency in approving the Parcel Map AA-2014-3308-PMLA-SL be sustained and that Condition 7a be modified as follows:

- 7a. **At the discretion of the Bureau of Engineering and consistent with North University Park Specific Section F.1.I.** improve Orchard Avenue adjoining the subdivision by the **re**-construction of the following:
- (1) A concrete curb, a concrete gutter, a ~~5-foot wide~~ concrete sidewalk ~~in a 10-foot wide border planting~~ **and** trees and landscaping of **in** the parkway.
 - (2) ~~Suitable surfacing to join the existing pavement and to complete a 20-foot wide half roadway.~~
 - (3) ~~Any necessary removal and reconstruction of the existing improvements.~~
 - (4) The necessary transition to join the existing improvements.

EXHIBIT B



LEGAL: MILLER & HERRIOT'S SUB OF THE HARPER TRACT, LOT 26
SEE APPLICATION



PRELIMINARY PARCEL MAP NO. _____

NET AC. = 0.17

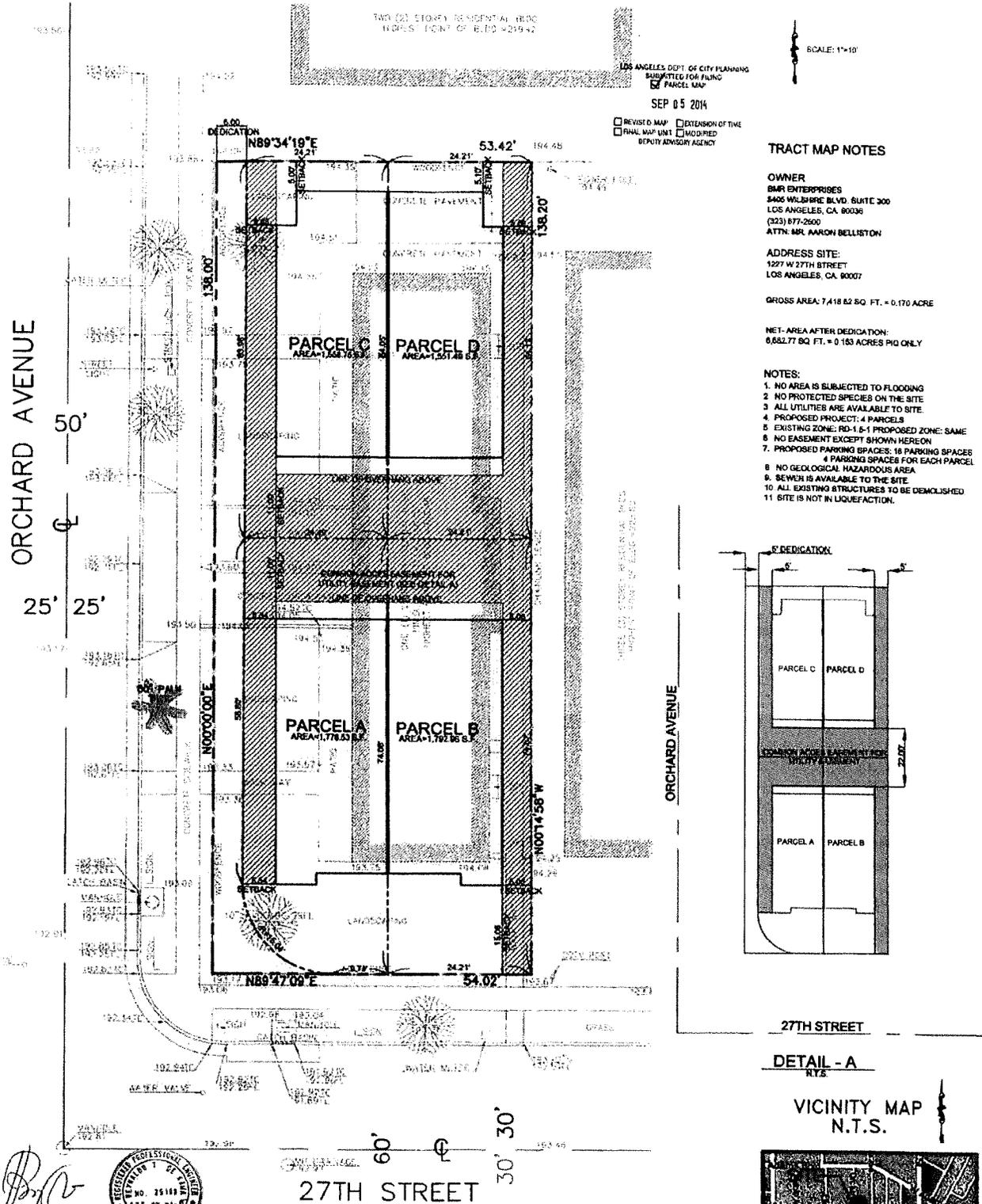
THOMAS BROS. PAGE: 634 , GRID: 7/ B	& CONDITIONAL USE PERMIT  CONTINENTAL MAPPING SERVICE 6315 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	CASE NO.: DATE: 6-4-14 8-11-14 SCALE: 1" = 100' USES: FIELD D.M.: 123B127, 123A201
C.D. 9 C.T. 2218.20 P.A. 050	W.O. CMS 14-1523	

PRELIMINARY PARCEL MAP

FOR 4 UNIT SMALL LOT SUBDIVISION

LOTS 26 OF MILLER AND HARRIOT'S SUB OF THE HARPER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MISCELLANEOUS RECORD 22 PAGE 24 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5055-026-032



TRACT MAP NOTES

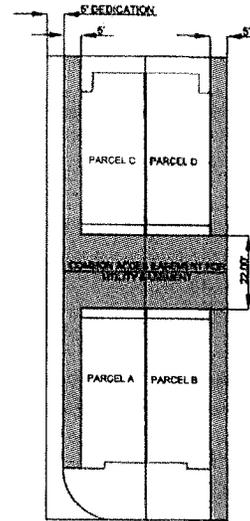
OWNER
BMR ENTERPRISES
8405 WILSHIRE BLVD. SUITE 300
LOS ANGELES, CA. 90036
(323) 877-2600
ATTN: MR. MARION BELLISTON

ADDRESS SITE:
1227 W 27TH STREET
LOS ANGELES, CA. 90007

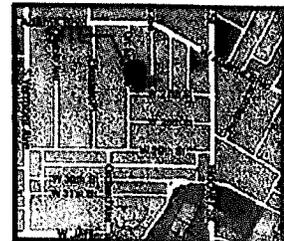
GROSS AREA: 7,418.82 SQ. FT. = 0.170 ACRE

NET AREA AFTER DEDICATION:
6,682.77 SQ. FT. = 0.153 ACRES PIG ONLY

- NOTES:**
1. NO AREA IS SUBJECTED TO FLOODING
 2. NO PROTECTED SPECIES ON THE SITE
 3. ALL UTILITIES ARE AVAILABLE TO SITE
 4. PROPOSED PROJECT: 4 PARCELS
 5. EXISTING ZONE: RD-1 S-1 PROPOSED ZONE: SAME
 6. NO EASEMENT EXCEPT SHOWN HEREON
 7. PROPOSED PARKING SPACES: 18 PARKING SPACES
4 PARKING SPACES FOR EACH PARCEL
 8. NO GEOLOGICAL HAZARDOUS AREA
 9. SEWER IS AVAILABLE TO THE SITE
 10. ALL EXISTING STRUCTURES TO BE DEMOLISHED
 11. SITE IS NOT IN LIQUEFACTION.



VICINITY MAP N.T.S.



PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29106
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3075 DATE: SEPTEMBER 02, 2014



AFTER DEDICATION

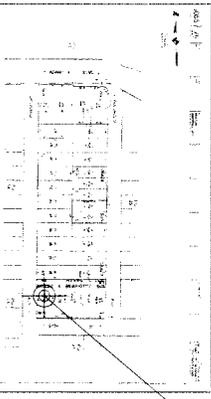
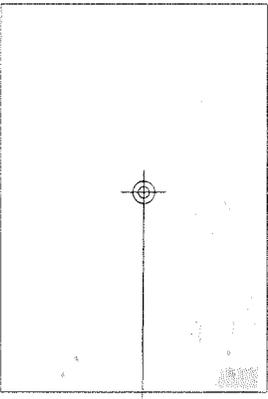
PARCEL #	LOT AREA	PROPERTY DESCRIPTION			
		SETBACK NORTH	SETBACK EAST	SETBACK SOUTH	SETBACK WEST
A	1,776.53 SF*	11.00'	0.17'	15.06'	5.34'
B	1,782.96 SF	11.00'	5.00'	15.06'	0.17'
C	1,558.76 SF*	5.00'	0.17'	11.00'	5.05'
D	1,551.49 SF	5.10'	5.00'	11.00'	0.17'

1227 W 27TH ST

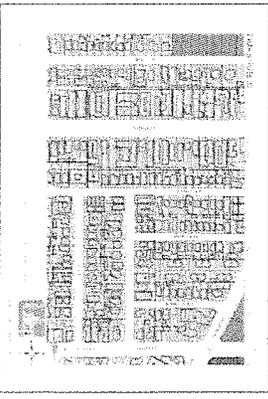
PROJECT LOCATION:

1227 W 27TH ST
LOS ANGELES, CA 90007
LEGAL DESCRIPTION:
TRACT MILLER & HERRIOTT'S
BLOCK, NONE
MAP BOOK, M R 22-44
RECORDS OF LOS ANGELES COUNTY
APN: 5855026032

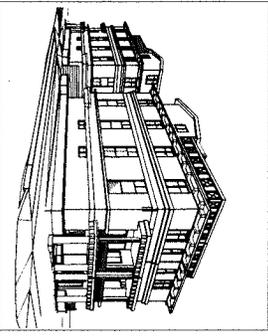
VICINITY MAP



ASSESSORS PARCEL MAP



ZONING MAP



BUILDING PERSPECTIVE

UNIT BREAKDOWN

UNIT TYPE	# OF UNITS	SQUARE FOOTAGE
UNIT 1	1	2099.6
UNIT 2	1	2099.6
UNIT 3	1	2099.6
UNIT 4	1	2099.6
TOTAL	4	8238.4

PROJECT INFORMATION		BUILDING DEPARTMENT INFORMATION	
PROJECT NAME:	1227 W 27TH ST	OCCUPANT:	R-2
PROJECT ADDRESS:	1227 W 27TH ST LOS ANGELES, CA 90007	BUILDING HEIGHTS AND AREAS:	LOT 1: 45' HEIGHT, 1869.3 AREA LOT 2: 45' HEIGHT, 1549.3 AREA LOT 3: 45' HEIGHT, 2181.4 AREA LOT 4: 45' HEIGHT, 1791.4 AREA
OWNER AGENT:	BMR ENTERPRISES AARON BELLUSTON 100 WILSHIRE BLVD, SUITE 300 LOS ANGELES, CA 90024 P: 323.677.2500 F: 323.571.9851	LOCATION ON PROPERTY:	LOT 1: N 10 PL, E 10 PL, S 10 PL, W 10 PL LOT 2: N 5, E 5, S 10-11', W 2' LOT 3: 10-11', 2', 15', 10' LOT 4: 10-11', 5', 15', 2'
ARCHITECT:	JAY VANOS ARCHITECTS 1733 S. LA CIENEGA BLVD LOS ANGELES, CA 90035 T: 310.280.0193	LEGAL DESCRIPTION:	TRACT MILLER & HERRIOTT'S SUBDIVISION OF THE HERRIOTT TRACT LOT 28 MAP BOOK, M R 22-44 RECORDS OF LOS ANGELES COUNTY APN: 5855026032
PROJECT DESCRIPTION:	4 UNIT SMALL LOT SUBDIVISION	TYPE OF CONSTRUCTION:	FIRE SPRINKLERS
		EXISTING AND EGRESS:	REQUIRED: PROVIDED

PLANNING DEPARTMENT INFORMATION

ZONE	ALLOWABLE / RES'D	PROVIDED
LOT AREA:	7260.6	43'-9"
HEIGHT:	45'-0"	43'-9"
DENSITY:	1500	4.95
OPEN SPACE:	N/A	N/A
PARKING (req'd):	4/UNIT	16
SETBACKS:	N: N/A, S: N/A, E: N/A, W: N/A	
LOT 1:	5'-0", 0'-0", 5'-0"	
LOT 2:	5'-0", 0'-0", 5'-0"	
LOT 3:	0'-0", 15'-0", 0'-0", 5'-0"	
LOT 4:	0'-0", 15'-0", 5'-0", 0'-0"	

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06.3	DRAIN
06.4	SITE - GROUND FLOOR PLAN
06.5	SITE - FLOOR PLAN
06.6	LEVEL - 1 TO 4
06.7	LEVEL - 1 TO 4
06.8	OVERALL EAST + SOUTH ELEVATIONS
06.9	OVERALL WEST + NORTH ELEVATIONS
07.0	OVERALL SECTIONS
07.1	WALL SECTIONS / SECTION A
07.2	SECTION A DETAILS
07.3	WINDOW SCHEDULE
07.4	AREA CALCULATIONS
07.5	AREA CALCULATIONS II
07.6	STAIR
07.7	(UNIT A) GROUND + L2 FLOOR PLAN
07.8	(UNIT A) L3 + L4
07.9	(UNIT A) T.O. ROOF
08.0	(UNIT A) NORTH + SOUTH ELEVATIONS
08.1	(UNIT A) EAST ELEVATION
08.2	(UNIT A) SECTION 11 + SECTION A1
08.3	(UNIT C) GROUND + L2 FLOOR PLAN
08.4	(UNIT C) L3 + L4
08.5	(UNIT C) T.O. ROOF
08.6	(UNIT C) NORTH + SOUTH ELEVATIONS
08.7	(UNIT C) EAST ELEVATION
08.8	(UNIT C) SECTION 11 + SECTION A1
08.9	STRUCTURAL NOTES
09	Mechanical
09.0	MECHANICAL NOTES
10	Plumbing
10.0	PLUMBING NOTES
11	Electrical
11.0	ELECTRICAL NOTES

AA 2014-3308

Project Information:
 Address: 1227 W 27TH ST
 City: LOS ANGELES, CA 90007
 Phone: (310) 280-0193
 Fax: (310) 280-0193
 Website: www.vanos.com

Project Name: 1227 W 27TH ST SMALL LOT

Parcel Information:
 APN: 5855026032
 Map Book: M R 22-44
 Record: 5855026032

Architect: JAY VANOS ARCHITECTS
 1733 S. LA CIENEGA BLVD
 LOS ANGELES, CA 90035
 T: 310.280.0193

Project Information:
 Project Number: 1227-3308
 Date: 12/16/14
 Scale: 1/8" = 1'-0"

Client: BMR ENTERPRISES
 AARON BELLUSTON
 100 WILSHIRE BLVD, SUITE 300
 LOS ANGELES, CA 90024
 P: 323.677.2500
 F: 323.571.9851

Designer: JAY VANOS ARCHITECTS
 1733 S. LA CIENEGA BLVD
 LOS ANGELES, CA 90035
 T: 310.280.0193

Checker: JAY VANOS ARCHITECTS
 1733 S. LA CIENEGA BLVD
 LOS ANGELES, CA 90035
 T: 310.280.0193

EXHIBIT D

2014 Digital Color-Ortho

07/05/2017

City of Los Angeles
Department of City Planning



Address: 1227 W 27TH ST

APN: 5055026032

PIN #: 123B197 1289

Tract: MILLER & HERRIOTT'S
SUBDIVISION OF THE HARPER
TRACT

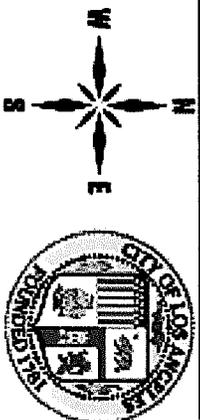
Block: None

Lot: 26

Arb: None

Zoning: RD1.5-1-O

General Plan: Low Medium II Residential



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City of Los Angeles
Department of City

EXHIBIT E

8/25/2017
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1227 W 27TH ST

ZIP CODES

90007

RECENT ACTIVITY

AA-2014-3308-PLMA

Requires Hist. Pres. Review by Design Review Board

CASE NUMBERS

CPC-29122-ZC-HD-BL

CPC-2008-1552-CPU

CPC-2005-5848-CA

CPC-1990-346-CA

CPC-1983-506-SP

CPC-1983-506

CPC-18928

ORD-52649

ORD-52305

ORD-46853

ORD-180218

ORD-171682

ORD-171681

ORD-162128

ORD-158194

ORD-158193

ORD-158192

ORD-157710

ORD-156691

ORD-155691

ORD-131452

ZA-2014-3309-CU-SPP-CCMP

AA-2014-3308-PMLA

ENV-2014-3310-MND

ENV-2013-3392-CE

ENV-2008-1781-EIR

ENV-2005-6078-ND

ND-84-384-CP

Address/Legal Information

PIN Number	123B197 1289
Lot/Parcel Area (Calculated)	7,420.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID B7
Assessor Parcel No. (APN)	5055026032
Tract	MILLER & HERRIOTT'S SUBDIVISION OF THE HARPER TRACT
Map Reference	M R 22-44
Block	None
Lot	26
Arb (Lot Cut Reference)	None
Map Sheet	123B197

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 9 - Curren D. Price, Jr.
Census Tract #	2218.20
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2397 North University Park - Exposition Park - West Adams ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	North University Park South Los Angeles Alcohol Sales
Special Land Use / Zoning	None
Design Review Board	Yes
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	North University Park - Exposition Park - West Adams
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5055026032
APN Area (Co. Public Works)*	0.171 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$592,552
Assessed Improvement Val.	\$215,472
Last Owner Change	05/02/2016
Last Sale Amount	\$9
Tax Rate Area	210
Deed Ref No. (City Clerk)	637894
	567639
	567638
	494168
	400181
	4-910
	330362
	3-607
	1762743
	1198369
Building 1	
Year Built	1949
Building Class	D55
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,195.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.2857988

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Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	South Los Angeles Transit Empowerment Zone
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	327
Fire Information	
Bureau	South
Batallion	11
District / Fire Station	15
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-29122-ZC-HD-BL
Required Action(s):	BL-BUILDING LINE HD-HEIGHT DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2005-5848-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1983-506-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-2014-3309-CU-SPP-CCMP
Required Action(s):	CU-CONDITIONAL USE SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE CCMP-CERTIFICATE OF COMPATIBILITY
Project Descriptions(s):	A PRELIMINARY PARCEL MAP, PURSUANT TO SECTION 17.50 AND 12.22-C,27 OF THE LAMC, TO ALLOW DIVISION OF ONE LOT INTO 4 SMALL PARCELS. A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24-W,52 OF THE LAMC, TO ALLOW CONSTRUCTION OF FOUR SINGLE-FAMILY DWELLINGS EACH WITH MORE THAN 5 HABITABLE ROOMS IN THE UNIVERSITY PARK NEIGHBORHOOD STABILIZATION OVERLAY DISTRICT. A CERTIFICATE OF COMPATIBILITY, PURSUANT TO SECTION 12.20.3-L OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLING IN THE UNIVERSITY PARK SPECIFIC PLAN AREA. A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLINGS WITH MORE THAN 5 HABITABLE ROOMS.
Case Number:	AA-2014-3308-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	A PRELIMINARY PARCEL MAP, PURSUANT TO SECTION 17.50 AND 12.22-C,27 OF THE LAMC, TO ALLOW DIVISION OF ONE LOT INTO 4 SMALL PARCELS. A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24-W,52 OF THE LAMC, TO ALLOW CONSTRUCTION OF FOUR SINGLE-FAMILY DWELLINGS EACH WITH MORE THAN 5 HABITABLE ROOMS IN THE UNIVERSITY PARK NEIGHBORHOOD STABILIZATION OVERLAY DISTRICT. A CERTIFICATE OF COMPATIBILITY, PURSUANT TO SECTION 12.20.3-L OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLING IN THE UNIVERSITY PARK SPECIFIC PLAN AREA. A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLINGS WITH MORE THAN 5 HABITABLE ROOMS.
Case Number:	ENV-2014-3310-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

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Project Descriptions(s): A PRELIMINARY PARCEL MAP, PURSUANT TO SECTION 17.50 AND 12.22-C,27 OF THE LAMC, TO ALLOW DIVISION OF ONE LOT INTO 4 SMALL PARCELS.

A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24-W,52 OF THE LAMC, TO ALLOW CONSTRUCTION OF FOUR SINGLE-FAMILY DWELLINGS EACH WITH MORE THAN 5 HABITABLE ROOMS IN THE UNIVERSITY PARK NEIGHBORHOOD STABILIZATION OVERLAY DISTRICT.

A CERTIFICATE OF COMPATIBILITY, PURSUANT TO SECTION 12.20.3-L OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLING IN THE UNIVERSITY PARK SPECIFIC PLAN AREA.

A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED DEMOLITION OF THE EXISTING DUPLEX AND CONSTRUCTION OF FOUR NEW SINGLE-FAMILY DWELLINGS WITH MORE THAN 5 HABITABLE ROOMS.

Case Number: ENV-2013-3392-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2008-1781-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

Case Number: ENV-2005-6078-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

Case Number: ND-84-384-CP

Required Action(s): CP-COASTAL PERMIT APPEAL

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

CPC-18928

ORD-52649

ORD-52305

ORD-46853

ORD-180218

ORD-171682

ORD-171681

ORD-162128

ORD-158194

ORD-158193

ORD-158192

ORD-157710

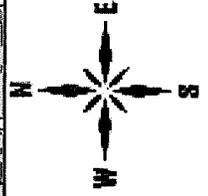
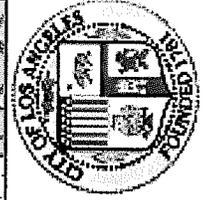
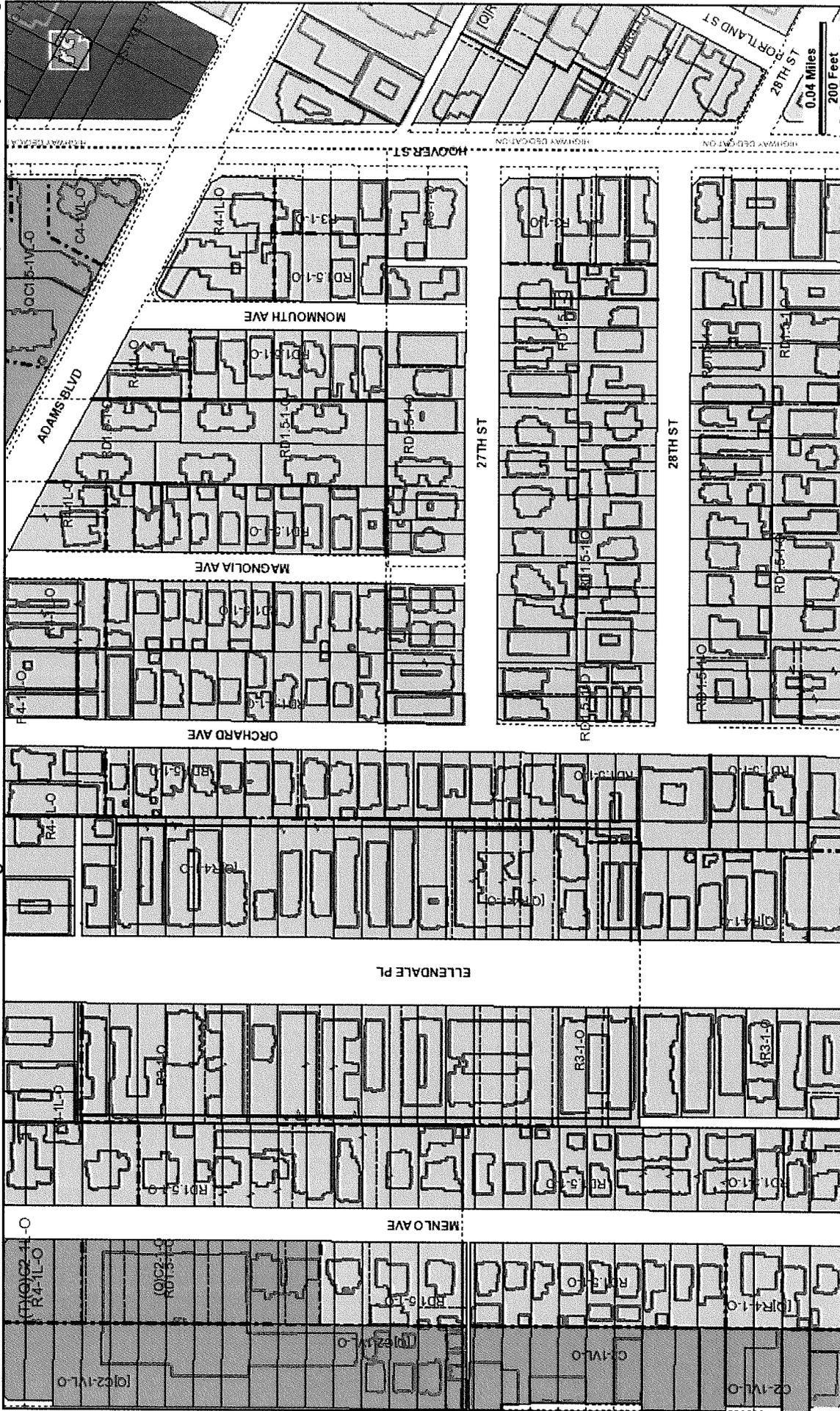
ORD-156691

ORD-155691

ORD-131452

08/25/2017

ZIMAS PUBLIC



Address: 1227 W 27TH ST
 Tract: MILLER & HERRIOTT'S
 SUBDIVISION OF THE HARPER
 TRACT
 Block: None
 Lot: 26
 Arb: None

Zoning: RD1.5-1-O
 General Plan: Low Medium II Residential

APN: 5055026032
 PIN #: 123B197 1289

LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST

-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | | |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Aquatic Facilities |  Other Facilities |  Opportunity School |
|  Beaches |  Park / Recreation Centers |  Charter School |
|  Child Care Centers |  Parks |  Elementary School |
|  Golf Course |  Performing / Visual Arts Centers |  Span School |
|  Historic Sites |  Recreation Centers |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |  High School |
|  Skate Parks | |  Middle School |

COASTAL ZONE

-  Coastal Zone Commission Authority
-  Calvo Exclusion Area
-  Not in Coastal Zone
-  Dual Jurisdictional Coastal Zone

MUNICIPAL CODE SECTION 85.02 (VEHICLE DWELLING)

-  No vehicle dwelling anytime
-  No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
-  Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- | | | |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Lot Ties |  Tract Map | |
|  Building Outlines 2014 |  Parcel Map | |
|  Building Outlines 2008 | | |

DEPARTMENT OF
CITY PLANNING

CITY PLANNING
COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
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Decision Date: July 20, 2016

Appeal End Date: August 4, 2016

Aaron Belliston
BMR Enterprises
5405 Wilshire Blvd., Suite 300
Los Angeles CA 90036

Kamran Kazemi
1916 Colby Avenue
Los Angeles, CA 90025

Case No. AA-2014-3308-PMLA

Related Case:

ZA-2014-3309-CU-SPP-CCMP

1227 W. 27th Street

South Los Angeles Planning Area

Zone : RD1.5-1-O

D. M. : 123B197

C. D. : 09

CEQA: ENV-2014-3310-MND

Legal Description: Lot 26, Tract - Miller
& Herriott's Subdivision of the Harper

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-3310-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Parcel Map AA-2014-3308-PMLA-SL, for a maximum of four parcels with a single-family dwelling on each parcel, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated September 5, 2014. This unit density is based on the RD1.5-1-O Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

1. That a 5-foot wide strip of land be dedicated along Orchard Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication, including a 10-foot by 10-foot corner cut, or a 15-foot radius property line return at the intersection with 27th Street.
2. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
3. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
4. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
5. That any necessary public sanitary sewer easement with sufficient width be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
6. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Orchard Avenue adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 10-foot wide border, planting trees and landscaping of the parkway area.
 - (2) Suitable surfacing to join the existing pavement and to complete a 20-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of the existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b. Improve 27th Street adjoining the subdivision by repairing or replacing any broken or offgrade curb, gutter, and sidewalk; planting trees and landscaping of the parkway area.

- c. Construct the necessary mainline sewer in the provided sewer easement, including house connections to serve each parcel, or any other arrangement acceptable to the Central Engineering District Office.

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of ZA case ZA-2014-3309-CU-SPP-CCMP. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - c. Show street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedications. Front and side yard requirements shall be required to comply with current code as measured from new property line after dedication.
 - d. After required street dedication is taken, a minimum 50 ft. lot width is required to be maintained in the **RD1.5 Zone**. Obtain written approval from the Department of City Planning Advisory Agency to allow the minimum lot width to be less than 50 ft.
 - e. Proposed Parcel C of the Map does not comply with the minimum 15 ft. front yard setback fronting (facing) along Orchard Avenue as required for the **RD1.5-1 Zone**. Revise the Map to show compliance with the above requirement as measured after the required street dedication is taken or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setback as indicated in the Setback Matrix.
 - f. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress final map.

Notes:

The project is within the North University Park Specific Plan Area.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements for Small Lot Subdivision.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

***NOTE TO PLAN CHECKER :** The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, the following variations from the Code as it applies to this subdivision: Forty eight (48) feet wide lot in lieu of the required 50 feet.

DEPARTMENT OF TRANSPORTATION

10. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
 - a. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

11. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. All homes shall have noncombustible roofs. (Non-wood)
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans, or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting, please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF RECREATION AND PARKS

12. That the Quimby fee be based on the RD Zone.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

13. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

IMPROVEMENT CONDITION: Construct new street light: one (1) on 27th Street. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Orchard Avenue.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

14. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Use. Limit the proposed development to a maximum of 4 units on 4 parcels, for a maximum of 1 unit on each parcel.
 - b. Parking. That a minimum of two (2) parking spaces per dwelling unit shall be provided, for a minimum of eight (8) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Landscape Plans**. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. *And -- if volunteered at hearing by applicant-- The landscape plan shall be submitted to Council District Nine (9) Office for its review and comment to the Advisory Agency prior to the submittal of the landscape plan to the Advisory Agency for approval.* The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. Advisory Agency additional development requirements and/or limitations as follows: N. A.
- e. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- f. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- h. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of

the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those

held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

- i. **Height.** The height of structures shall not exceed 45 feet.
- j. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site:

This is an approval of the development a forty eight (48) feet wide lot (after dedication) in lieu of the required fifty (50) feet.

Tenant Relocation Conditions

15. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
16. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.
17. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2014-3309-CU-SPP-CCMP shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2014-3309-CU-SPP-CCMP is not approved, the subdivider shall submit a parcel map modification.
18. That the subdivider shall record and execute a Covenant and Agreement to comply with the North University Park **Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
19. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the buildings shall not be issued until the final map has been recorded.

20. **Small Lot Subdivision -note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

a.

PARCEL #	SETBACK NORTH	SETBACK EAST	SETBACK SOUTH	SETBACK WEST
A (1,776.53 SF*)	11.00'	0.17'	15.06'	5.34'*
B (1,792.96 SF)	11.00'	5.00'	15.06'	0.17'
C (1,558.75 SF*)	5.00'	0.17'	11.00'	5.05'*
D (1,551.49 SF)	5.10'	5.00'	11.00'	0.17'
*AFTER DEDICATION				

All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel; and

- b. A Maintenance Association shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the parcel map file.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition Nos. 22 and 23** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
22. Prior to recordation of the final map, a Covenant and Agreement shall be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV-2014-3308-MND:
- MM-1 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41.

The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

- MM-2 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- MM-3 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.
- MM-4 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.
- MM-5 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.
23. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

Air Quality

- CM-1 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers

shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- CM-7 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

- CM-12 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

- CM-13 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

- CM-15 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-16 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

Revised Parcel Map

That the applicant submit 10 copies of a revised parcel map (a final map), satisfactory to the (Advisory Agency) (City Engineer) showing the following:

FINDINGS OF FACTFINDINGS OF FACT (CEQA):

The Planning Department issued, on September 23, 2015, the proposed project Mitigated Negative Declaration No. ENV-2014-3310-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-3310-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Aesthetics;
- Geology and Soils;
- Public Services;

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 22 and 23**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 21**.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2014-3308-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted General Plan Land Use Element is made up of 35 Community Plans. The subject project is within the South Los Angeles Community. The South Los Angeles Community Plan Land use Designation for the subject property is Low Medium II Residential, with the corresponding zones of RD2 and RD1.5. This requires at least 1500 square feet of lot area per dwelling unit. The subject 6,682 net square foot parcel is zoned RD1.5-1 which corresponds with Low Medium II Residential. Based on the square footage of the subject parcel, the maximum density allowed by right is 4 dwelling units. The proposed project is for a 4 units. Therefore, the project is consistent with the General Plan Land Use Designation.

The project is within the South Los Angeles Alcohol Sales Specific Plan area. The Los Angeles Alcohol Sales Specific Plan does not address residential development issues. It requires Planning Commission approval for alcohol sales.

The project is also within the North University Park Specific Plan area. As a condition of approval, Condition No. **9b** of this Letter of Determination requires the applicant to show compliance with all the conditions/requirements of case number ZA-2014-3309-CU-SPP-CCMP, which is the companion case addressing compliance with the North University Park Specific Plan. That case approval insures that the project is consistent with the North University Park Specific Plan requirements. As conditioned, the project conforms to the General Plan and applicable Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The proposed type of development is called a "Small Lot" parcel map. It would be 4 single family dwellings on 4 individual new lots that would range between approximately 1,552 square feet and 1,792 square feet in size, thereby meeting the minimum lot size requirement of 600 square feet for the Small Lot Ordinance. The site plan indicates that lot widths will be approximately 24.49 and 24.21 feet each, thereby meeting the minimum lot width requirement of 16 feet. Eight covered parking spaces would be at ground level; 2 beneath each unit.

The Bureau of Engineering has reviewed the proposed parcel map and found that the parcel map layout is generally satisfactory. As conditions of approval, the subdivider is required to make improvements on Orchard Avenue and on 27th Street abutting the site in order to meet current standards. Those conditions are included in this letter. See conditions under department.

The proposed project would provide an appropriate residential development that is consistent with the RD1.5-1 Zone and the Low Medium II Residential land use designation in the South Los Angeles Community Plan. There are comparable multifamily developments, in the surrounding area.

The project is within the South Los Angeles Alcohol Sales Specific Plan area. The Los Angeles Alcohol Sales Specific Plan does not address residential development issues. It requires Planning Commission approval for alcohol sales.

The project is also within the North University Park Specific Plan area. As a condition of approval, Condition No. **9b** of this Letter of Determination requires the applicant to show compliance with all the conditions/requirements of case number ZA-2014-3309-CU-SPP-CCMP, which is the companion case addressing compliance with the North University Park Specific Plan. That case approval insures that the project is consistent with the North University Park Specific Plan requirements. As conditioned, the project conforms to the General Plan and applicable Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

According to the Bureau of Engineering (BOE) letter dated April 16, 2015, there is an existing sanitary sewer available in Orchard Avenue adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve each parcel. BOE recommends conditions of approval that include dedications and improvements along Orchard Avenue and 27th Street, and any necessary sewer repair, should this Preliminary Parcel Map be approved. Those conditions are included in this letter.

The site is level and is not located in a flood zone, liquefaction area, or landslide area. The site, however, is located in a methane zone. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division. Standard Regulatory compliance measures will prevent potential methane gas seepage into the building.

The parcel map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the project's conditions of approval. Therefore as conditioned, the site is physically suitable for a small lot subdivision.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The site is zoned RD1.5-1. This requires at least 1,500 square feet of lot area per dwelling unit. The subject site is approximately 6,682 square feet after dedication. Based on the square footage of the subject site, the maximum density allowed by right is 4 dwelling units. The proposed project is for 4 units. Therefore, the lot is sufficient in size to allow a density of 4 dwelling units.

The current lot width is 54 feet, but 49 feet after dedication. It has been determined by the Bureau of Engineering that the 5-foot dedication is a necessary, thus, the development of the 49 feet wide lot, in lieu of the 50 feet required, for new developments is practical. The site plan indicates that the proposed Small Lot lot widths will be approximately 24.49 and 24.21 feet each, thereby meeting the Small Lot ordinance's minimum lot width requirement of 16 feet

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as plant life, or animal life are concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed units. The Bureau of Engineering has reported that an existing sanitary sewer is available under Orchard Avenue adjoining the subdivision.

This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by **August 4, 2016*** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
(818) 374-5050

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before **5:00 p.m. July 20, 2019**.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Kevin Golden at (213) 978-1396.

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JCR:KSG:thb

cc:

Bureau of Engineering
Dept. of Building & Safety, Zoning
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks
Bureau of Street Lighting
Department of Transportation, CPC Section
Street Tree Division

CP-1809 (03-01-01)

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: AA-2014-3308-PMLA

Project Address: 1227 WEST 27 STREET LA

Final Date to Appeal: AUG. 04, 2016

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): JAMES CHILDS

Company: WEST ADAMS HERITAGE ASSOCIATION - WAHA

Mailing Address: 2341 SCARFF STREET

City: LOS ANGELES State: CA Zip: 90007

Telephone: 213-747-2526

E-mail:

Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self
- Other:

Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable):

Company:

Mailing Address:

City:

State:

Zip:

Telephone:

E-mail:

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: JAMES L. CAUDS

Date: 08/01/16

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Brian Carr</u>	Date: <u>8/1/16</u>
Receipt No: <u>0102613794</u>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

WEST ADAMS HERITAGE ASSOCIATION (W. A. H. A.)

MASTER APPEAL FORM CONTINUATION:

Case No. AA-2014-3308-PMLA / 1227 West 27th Street / Related Case No. ZA-2014-3309-CU-SSP-CCMP / ENV-2014-3310-MND / Zone RD1.5 / North University Park Specific Plan / NSO / South Los Angeles Planning Area / NANDC / CD-9.

08/01/16

On behalf of the West Adams Heritage Association, as an aggrieved party, I object to, and appeal the Notice-Letter Of Determination's (July 20, 2016) decision by the Deputy Advisory Agency designee, Jose Carlos Romero-Navarro, for the approval of a proposed new Small-Lot Subdivision Case No. AA-2014-3308-PMLA (the Project). Located at 1227 W. 27th Street the proposed Project's approval includes:

- The Small Lot Subdivision of 1-lot into 4-lots.
- The new construction of four 4-story residential structures totaling 24 habitable rooms with 16-parking spaces at grade.
- A Conditional Use to permit four dwelling units each containing five or more habitable rooms within the Neighborhood Stabilization Overlay (NSO)
- The demolition of an existing historic residential duplex.
- Adoption of a Mitigated Negative Declaration, ENV-2014 3310-MND.

The West Adams Heritage Association's mission for 30 years has been to conserve and protect the historic resources in the West Adams District – including the subject site. We are appealing this entire decision, which if not appealed would permit the new construction of an intrusive and non-compatible residential complex and the demolition of irreplaceable historic resources.

For the reasons set forth in detail below, the DAA Designee, in his finding for the approval, abused his discretionary authority and issued a decision contrary to the facts. In his decision, the DAA Designee has manipulated language, juggled specifics and utilized omission and obfuscation to create an illusion of compliance. The facts of the case do not support the conclusions made for an approval.

ANALYSIS OF ERRORS IN THE DETERMINATION:

SECTION 1. THE FINDINGS OF FACT (SUBDIVISION MAP ACT) / page 13:

(a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Inexplicably this Section does not even recognize, nor review and comment on the Project's required compliance with the North University Park-Exposition Park-West Adams-Neighborhood Stabilization Overlay District (NSO). In fact there is no specific reference to the compliance with the NSO requirements in the whole of the document. This omission is unacceptable given the fact that the NSO applicability is clearly identified as "Special Land Use / Zoning" on the Planning Departments' own ZIMAS Parcel Profile Report for 1227 W. 27th Street. Additionally both the first MND (09/23/15) and the second MND

(06/15/16) under the "ENV Project Description" reports; "to divide one lot into four 'small lots' with one dwelling unit each, with more than five habitable rooms." The threshold for the activation of the NSO procedures is a threshold of 5 or-more habitable rooms. The applicants in their submissions state that their Project consists of 4-structures each with 6-habitable rooms and 16 parking spaces.

Though there is acknowledgement that there is a related case: No. ZA-2014-3309-CU-SSP-CCMP the Designee's comments only apply to the Project's compliance with that of the North University Park Specific Plan itself, the CCMP element, and nothing is noted that the pending ZA decision also separately requires compliance with the NSO, hence the "CU" as part of the case's administrative procedures.

By omitting, in the Findings, the very existence of the NSO as an applicable Specific Plan, the Designee has failed to inform the public and potential decision makers of a critical element in the planning process that address one of the important current impacts on the historic setting, that of parking. The Designee states that the ZA approval "insures that the Project is consistent with the North University Park Specific Plan requirements." That may or may not be true but not with respect to parking. Because the NUP Specific Plan was created on September 19, 1983, at a time when the potential impacts of the later over densification of USC student residential housing could not be foreseen there were therefore no mandatory compliance requirements for parking beyond the then applicable Building & Safety code.

A community crisis arose with the arrival of the new millennium. The limited available public parking in the historic setting was overwhelmed by a new business format model for student rentals: multiple bedrooms per apartment-units. Exploitive developers schemed configurations: 5,7,9,11, and more, of bedroom & bath units and only had to supply 2-parking spaces per-unit by code. Historic single-family cottages and bungalows were demolished and replaced with massive dormitory-like boxes chocked full of student bedrooms with oppressive prices, causing many to "double-up".

Where there once was a family home with 1 or 2-cars it was replaced by pseudo dorm-units with dozens of bedrooms and scores of students, many with cars. The NSO established on November 16, 2008 was an attempt to mitigate the parking impacts by requiring additional parking for units of 5-habitable rooms or more to have additional parking as determined by a ZA hearing. The NSO has not proven to be as successful as hoped, but its' implementation should be understood by all decision makers especially in the context of CEQA. Although the Designee ignores the existence of the NSO he does find the bureaucratic time to write comment on the South Los Angeles Alcohol Sales Specific Plan area in which the subject property is located by reporting that the Plan: "does not address residential development. It requires Planning Commission approval for alcohol sales."

Relying on a future ZA decision that insures compliance with the NUP Specific Plan is only one part of Finding-(a). Compliance with the NSO is the another element and the omission or obfuscation on this action by the Designee is either an error or negligence. Which ever the reason is however, the Designee has failed to justify his Finding that the

Project is "Consistent with Applicable Specific Plans". A revised and corrected Determination should be recirculated.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS / page 14.

The Designee reported that the Bureau of Engineering's review of the Project found that: "the parcel map layout is generally satisfactory...As conditioned the Project conforms to the General Plan and the applicable Specific Plans." The Designee also reports (under c) that: "The parcel map was circulated to various City Departments and agencies for their review and recommendations."

Even if those actions were accurately interpreted his omissions belie "full" compliance with the General Plan and the South Los Angeles Community Plan. As stated by Vice-President of WAHA, Jean Frost, in our MND response letter of June 15, 2016 to City Planning Deputy Kevin Golden:

"The South Los Angeles Community Plan provides an official guide to the future development of the District for use by the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; residents, property owners and business people of the Plan area, along with private organizations concerned with Planning and civic improvement. One of the objectives for housing in the South Los Angeles Community Plan is to conserve the varied and distinctive residential character of the Plan area. Some of the policies listed in the South Los Angeles Community Plan are as follows: Historic...

- Issues...new developments and rehabilitation projects that are sensitive to the character of the established historic areas.
- Neighborhood Character – Preserve and enhance the positive characteristics of existing uses, which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- Issues...Scale, density, and character of structures housing adjacent to Historic Buildings...
- The need to preserve and rehabilitate historic areas with sensitivity to the character of the established neighborhood.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT / page 15.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT / page 15.

I have no idea why the Designee has added a duplicate (d) to (c). However the Designee reports that in order to be 'Suitable' the: "BOE recommends conditions of approval that include dedications and improvements along Orchard and 27th Street...The current lot width is 54-feet but 49-feet after dedication. It has been determined by the Bureau of Engineering that the 5-foot dedication is a necessary, thus the development of the 49 feet wide lot, in lieu of the 50 feet required, for new developments is practical."

This BOE required condition to alter the existing historic streetscape of Orchard and its intersection of 27th Street is not an acceptable action for compliance with the NUP Specific Plan or CEQA. It has been opposed by all affected parties including the developers, neighbors and historic preservation advocates and their position is supported by the Council office. It does not conform to the North University Park Specific Plan. It is not an action that can be mitigated by a MND.

The public hearing exposed the long term BOE plan to incrementally force all future development projects located along Orchard to surrender critical elements of a recognized historic streetscape's land to change the character defining width of the historic street to allow for a more expeditious automobile travel route through the University Park Specific Plan. This "condition" is not recognized in the Project's MND and needless to say the "cumulative impact" is not considered either.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT / page 15.

I have no idea why this is a 'Finding' but I do in this instance concur with the Designee, I also find "no potential impact on fish."

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS HEALTH PROBLEMS / page 16.

Again I have no idea why this is a 'Finding' but I do concur with the Designee. I am moreover reassured that; "The Bureau of Engineering has reported that an existing sanitary sewer is available under Orchard Avenue adjoining the subdivision."

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION / page 16.

No Comment

SECTION 2. THE FINDINGS OF FACT (CEQA) / page 13:

The Designee has dedicated ½ page to his Findings on CEQA and 3-pages for his Findings on Subdivision (this include the Fish Finding and the sewer availability). He reports: "The Planning Department issued on September 23, 2015, the proposed project Mitigated Negative Declaration No. ENV-2014-3310-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENC-2014-3310-MND, reflects the independent judgment of a lead agency and determined this project, when mitigated, would not have

significant effect upon the environment. The Department found that potential impacts could result from: Aesthetics, Geology and Soils, Public Services.”

This Letter of Determination of July 20, 2016 fails again by not reporting of another of the Project’s MND that unfortunately is also identified as Mitigated Negative Declaration No. ENC-2014-3310-MND but issued on June 15, 2016 by Kevin Golden.

It is confusing to say the least as a member of the public to have to make comment for the record when the Department of City Planning’s bureaucrats have, issued two substantively different MND’s, 8-months apart but both with identical identification. However since this appeal is on the DAA’s Determination of 07/20/16 I must address the inadequacies of its’ approved MND of 09/23/15 as the public has already done in written and oral testimony to the recorded.

Since the original MND-092315 has now been superseded by MND-061516 I now add some of the previsions public comments to MND-092315 as part of this continuing public record. These letters were in response to the publicly circulated MND-09/23/15 and addressed to Kevin Golden, City Planning Associate:

WEST ADAMS HEITAGE ASSOCIATION (W.A.H.A.)
Letter 09/23/15 / Jean Frost

The MND, as it has been published for comment, is in non-compliance with the requirements of the California Environmental Quality Act (CEQA). A CEQA review must be fact based so that decision makers can make informed decisions on project approvals, denials or mitigations. The MND fails to accurately describe the environmental setting in which the proposed project is located. This setting includes the North University Park Specific Plan area, the adjacent North University Park National Register District, and the numerous historic cultural monuments that define the community character.

Over intensification of use in University Park led to the NSO. This proposal conflicts with the underlying purpose of the NSO to preserve the neighborhood character; and results in cumulative impacts on the West Adams Area. This project encourages and provides an economic incentive for the creation of small tracts that never existed in its period of significance and endangers the historic area.

The proposed project diverges from the traditional and historic housing tract form and does not meet the Secretary of Interior’s Standards and, as such, will have significant impacts on the environment.

This published MND fails in its critical Initial Study Checklist categories which deal with Aesthetics, Cultural Resources, Land Use & Planning, Traffic & Circulation, Population & Housing, and Mandatory Findings of Significance by ignoring the existence of the Specific plan and the associated impacts.

A project’s reasonably foreseeable effects on established development patterns need to be considered in determining whether there is an adverse effect. Development

patterns are continually being proposed which change the community character and have a chilling effect on the historic neighborhood's ability to demonstrate a sense of place.

The MND is legally insufficient to meet the requirements of CEQA and should not be certified. Should the proponent pursue this subdivision, an Environmental Impact Report should be drafted for the project. That this MND fails as an environmental document for project is clear. WAHA requests that the present MND be immediately withdrawn and that any decision makers be advised about the public concerns regarding its failure under CEQA. WAHA believes that the only acceptable mitigation for the project is denial of the subdivision a tract map

Adams Dockweiler Heritage Organizing Committee (A.D.H.O.C.)
Letter 09/22/15 / Jim Childs

Protecting and maintaining the context of an existing historic setting is a paramount responsibility for all administrators of a historic overlay zone. As important as it is to insure for the protection of individual historic structures, the negative erosion to the character defining elements of the historic environmental setting can weaken the integrity of the historic district. Unchecked, this erosion can eventually lead to a potential loss of context of a district, which in turn could cause the dissolving of such district.

The MND in fact fails to consider the existence of the NUP-SP district in the aggregate, as a sufferer from the potential negative impacts of the proposed project. Since the North University Park Specific Plan District itself, in its totality, must be considered a "historic resource" under CEQA because of it's designation under the City's Ordinance then any proposed new development on any site within the District should be checked-off with, at a minimum, "Potentially Significant Unless Mitigation Incorporated".

The MND fails to recognize that there even is a demolition of an existing "historic" structure. The building is simply referred to as a duplex. There is no explanation offered as to why this duplex located in the NUP-SP is not historic. It is just a duplex therefore preparer can find "Nothing for impacts to". The potential level of historic importance for this 1949 structure is not known. It was not surveyed in the NUP-SP 1983 survey because it was outside the districts "period of significance" (1890-1940). That this now 66-year old structure may have acquired its own historic standing has not been investigated by Planning staff.

NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION (N.U.P.C.A.)
Letter 09/22/15 / Mitzi March Mogul

The Small Lot Subdivision Ordinance was established in 2006. Its main goal was to create affordable home ownership in "blighted" or otherwise deteriorated areas which required improvement. Home ownership rather than rental as a means of engaging people in the community is not a new concept. The Small Lot Ordinance is flawed by what it does not say, as much as what it does. There is no provision for addressing the issue of an inappropriate site.

The proposed Small Lot Subdivision at 1227 W. 27th Street is contrary to the principles and guidelines of document which governs that community. The MND states that the project "conforms to the community plan," which is simply not the case. The property in question lies within the Specific Plan area governed by the North University Park Design Review Board. The Specific Plan functions as an HPOZ in that it, The Specific Plan, was adopted in Sept 19, 1983 (Ord. #158194), which predates the Small Lot Subdivision, so there is no excuse for the Planning Department to have overlooked it in reviewing the conditions. The MND offers only standard language which does not take in to account the specifics of the project area or site.

The parcel is surrounded by many potentially historic homes as well as City Historic Monuments, which cannot help but be impacted by the density of a Small Lot Subdivision project. The lots in those areas were never designed to accommodate multiple ownership.

While the Ordinance states, with regard to Specific Plan areas, that "In the event a deviation is sought from a Specific Plan, the Advisory Agency recommends that any such deviation fall within the boundaries of a Project Permit Adjustment, as these are minor deviations and will be processed concurrently with the subdivision," there are so many issues at stake here that they cannot be seen as "minor deviations." The historic nature of the community alone makes this particularly sensitive and requires that we maintain the highest threshold of consideration, not the lowest. This is a basic requirement of the California Environmental Quality Act (CEQA).

CITY LIVING REALITY

Letter 09/23/15/ David Raposa

The Specific Plan was adopted in 1983 expressly to set higher standards for development, greater than the existing code would require. This was necessary for preserving the character and sense of place within the North University Park Specific Plan area. The Small Lot Ordinance sets lower standards which would create an economic incentive for the chopping up of the historic pattern of the various tracts.

Creating four mini lots fails to conform to any existing historic lot configuration. This subdivision will cause a negative impact on incentives to preserve existing historic buildings on the substantial, traditionally sized lots. It will imperil re-investment in restoration and improvement and thus affect the quality of life in the Specific Plan area.

The MND fails to take into consideration the uniqueness of the Specific Plan area and the serious negative impacts that granting a small lot subdivision would incur. Not only would this create economic incentives to destruction of the community character but also to issues regarding traffic and circulation, housing, land use and planning and cumulative impacts.

The MND should not be adopted and the small lot subdivision should not be granted as it would have serious negative impacts and erode the historic community character.

It was in response to these public comments, among others, about the deficiencies of MND-092315 that caused a revised MND- 061516. If my previous suggestion that a revised and corrected Determination be recirculated then I would hope that the CEQA Finding is also revised to include the current MND conclusions, however wrong they may be. Nevertheless I hope that when this appeal is heard by the SAPC it will be judged accordingly and I will not be victim of some "bait and switch" maneuver by staff in concert with the City Attorney's Office. Been there and done that.

CONCLUSIONS:

This issued Letter of Determination should be an embarrassment to the Planning Department. Its' slipshod fabrication of Findings which omits required comments on compliance with the NSO as a recognized Specific Plan, approves an outdated MND as a CEQA compliant document, and makes Findings on fish, is not an acceptable document and should be withdrawn and rewritten by a qualified and experienced staff person.

A review of the case file reveals that this published document is substantively identical to the "Hearing Date, October 22, 2015, Staff Report" (Kevin S. Golden) and failed to include any intervening information such as the June 15, 2016 revised MND. It is inexcusable that neither peer nor senior-staff reviews of this document, if conducted, would have missed the irrelevant "fish" Finding.

The West Adams Heritage Association is asking that the South Area Planning Committee find on behalf of our WAHA appeal, and reject the approval of the Small Lot Subdivision of 1227 West 27th Street because of its' negative impacts to the existing historic setting and its' cumulative impacts to the character defining features of the historical context. WAHA asks that you also rescind the Project's MND-19/23/15 and find that a full Environmental Impact Report be undertaken.

Respectfully yours

Jim Childs, on behalf of the West Adams Heritage Association
2326 Scarff Street University Park, Los Angeles Calif.90007
213-747-2526 / jeanjim@earthlink.net



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: AA-2014-3308-PMLA/ENV-2014-3310-MND

Project Address: 1227 W 27th Street

Final Date to Appeal: 08/04/2016

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Craig Fajnor

Company: _____

Mailing Address: 2631 Orchard Ave

City: Los Angeles State: CA Zip: 90007

Telephone: (310) 709-1762 E-mail: crfajnor@earthlink.net

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: _____

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): N/A

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part
 Are specific conditions of approval being appealed? Yes No

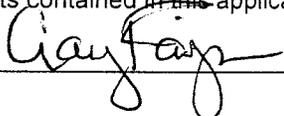
If Yes, list the condition number(s) here: 7

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 08/04/2016

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

TO: South Area Planning Commission

RE: Justification/Reason for Appeal – Case Number AA-2014-3308-PMLA/ENV-2014-3310-MND –
1227 W 27th St

APPELLANT: Craig Fajnor, 2631 Orchard Ave, Los Angeles, CA 90007

REASON FOR THE APPEAL:

As indicated in the Decision Letter for the Project dated July 20, 2016, the Project is proposing to widen Orchard Avenue by approximately 8 feet, which poses a potential safety hazard, and could adversely impact historic properties and the historic character of the neighborhood.

HOW YOU ARE AGGRIEVED BY THE DECISION:

As a property owner located approximately 350 feet north of this project, the safety hazard that would be posed by the proposed widening would directly affect me as I drive and walk around the neighborhood. As the owner of a historic house, impacts to historic resources and the historic character of the neighborhood can directly affect the historic integrity of my property.

SPECIFICALLY THE POINTS AT ISSUE:

- The segment of Orchard Avenue between Adams Boulevard and 27th Street has unique characteristics that are not typical of a local street. Presently, this segment of Orchard Avenue provides a 25-foot roadway, located within a 48-foot right-of-way. This configuration accommodates one narrow through lane in each direction (northbound and southbound), and a parking lane on the eastern side of the roadway. The narrowness of the street promotes a natural traffic calming effect, which promotes limited vehicle speeds, and in turn allows the street to safely accommodate cars, bicycles and pedestrians. Because of this neighborhood's proximity to USC, the roadway carries substantial bicycle, pedestrian and skateboarder traffic associated with students travelling to and from the USC campus to the south.
- The limited widening that would be included in this project could pose a safety hazard to autos, bicycles, and pedestrians that presently use this segment of Orchard Avenue. The widened roadway would entice autos turning northbound from 27th Street to accelerate to a greater degree than presently occurs, only to be faced with a narrowed roadway less than 150 feet later, causing them to potentially brake suddenly when encountering oncoming bicycle and auto traffic. Sightlines would be limited by the "jog" in the roadway that would be created by the limited widening, which would be exacerbated by the parked cars that continuously occupy the eastern third of the roadway. As such, the proposed limited widening would not be consistent with the General Plan Mobility Element, which states: "(r)oadways should operate in a manner that considers the presence of people who walk and bike, children, the elderly, and the mobility-impaired. In many cases, roadways are designed to facilitate vehicle throughput first, rather than other modes" (Mobility Element, page 62).
- The proposed limited widening would also be too limited to provide any improvement to the overall operation of the street, as remaining 85% of the street segment would remain in its current configuration. It is not needed to mitigate a traffic impact of the project. The limited widening should therefore not be required at this time. The new Mobility Element incorporates the concept that streets should not be widened just for the sake of widening, but should be considered within

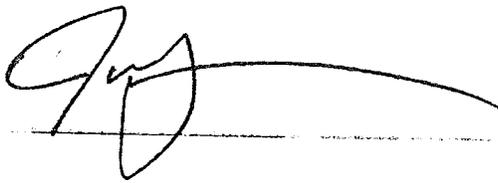
their entire context: “Due to the variety of street types and land use contexts, many streets do not completely fit into the dimensions identified in the [Complete Streets Design Guide]. In these situations, a street will receive a sub-designation as “modified” as well as an alternative dimension for either the right-of-way, roadway, or both” (Mobility Element, Policy 2.14).

- This segment of Orchard Avenue, and the adjoining properties, are also located within a historic district governed by the North University Park Specific Plan. Approximately 60% of the properties located on this segment of Orchard Avenue are contributors to this historic district. These properties include structures that are upwards of 100 years old, dating back to one of the earliest subdivisions in the City, and were developed with approximately 25 foot front yard setbacks from the right-of-way. Even more recent, non-contributing, buildings have been developed in a manner that respects this setback. Widening of the roadway by 8 feet, to a 20 foot half roadway width would encroach into this historic setback, and would materially impact a character-defining feature of these historic district contributors.
- While widening of the entire street is not proposed as part of this project, the proposed widening would represent the first widening of this segment of Orchard Avenue to occur north of 27th Street. As such, prior to constructing the physical improvement, the Planning Department should consider the implications of future widening on the historic properties within the North University Specific Plan.

WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION

- All of the above points were raised in a comment letter provided to the City Planning Department on October 21, 2015, and in testimony to the Advisory Agency in a public hearing held on October 22, 2015. At that time, the decision maker directed that the Mitigated Negative Declaration (MND) for the project be revised and recirculated, and additional analysis regarding impacts to historic resources should be included.
- The MND was recirculated for public review on June 15, 2016, and included a historic resources technical report prepared by Historic Resources Group, a reputable and qualified firm.
- With respect to potential impacts on surrounding historic resources that might be associated with the proposed street widening, the historic resources technical report states on page 7: “The Project proposes a five foot dedication along Orchard Avenue consistent with Department of Transportation requirements. The proposal is to provide the dedication, *but not to implement the street widening, allowing for a greater landscaped area along this street, and maintaining the current street alignment, curbs and sidewalks.*” (*emphasis added*)
- Accordingly, the decision maker abused his discretion by approving the street widening for this project without any CEQA clearance, even though substantial evidence supports a fair argument that potential impacts to historic resources in the area would result from the proposed street widening.

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 9 - CURREN D. PRICE, JR.	
PROJECT TITLE ENV-2014-3310-MND		CASE NO. AA-2014-3308-PMLA, ZA-2014-3309-CU-SPP-CCMP	
PROJECT LOCATION 1227 W 27TH ST			
PROJECT DESCRIPTION Preliminary Parcel Map to allow a Small Lot subdivision to divide one lot into four 'small lots,' with one dwelling unit per lot, each with more than five habitable rooms, in the RD1.5-1-O zone and the North University Park Specific Plan area. The project includes the demolition of a duplex on the site, and also requires a Conditional Use, Certificate of Compatibility, and Project Permit Compliance Review.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Kamran Kazemi 1916 Colby Avenue Los Angeles, CA 90025			
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
KEVIN GOLDEN		City Planner	(213) 978-1396
ADDRESS	SIGNATURE (Official)		DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012			JUNE 15, 2016

V-50. Cultural/Historic Resources

- The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- The mass of the habitable space of the fourth floor of all four structures shall not exceed 50% of the maximum allowable square-footage of the fourth floor; and the entire west façade(s) of the fourth floor shall be set back from the setback line (as indicated on the submitted floor plans) by a minimum of five feet along Orchard Avenue.

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.

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)

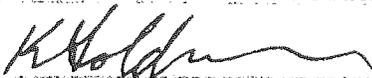
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 9 - CURREN D. PRICE, JR.	DATE: 11/05/2015
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2014-3310-MND	RELATED CASES: AA-2014-3308-PMLA, ZA-2014-3309-CU-SPP-CCMP	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: A 4-LOT PRELIMINARY PARCEL MAP AND CONSTRUCTION OF 4 SINGLE-FAMILY DWELLINGS EACH WITH MORE THAN 5 HABITABLE ROOMS IN THE RD1.5-1-O ZONE		
ENV PROJECT DESCRIPTION: Preliminary Parcel Map to allow a Small Lot subdivision to divide one lot into four 'small lots,' with one dwelling unit per lot, each with more than five habitable rooms, in the RD1.5-1-O zone and the North University Park Specific Plan area. The project includes the demolition of a duplex on the site, and also requires a Conditional Use, Certificate of Compatibility, and Project Permit Compliance Review.		
ENVIRONMENTAL SETTINGS: <p>The subject site is a level, rectangular parcel of land consisting of approximately 7,418 gross square feet, having a frontage of 54 feet, and a depth of 138 feet. The subject site is located on the northeast corner of 27th Street and Orchard Street, both designated Local Streets.</p> <p>The subject site is currently developed with one duplex that is proposed to be demolished as part of the project. One Ficus tree, 40 inches in diameter, would be removed as well. Ficus is not a protected species.</p> <p>The surrounding properties are zoned RD1.5-1-O, and developed with a combination of single and multi-family dwellings, two and three-stories in height. The subject site is located immediately adjacent to the North University Park National Register District, within the University Park Extension Historic District (identified by the City of Los Angeles' citywide historic resources survey, Survey LA), and near Adams Boulevard which is a City designated Scenic Highway.</p> <p>The subject site is within the North University Park Specific Plan area, the South Los Angeles Alcohol Sales Specific Plan area, the Neighborhood Stabilization Overlay (NSO) area, and a Methane Zone.</p>		
PROJECT LOCATION: 1227 W 27TH ST		
COMMUNITY PLAN AREA: SOUTH LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: EMPOWERMENT CONGRESS NORTH AREA
EXISTING ZONING: RD1.5-1-O	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1500 sq. ft. of lot are per d.u.	

GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 2000 sq. ft. of lot area per d.u.	LA River Adjacent:
	PROPOSED PROJECT DENSITY: 4 dwelling units	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



City Planner

(213) 978-1396

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input 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:

Kamran Kazemi

PHONE NUMBER:

(424) 832-3455

APPLICANT ADDRESS:

1916 Colby Avenue
 Los Angeles, CA 90025

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

09/05/2014

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No Impact
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I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

II. AGRICULTURE AND FOREST RESOURCES

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a.	Conflict with or obstruct implementation of the applicable air quality plan?				✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?			✓	

IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No Impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

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

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. 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-2014-3310-MND** and the associated case(s), **AA-2014-3308-PMLA**, **ZA-2014-3309-CU-SPP-CCMP**. 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:
KEVIN GOLDEN	City Planner	(213) 978-1396	05/06/2016

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

I. AESTHETICS		
a.	NO IMPACT	<p>The project site is located in the North University Park Specific Plan area, an urbanized area which has a development pattern consisting mostly of single and multi-family structures ranging in height from one to three stories. There are no scenic vistas in the vicinity, and existing dense development and freeways obstruct views of mountains to the north, and views of Baldwin Hills to the southeast. Adams Boulevard, which is the northern boundary of the Specific Plan, is a designated Scenic Highway. The proposed project is four stories and would not obstruct any views of unique scenic vistas or focal points. Therefore, no impact would occur related to scenic vistas.</p>
b.	NO IMPACT	<p>The project is not located within a city or state designated scenic highway. However, the project is located one block south of Adams Boulevard which is a designated City Scenic Highway. The proposed project is four stories. Given intervening development and distance from Adams Boulevard, the proposed project will not obstruct views of or damage scenic resources along Adams Boulevard. Therefore, demolition of the existing building and the proposed new construction will have no impact on a scenic highway.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>See attached Exhibit A, Attachment to Environmental Impacts Explanation Table.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project would include nighttime lighting located on the exterior of the buildings. All exterior lighting of the proposed project would be night-friendly and would not substantially change existing ambient nighttime lighting conditions. Materials on the exterior facades include cast in place concrete, brick, plaster, lap siding and wood, some of which will be painted; the proposed</p>

Impact?	Explanation	Mitigation Measures
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		project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.	
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II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The site does not contain any farmland of any kind.	
b.	NO IMPACT	The subject property is not currently zoned for agricultural uses and does not contain farmland or other agricultural uses. No impact would occur.	
c.	NO IMPACT	The subject property is zoned for residential uses and would not conflict with existing zoning for, or cause rezoning of, forest land or timberland uses. No impact would occur.	
d.	NO IMPACT	The subject property is zoned for residential uses and would not result in the conversion of forest land to non-agricultural uses. Therefore, no impact would occur.	
e.	NO IMPACT	Neither the project site or nearby properties are currently utilized for agricultural or forestry uses. The project is not classified in any "Farmland" category designated by the State of California. Furthermore, the subject property is zoned RD1.5-1-O and designated for Low Medium II Residential uses in the South Los Angeles Community Plan. Therefore, no impact would occur.	

III. AIR QUALITY

a.	NO IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from stationary, mobile, and indirect sources. SCAQMD prepared the Air Quality Management Plan (AQMP) to meet federal and State ambient air quality standards. Although the construction activities may result in localized emissions, they will be short-term and would not conflict with or obstruct the implementation of AQMP and SCAQMD rules. The project's impact would be less than significant.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project may generate localized fugitive dust from grading the project site and exporting earth material, construction and demolition activities, and transport of construction equipment on paved and unpaved roads. However, the project will be in compliance with the South Coast Air Quality Management District (SCAQMD) Rule 403, which requires the implementation of best practices in fugitive dust control measures during active construction phases. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.	
c.	NO IMPACT	A new 4-unit small lot parcel map project is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. Therefore, the project will have a less-than-significant cumulative impact on non-attainment criteria air quality pollutants.	
d.	LESS THAN SIGNIFICANT IMPACT	Nearby sensitive receptors include residences within and in the vicinity of the project site. Construction and operation of the project would result in a less-than-significant impact for both localized and regional air pollution emissions.	
e.	LESS THAN SIGNIFICANT IMPACT	Odors are typically associated with wastewater treatment facilities, landfills, and industrial projects involving the use of chemicals, solvents, petroleum products, or other strong-scented elements used in manufacturing processes. No objectionable odors from such uses are anticipated to result from the construction of a 4-unit small lot project. Therefore, no impact would occur.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The site is located within a developed residential area. No sensitive species are expected to be located on the site. No impact will result.	
b.	NO IMPACT	The property is located in a developed residential area that does not contain riparian or other sensitive natural habitats. Furthermore, the property has not been identified as being in a Significant Ecological Area (City of Los	

Impact?	Explanation	Mitigation Measures
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		Angeles, Significant Ecological Areas Map, 1996). Therefore, no impact would occur.	
c.	NO IMPACT	No impacts will occur as the subject site is not located in the immediate vicinity of any wetlands.	
d.	NO IMPACT	The project site is fully developed and within a highly urbanized area, and does not contain any biological resources or habitat area. No impact will result.	
e.	LESS THAN SIGNIFICANT IMPACT	One Ficus tree that is 40 inches in diameter will be removed. Ficus is not a protected tree. Any tree that is more than 8-inches in diameter has to be replaced on a 1:1 ration according to the tree preservation policy.No protected or significant trees will be removed as a part of the project. Therefore, the impact will be less than significant.	
f.	NO IMPACT	The proposed 4-unit small lot project would not conflict with the provisions in the City's General Plan Conservation element or any other approved regional or State habitat conservation plans. No impact would occur.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	See attached Exhibit A, Attachment to Environmental Impacts Explanation Table.	V-50
b.	LESS THAN SIGNIFICANT IMPACT	The subject site is currently developed with a one-story residential duplex structure. The proposed project involves demolition of the existing structure and new construction of a four-story structure, involving minimal grading because no subterranean levels are proposed. The subject site is not in the vicinity of an Archaeological Survey Area or an Archaeological Site (City of Los Angeles, Environmental and Public Facilities Maps 1996, Prehistoric & Historic Archaeological Sites and Survey Areas Map). However, it is possible that unknown archaeological resources could exist at the project site. As such, it will be required to comply with the City's Standard Conditions of Approval which would require that prior to construction of the project, the primary contractor and any subcontractor(s) shall be advised of the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the project site. If archaeological	

Impact?	Explanation	Mitigation Measures
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	<p>resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed project shall not collect or move any archaeological materials or associated materials. Construction activity may continue unimpeded on other portions of the project site that are not located near the find. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the proposed project would result in a less than significant impact on archeological resources.</p>	
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c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if excavation, grading, or construction activities associated with the proposed project would disturb paleontological or unique geological features which may presently exist within the proposed project site. The proposed project involves demolition of the existing structure and new construction of a four-story structure, involving minimal grading because no subterranean levels are proposed. According to the City of Los Angeles, Environmental and Public Facilities Maps 1996, Vertebrate Paleontological Resources Map, the subject project site and immediate surrounding areas do not contain any known vertebrate paleontological resources. However, it is possible that such paleontological or unique geological resources could be encountered during excavation, grading, or construction activities at the subject project site. As such, it will be required to comply with the City's Standard Conditions of Approval which would require that prior to construction of the project, the primary contractor and any subcontractor(s) shall be advised of the legal and/or regulatory implications of knowingly destroying paleontological or unique geological resources from the project site. If paleontological resources or sites, or unique geological features/resources are exposed/discovered during excavation,</p>	
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		<p>grading, or construction activities, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease within 50 feet of the find until a qualified paleontologist and/or geologist evaluates the find. Construction activity may continue unimpeded on other portions of the subject project site. The paleontologist and/or geologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be reduced to a level of less than significant.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if previously interred human remains would be disturbed during excavation, grading, or construction activities at the subject project site. The proposed project involves demolition of the existing structure and new construction of a four-story structure, involving minimal grading because no subterranean levels are proposed. The subject project site is not located in the vicinity of Archaeological Survey Areas (City of Los Angeles, Environmental and Public Facilities Maps 1996, Prehistoric & Historic Archaeological Sites and Survey Areas Map) or within the immediate surroundings of a known burial site. However, there may be the possibility for discovery of unrecorded human remains during any excavation, grading, or construction activities at the subject project site. If human remains are encountered unexpectedly during demolition activities, excavation, grading, or construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. If human remains of Native American origin are discovered during project construction activities, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097), relating to the disposition of Native</p>	

Impact?	Explanation	Mitigation Measures
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	American burials will be adhered to. Therefore, the impact would be reduced to a level of less than significant.	
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VI. GEOLOGY AND SOILS

a.	NO IMPACT	According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.	
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b.	LESS THAN SIGNIFICANT IMPACT	The entire Southern California region is susceptible to strong ground shaking from severe earthquakes and seismic activities associated with a number of nearby faults (e.g., Hollywood, Raymond, Verdugo, Newport-Inglewood, Santa Monica, Sierra Madre, and San Andreas Faults), as well as blind thrust faults (e.g., Elysian Park, Puente Hills, and Compton). Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG) Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. 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.	
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c.	NO IMPACT	The site is not located within a designated liquefaction zone. No impact will occur.	
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Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	NO IMPACT	The potential for soil erosion during the ongoing operation of the proposed project is extremely low due to the generally level topography of the site and the fact that the site would be mostly paved-over or built upon, so little soil would be exposed. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. In addition, 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's Soils Report Approval Letter when issued. Therefore, with mitigation measures and compliance with existing regulations, a less than significant impact would occur with respect to erosion or loss of top soil.	
f.	NO IMPACT	The site is not located within an unstable soil area, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	NO IMPACT	The project site is not located in an area known to have expansive soils. Impacts will be less than significant.	
h.	NO IMPACT	The project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in a developed area and will be served by the City of Los Angeles' existing sewer infrastructure. No impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation.	
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Impact?	Explanation	Mitigation Measures
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		<p>Additionally, the proposed project does include features which will reduce the consumption of fossil fuels, such as compliance with the LA Green Building Program and the California Building Code, thereby reducing consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less-than-significant impact on the effect of greenhouse gases on the environment.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed construction of 4-unit small lot parcel map project is not anticipated to have appreciable greenhouse gas emissions and the impacts are considered less than significant.</p>	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>The proposed project would not result in the routine transport, use, or disposal of hazardous materials. No hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would routinely be transported to the site and use of these substances would comply with State Health Codes and Regulations. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and no impact would occur.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing multi-family residential building on the site was built in 1949 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of the existing building would have the potential to release asbestos fibers into the atmosphere if such materials existing and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. The</p>	

Impact?	Explanation	Mitigation Measures
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		<p>subject project site is identified as within a city-designated Methane Zone (ZIMAS). As such, the proposed project shall be required to comply with City Ordinances Nos. 175790 and 180619 that require preparation of a methane assessment prior to redevelopment of a site located within a methane zone and implementation of the appropriate Methane Mitigation Standards, outlined by the City's Department of Building and Safety. Section 91.7102 of the Municipal Code requires all multiple residential buildings to have adequate ventilation of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the under-floor space in buildings with raised foundations. Compliance with these City standards would ensure that project impacts related to hazardous materials would be less than significant.</p>	
c.	NO IMPACT	The project is not expected to emit any hazardous substances during construction or operation as a residual land use. No impact would result.	
d.	NO IMPACT	The project sit is not included on a list of known hazardous materials sites. Therefore, no impact would result.	
e.	NO IMPACT	The project site is not located within an airport land use plan, nor is it within two miles of a public or public use airport. Therefore, no impact will result.	
f.	NO IMPACT	The project site is not located within an airport land use plan, nor is it within two miles of a private air strip. Therefore, no impact will result.	
g.	LESS THAN SIGNIFICANT IMPACT	The project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact will result.	
h.	NO IMPACT	The project is not located inwithin a Very High Fire Hazard Severity Zone, and is in a developed urbanized area that is not subject to wildland fires. No impact will result.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has adopted the regulatory requirement set forth in the Standard Urban Stormwater Mitigation Plan (SUMP) of the Los Angeles Regional Water Control Board under Ordinance No. 173,494. These Best Management Practices (BMP) typically include	

Impact?	Explanation	Mitigation Measures
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		controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlet; incorporating peak flow reduction and infiltration features such as grass swales, infiltration trenches and grass filter strips into landscaping. The utilization of these BMP will prevent any violation of any water quality standards or waste discharge. No impact would result.	
b.	NO IMPACT	The project will comply with Los Angeles Municipal Code (LAMC) Section 64.70. This is associated with the Low Development Impact Ordinance (LID). The LID is a stormwater management strategy that seeks to prevent impacts to runoff and stormwater pollution as close to its source as possible. The ordinance was passed in 2011 and amends LAMC 64.70 (the City's stormwater ordinance) and expands the City's SUMP requirements.	
c.	NO IMPACT	The project will comply with LAMC Section 64.70.	
d.	NO IMPACT	The project will comply with LAMC Section 64.70.	
e.	NO IMPACT	The project will comply with LAMC Section 64.70.	
f.	NO IMPACT	The project does not include other sources of contaminants that could substantially degrade water quality. No impact.	
g.	NO IMPACT	The proposed project is not located in a 100-year flood plain or in a Flood Zone. No impacts are anticipated.	
h.	NO IMPACT	The proposed project is not located in a 100-year flood plain or in a Flood Zone. No impacts are anticipated.	
i.	NO IMPACT	The project site is not located near a dam or levee. Thus the project will not expose people or structures to a significant risk of loss due to flooding as a result of a levee or dam. No impact would result.	
j.	NO IMPACT	The project site is not located within a tsunami zone. No impacts would occur.	

X. LAND USE AND PLANNING

a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new	
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Impact?	Explanation	Mitigation Measures
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	<p>freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project involves the demolition of an existing one-story duplex structure, division of the existing lot into four small lots, and construction of four new independent four-story structures (one structure on each lot, but designed to appear as two structures) in an area that is already developed with similar single-family and multi-family residential uses and the associated infrastructure. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of four new single-family residences, as in-fill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The subject project site is located within the North University Park Specific Plan Area and the Neighborhood Stabilization Overlay (NSO) area. The subject site is currently zoned RD1.5-1-O with a General Plan land use designation of Low Medium II Residential. The current RD1.5-1-O zoning permits development up to a Floor Area Ratio (FAR) of 3:1 and a height of 45 feet, and a density of 1,500 sq. ft. of lot area per dwelling unit (LAMC). The subject site is a total of 7,420.6 sq. ft.; however, the lot will be subdivided into four individual small lots: lot one will total 2,194 sq. ft., lot two will total 1,792.93 sq. ft., lot three will total 1,880.53 sq. ft., and lot four will total 1,553.15 sq. ft. The proposed project, at a total of 42 feet-9 inches in height, does not exceed the total allowable height of 45 feet. The proposed project complies with all of the provisions in the Small Lot Ordinance (LAMC). Although the proposed four-story project will be one to two stories taller than many of the surrounding Contributing historic structures in the North University Park Specific Plan area, the North University Park National</p>	

Impact?	Explanation	Mitigation Measures
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		<p>Register District, and the University Park Extension Historic District, the project as proposed is within the allowable maximums for lot coverage, height, and density. Some of the purposes of the Specific Plan are to follow the Historic Preservation Overlay Zone Ordinance (LAMC 12.20.3 F-N) and to protect, preserve, and enhance the historic character of the neighborhood by establishing coordinated and comprehensive standards for architectural design, building massing and bulk, height, lot coverage and building orientation, building materials and finishes, grading and lot development, and landscaping so that proposed projects take into consideration the architectural and historic character, and environment of the community. As described in response to V.a., above, the proposed project substantially conforms to these standards. Although the project as proposed conforms to the parking requirements of the NSO, a CUP is required to ensure conformance and mitigate any impacts to the surrounding neighborhood. Therefore, the proposed project would not conflict with applicable land use plans, policies, and regulations. Impacts will be less than significant.</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is currently developed with a one-story two-unit duplex and is located in a developed and urbanized region. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.</p>	

XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is not located in a known mineral resource area.	
b.	NO IMPACT	The project site is not located in a known mineral resource area.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in noise levels that exceed standards of any plan or element.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to result in permanent significant levels of ground borne noise or vibration impacts.	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	Following the construction phase, the residential units and parking is not anticipated to create noise levels in excess of what currently exists in the vicinity. Less than significant impacts are anticipated.	
d.	LESS THAN SIGNIFICANT IMPACT	The LAMC establishes permitted construction/demolition hours from 7 AM to 9 PM - Monday through Friday, 8 AM to 6 PM on Saturdays or National Holidays, and no work permitted on Sundays. Therefore, the corresponding noise will be minimized, and should reduce any potentially significant impacts related to construction activity to less than significant.	
e.	NO IMPACT	The project is not located within two miles of a public airport or public use airport. No impact will result.	
f.	NO IMPACT	The project is not located within two miles of a private airstrip. No impact will result.	

XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project will not induce substantial population growth in the area.	
b.	NO IMPACT	There are two dwelling units on the site. Not a substantial number of existing housing will be displaced.	
c.	NO IMPACT	There are two dwelling units on the site. Not a substantial number of people will be displaced.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The project will be reviewed by the LAFD and the fire protection impacts shall be minimized to a less than significant level.	XIV-10
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The project shall be reviewed by the LAPD related to public safety matters.	XIV-20, XIV-30
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project of a 5-unit condominium dwelling does not exceed the threshold for a significant impact on schools. Therefore, impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project of a 5-unit condominium does not exceed the threshold for a significant impact on parks. Therefore, impacts will be less than significant.	
e.	NO IMPACT	No impacts to government facilities as the project is not large enough to require additional infrastructure or additional facilities.	

XV. RECREATION

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project applicant shall comply with the standard mitigation including quimby fees, to mitigate any increased demand on neighborhood and regional parks or other recreational facilities.	
b.	NO IMPACT	The project does not include any recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact will occur.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The proposed 4-unit small lot parcel map project does not require a traffic review by the Department of Transportation. The proposed project has a net increase of 2 dwelling units which will not result in a significant impact.	
b.	NO IMPACT	Four dwelling units is below the threshold for potentially insignificant impacts. The project would not substantially increase the level of service on the surrounding streets.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not include any aviation-related uses and would have no airport impact. It would also not require any modification of flight paths for the existing airports in the Los Angeles Basin. Therefore, no impact would occur.	
d.	NO IMPACT	All design features including driveways for ingress and egress, will be compatible with Department of Transportation standards.	
e.	NO IMPACT	The proposed project design will not result in inadequate emergency access. Access to the property will be provided from Orchard Avenue.	
f.	NO IMPACT	The proposed project would not require the disruption of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will connect to the City's existing waste water treatment facilities. Therefore, the proposal is unlikely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not expected to result in the construction or expansion of new or existing water or wastewater treatment facilities. A less than significant impact is expected.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed 5-unit condominium residential project will not require the construction of new stormwater drainage facilities. Therefore, the impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to increase the demand for water significantly and is not expected to require additional water infrastructure or supply. In addition, the project is subject to the City's Landscape and Water Management Ordinance No. 170,978. Moreover, the project will be in compliance with LAMC Chapter XII Article II Water Closet, Urinal and Showerhead Regulations and Article V Water Efficiency Requirements, which imposes requirements and standards for the construction of new buildings and existing buildings to minimize the effect of any watershortages in the City. Therefore, a less than significant impact is expected.	
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The waste produced by the long-term impacts of the proposed project would not create a special need for disposal of hazardous materials. During construction, standard construction mitigation measures will help to reduce any impacts to a level that is less than significant.	
g.	LESS THAN SIGNIFICANT IMPACT	The project, as proposed, will be in compliance with state, federal, and local statutes and regulations related to solid waste.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	For the purposes of this analysis, the proposed project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The subject project site is located within the North University Park Specific Plan Area which follows the Historic Preservation Overlay Zone Ordinance (HPOZ), the	
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Impact?	Explanation	Mitigation Measures
	<p>University Park Extension Historic District which was identified by the City of Los Angeles' citywide historic resources survey (Survey LA) as eligible for local listing as an HPOZ, and is immediately adjacent to the National Register North University Park Historic District. The proposed project is to subdivide the existing 7,420.6 square-foot lot into four individual small lots with a new four story unit on each lot, but will be designed to look like two structures on the entirety of the existing original lot. Division of the existing lot into multiple smaller lots is not consistent with the historic development pattern of the North University Park Specific Plan area, University Park Extension Historic District (Survey LA), or the immediately adjacent North University Park National Register Historic District. Although this division of the existing lot into multiple smaller lots is not consistent with the historic development pattern of the historic districts, the proposed project is designed to look like two structures instead of four individual structures and maintain prevailing setbacks, so that it will be compatible with the surrounding neighborhood environment, development pattern, and architectural styles of the Specific Plan area, North University Park Extension Historic District, and North University Park National Register District. Therefore the overall design of the proposed project, implementation of any mitigation measures identified in the above sections, and compliance with existing regulations would reduce impacts to less than significant levels.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	Each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures and existing regulation.
c.	LESS THAN SIGNIFICANT IMPACT	With the implementation of the subject mitigation measures, the proposed project would not have significant impacts on human beings.

EXHIBIT A

Attachment to Environmental Impacts Explanation Table Of the Initial Study and Checklist for ENV-2014-3310-MND 1227 W. 27th Street

I. Aesthetics

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Response:

Less than Significant – The project site is currently developed with a one-story duplex structure built in 1949. The proposed project is the demolition of the existing one-story duplex structure, the division of the existing project site into four small lots with the construction of four new four-story dwelling units (one on each new lot). While each unit will be structurally independent, the units will be coupled into two pairs, designed to appear as two buildings on the existing lot. The proposed project will have a total height of 42 feet-9 inches. The immediately adjacent buildings to the north, south, and west are two-story buildings, with the adjacent building immediately to the east being a three-story building. All of the immediately adjacent properties are developed with multi-family residential structures. The proposed project will be taller than the surrounding two-story structures. The 1227 W 27th Street Historic Resources Technical Report, submitted December 2015 and attached here, found that the overall height and massing of the proposed four-story project has the potential to block or alter views and sightlines within the North University Park Specific Plan area. The proposed project will block views from, the west and southwest, of the existing Non-Contributing three-story structure adjacent to the project site at 1219 W 27th Street. From the south and southwest the proposed project will block public views of the Contributing two-story structure located at 2666 S Orchard Avenue, which is immediately to the north of the project site. Only secondary facades to these immediately neighboring structures would be blocked by the proposed project. The proposed project will not block primary street views east and west along W 27th Street or north and south along S Orchard Avenue, and all primary facades of Contributing properties along W 27th Street and S Orchard Avenue will remain unimpeded. Therefore the impacts of the proposed project on views and public sightlines, the surrounding structures, and historic districts will be minimal and consequently less than significant. Per the proposed site and landscape plans, the proposed project is maintaining the existing front setback along 27th Street and proposing a ten-foot side setback along Orchard Avenue. The existing two trees and turf on the site will be removed; however, per the proposed landscape plan, new trees and other vegetation will be planted throughout the project site. Additionally, per the proposed landscape plan, 2 new street trees in the park way will be planted, one located along W 27th Street and the other located along Orchard Avenue. No existing street trees will be removed, unless required by the Bureau of Engineering due to street dedication requirements. Any street trees requiring removal due to street improvements will be replaced with new street trees per LA City Standards as indicated on the proposed landscape plan. The proposed project, with planting of new landscaping and street trees, will not degrade the existing visual character or quality of project site and surrounding historic districts. Therefore, the proposed project would result in a less than significant impact on visual quality.

V. Cultural Resources

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Response:

Potentially Significant Unless Mitigated – The project is located within the North University Park Specific Plan, which follows the Historic Preservation Overlay Zone (HPOZ) Ordinance, and is immediately adjacent to the National Register North University Park Historic District. The project is also located within the University Park Extension Historic District which was identified by the City of Los Angeles' citywide historic resources survey (Survey LA) as eligible for local listing as an HPOZ. Thus for the purposes of CEQA, the Specific Plan area, National Register historic district, and potential historic district are the historic resources, and impacts to the districts must be evaluated. Per the 1983 North University Park Historic Resources Survey, the district identified in the Specific Plan was found to be a cohesive collection of single-family and multi-family residences, with an identified Period of Significance from 1870 to 1941. Per Survey LA, the University Park Extension Historic District was developed as a residential district with a Period of Significance from 1880 to 1938, and is eligible for listing in the National Register, California Register, and is eligible for designation as a local Historic Preservation Overlay Zone (HPOZ). The University Park Extension Historic District Survey includes a total of 311 buildings, 153 of which are identified as Contributors. Per the National Register North University Park Historic District Registration Form (dated 2003-2004), the National Register District is a cohesive collection of single-family and multi-family properties designed and built in the late nineteenth century and early twentieth century styles with the most common architectural styles being Queen Anne, Turn of the Century cottage, American Foursquare, English Revival, Mediterranean Revival, and Craftsman. The period of Significance for the National Register District is 1887 to 1929. Therefore these three historic districts embody the distinctive characteristics of a type, period, or method of construction which make the districts significant. According to the North University Park Historic Resources Survey, the Survey LA University Park Extension Historic District Survey, and the 1227 W 27th Street Historic Resources Technical Report, dated December 2015 and attached here, the existing building at 1227 W 27th Street is a Non-Contributor, due to the construction date of 1949 being outside of the identified Periods of Significance. The Historic Resources Technical Report finds that following the demolition of 1227 W 27th Street, the identified National Register Historic Districts would remain intact and retain their eligibility for listing in the National Register, and that the potential University Park Extension Historic District would remain intact and retain its eligibility for designation as an HPOZ, because 1) demolition would be restricted to the existing Non-Contributing structure located on the project site and would not substantially affect cohesion of the districts; 2) demolition will not impact the ability of the adjacent Contributing properties to convey their significance; 3) demolition and new construction would not impact the number of Contributors. Similarly, demolition would not affect Contributors, the University Park Extension Historic District, the North University Park National Register District, or the North University Park Specific Plan Area. The North University Park Specific Plan specifies that proposed projects on lots zoned RD1.5 shall have facades designed in an architectural style that is listed in the Specific Plan. The Historic Resources Technical Report identifies the architectural style of the proposed new construction as a "contemporary interpretation of the Mediterranean Revival style." The Technical Report found that while the Mediterranean Revival style is not listed in the North University Park Specific Plan, there are examples of Contributing Mediterranean Revival

style duplexes, fourplexes, and apartment buildings throughout the district; therefore finding that the architectural style of the proposed new construction is compatible with the historic character of the three identified historic resource districts. Per the submitted plan set, the proposed project will be differentiated from the existing Contributing historic structures through the use of simplified architectural details and new building materials. The Technical Report found that the proposed new construction maintains compatibility with the existing historic districts through the use of similar finishes; a symmetrical tripartite building form and proportions; a consistent fenestration pattern; a combination of brick, cement plaster, and wood siding exterior materials; and an overhanging cornice. The proposed four-story structures, being 42 feet-9 inches in total height, will be taller than the majority of the Contributing structures within the districts, which are generally only one or two stories in height. The Technical Report found that because the existing three historic districts are composed of Contributing and Non-Contributing structures ranging from one to four stories in height, that the four-story structures of the proposed project are in-keeping with the overall scale of the existing historic districts. The Technical Report found that while the subdivision of the existing lot into four smaller lots is not consistent with the established lot sizes of the existing historic districts, subdividing the lots would not “physically alter” the site and “will not result in any alteration or loss of integrity or significance of any property adjacent to or in the near vicinity of the project site.” The three identified districts will remain intact and retain their eligibility and/or historic designation. Per the proposed site and landscape plans, the proposed project is maintaining the existing front setback along 27th Street, proposing a ten-foot side setback along Orchard Avenue, proposing new trees and other vegetation to be planted throughout the project site, and installing 2 new street trees in the parkway (one located along W 27th Street and the other located along Orchard Avenue). By maintaining the prevailing setback along 27th Street and providing a ten-foot setback along Orchard Avenue, the proposed project is in keeping with the pattern of development with respect to the historic front and side yard setbacks throughout the three identified historic districts. The project as proposed will have a five-foot setback with a five-foot dedication along Orchard Avenue, which will total the ten-foot side setback that is indicated on the submitted site and landscape plans. Thus, the project applicant shall comply with the mitigation measures to ensure that no significant impacts to the three identified districts would occur. Therefore, with mitigation, the impacts of the proposed project on the three identified districts will be reduced to less than significant.

MITIGATION MONITORING PROGRAM

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

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

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

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted. As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

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

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

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

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

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

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

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

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the MND;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

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

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

MITIGATION MONITORING PROGRAM

Aesthetics

I-10 Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

VI. Geology and Soils

VI-20 Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

Public Services

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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

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.

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please

note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.

- **Regulatory Compliance Measure RC-AQ-8 (Wireless Facilities):**If rated higher than 50 brake horsepower (bhp), permit required in accordance with SCAQMD Rule 1470 - Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and SCAQMD Rule 1110.2 - Emissions from Gaseous- and Liquid- Field Engines.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource): Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties.** The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
 - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013

of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
 - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
 - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard

potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the

start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

LAND USE AND PLANNING

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

MINERAL RESOURCES

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
 - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

- (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.



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HISTORIC RESOURCES GROUP

PREPARED FOR

BMR Enterprises
5405 Wilshire Boulevard, Suite 300
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HISTORIC RESOURCES GROUP

1.0 INTRODUCTION

BMR Enterprises (the "Applicant") is proposing new development for a residential property located at 1227 W. 27th Street in the City of Los Angeles. The property (the "Project Site") is located within the eligible University Park Expansion Historic District and contains a one-story duplex dwelling constructed in 1949.

The purpose of this technical report is to determine if historic resources as defined by the California Environmental Quality Act (CEQA)¹ are present on and nearby the Project Site and, if so, to identify potential impacts to historic resources caused by the proposed Project defined in Section 2.0 of this report. This report is intended to inform environmental review of the proposed Project.

Under CEQA the potential impacts of a project on historic resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on an historic resource may be considered an environmental impact. CEQA states that:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.²

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources, and if so, (2) a determination of whether the proposed project will result in a "substantial adverse change" in the significance of the resource or resources. This report investigates the Project Site to determine if historic resources are present and analyzes Project impacts to determine if any adverse change in the significance of such resources would occur.

In doing so, this report provides a comprehensive review of the historic resources that could be directly impacted by development activities within the proposed Project footprint.

This report contains:

- A review of the existing buildings, structures, objects and landscape areas, located on and adjacent to the Project Site.
- A review of previous evaluations of the site through

¹ California Public Resources Code, Section 21084.1.

² California Public Resources Code, Section 21084.1.

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historic survey, evaluation, or other official actions.

- Analysis of potential impacts to historic resources under the California Environmental Quality Act (CEQA).

This report was prepared using primary and secondary sources related to the development of 1227 W. 27th Street. The following documents were consulted:

- Historic permits for properties on the site
- Sanborn Fire Insurance maps
- Historic aerial photos
- Local histories
- Previous environmental evaluations of the site
- California State Historic Resources Inventory (HRI) for Los Angeles County

Research, field inspection, and analysis were performed by Peyton Hall, FAIA, Managing Partner; Paul Travis, AICP, Principal; John LoCascio, AIA, Senior Preservation Architect; and Robby Aranguren, Planning Associate. All are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR 61).

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2.0 PROJECT DESCRIPTION³

The proposed Project, located at 1227 W. 27th street, is a four unit, small lot subdivision. The property is zoned RD1.5-1-O and is located within the boundaries of the North University Park Specific Plan area and the locally eligible University Park Extension Historic District.

1227 W. 27th street is a corner lot, located at the northeast corner of W. 27th Street and Orchard Avenue. Both streets are local streets. 27th Street has a width of 60 feet consistent with current street designations, Orchard Avenue is currently dedicated at 50 feet wide, and will need to be widened to 60 feet to meet its current designation as a local street. This Project proposes a five foot dedication along Orchard consistent with Department of Transportation requirements. The proposal is to provide the dedication but not to implement the street widening, allowing for a greater landscaped area along this street, and maintaining the current street alignment, curbs, and sidewalks.

Neighboring properties include a Mid-century Modern style, three story apartment building to the east, and a two story Spanish Colonial Revival style apartment building to the north. Across

the street is a two story Mediterranean Revival style apartment building.

The proposed project divides the existing 7,420 square feet lot into four independent small lot parcels. After the required street dedication along Orchard, the parcels will be between 1,549 and 2,161 square feet each.

Each of the four individual small lot, single family homes will be four stories, with a maximum height of 42'-9", in a zone where 45 feet height is allowed. Each home will have four parking spaces on the ground floor with an entry area, and stairs to the second floor, which will have living, kitchen, and dining areas, a balcony and a guest bedroom and bath. The third floor will have two master bedroom suites, each with a bathroom. The fourth floor will have a bedroom and bath and a modest, 250 square feet roof deck with pergola covering a portion of the deck. Each building has a total of 2,059 square feet of living space.

The buildings are set back 5 feet from W. 27th Street, consistent with adjacent buildings. Setbacks along Orchard Avenue are 5 feet, and all other interior setbacks are 5 feet, consistent with the small lot guidelines. Parking is accessed off of Orchard Avenue, with a single driveway and a common central auto court.

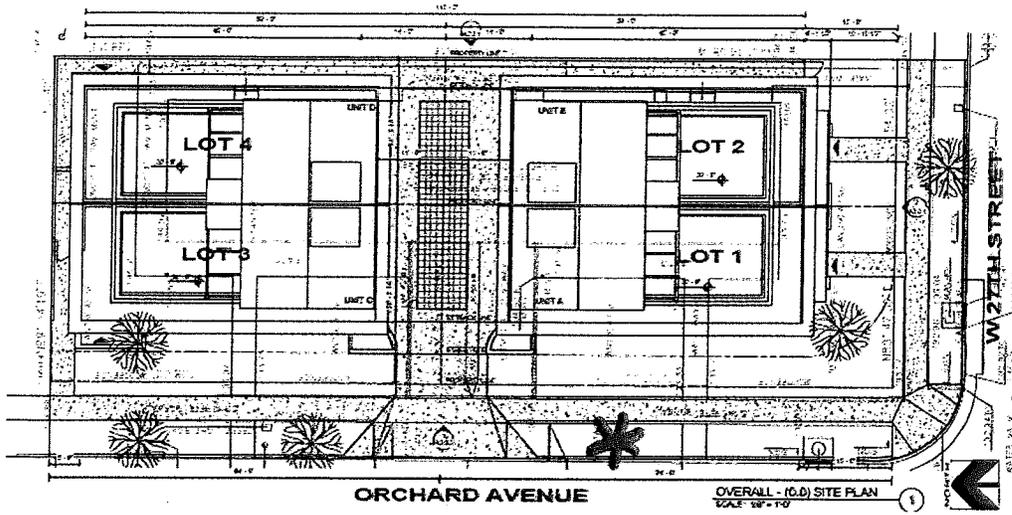
³ Description of the proposed project as provided by the Applicant.

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The Project design follows the historic stylistic qualities in the area and was designed with close collaboration with the Design Review Board. The design was adjusted and modified to achieve a rich, layered, historically referential design which emphasizes a traditional tripartite vertical development. The building has an articulated brick base, a more quietly developed plaster mid zone, and an articulate upper level in horizontal wood boards, capped by a unique roof level sloped roof and pergola, with an articulated screen-trellis type railing. Coloration is historically referential and includes brown brick, earth colored plaster, and cream colored wood siding. The entries face the street and are articulated with historical references including tapered columns flanking the entry areas.

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Figure 1: Proposed Site Plan



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Figure 1: Rendering of proposed Project as viewed from the southwest

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3.0 EXISTING CONDITIONS

3.1 Physical Description

The Project Site is located at 1227 W. 27th Street in the North University Park Specific Plan area of the City of Los Angeles. The property is located at the northeast corner of the intersection of W. 27th Street and Orchard Avenue. It is bounded on the south by W. 27th Street, on the west by Orchard Avenue, on the north by a property containing a two-story multi-family residential building, and on the east by a property containing a three-story multi-family residential building.

There is a one-story duplex constructed in 1949 on the Project Site. It is set back from the sidewalk on W. 27th Street and Orchard Avenue by a lawn surrounded by a picket fence. The building is flanked by two mature trees and several shrubs.

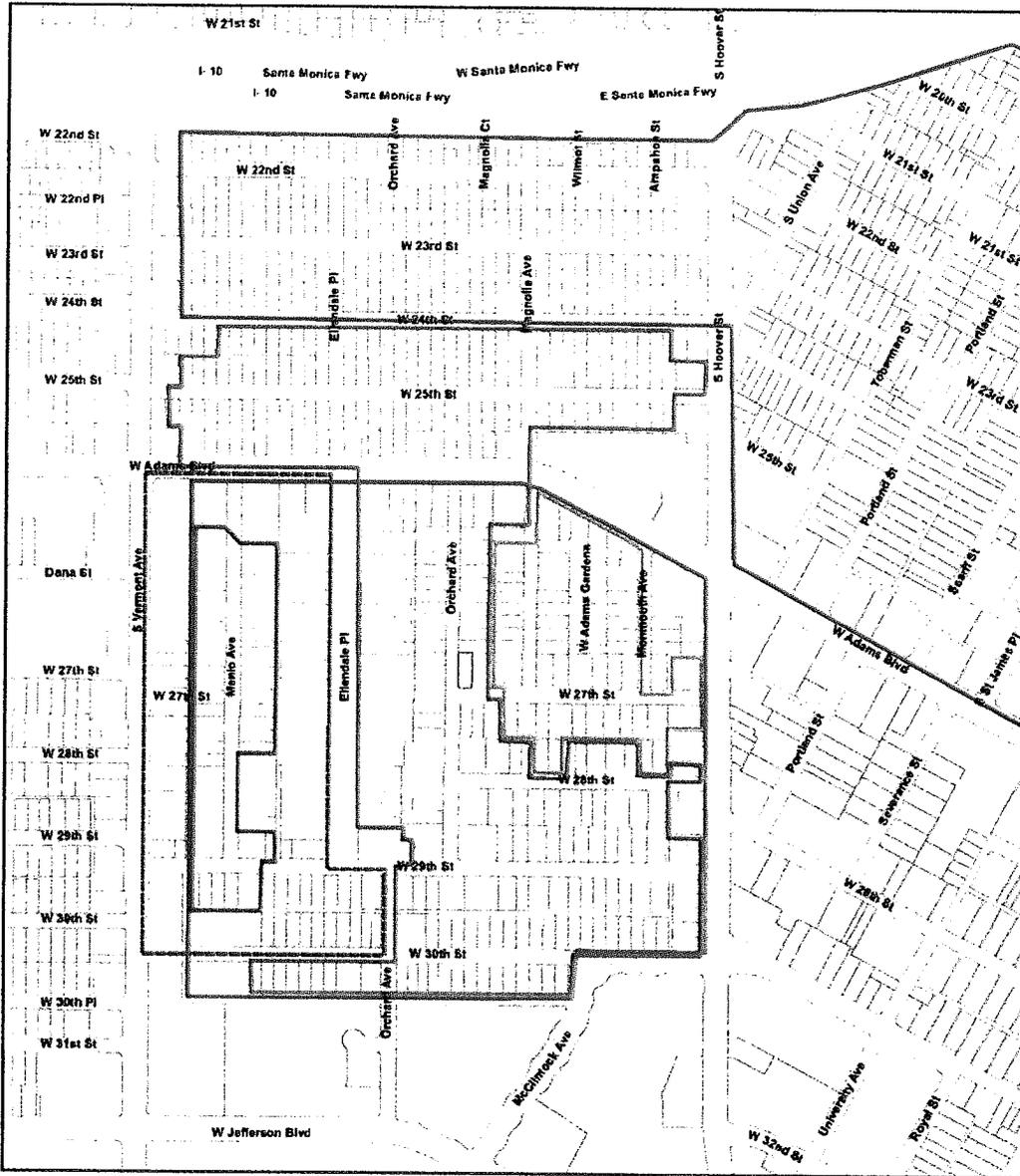
The building is of wood frame construction. It has a rectangular plan and a side gable roof with open eaves and asphalt composition shingles. The exterior walls are finished in cement plaster. A narrow covered porch with wood posts, some with knee braces, and a simple wood plank balustrade extends the length of the primary (west) façade. The building is symmetrically composed, with the two mirrored residential units flanking two central one-car garages with wood plank doors. Fenestration consists of aluminum sash sliding windows, some with metal

security grilles. The two primary entrances are symmetrically located on the west façade and consist of flush wood doors accessed by concrete steps. The south door is fitted with a metal security screen.

Alterations

1227 W. 27th Street has undergone some alterations since the completion of initial construction in 1949. All windows have been replaced, and approximately half have been fitted with metal security grilles. One of the residential unit entrance doors has been fitted with a metal security screen.

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Legend

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  | 1227 W 27th Street - Project Site |  | Menlo Ave-W 29th St National Register Historic District |
|  | University Park Extension Historic District |  | Menlo Ave-W 29th St National Register Historic District per City of LA |
|  | North University Park Specific Plan |  | University Park HPOZ |
|  | North University Park National Register Historic District | | |

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4.0 REGULATORY REVIEW

4.1 Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All

resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.⁴

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

⁴ *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997)

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the

California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

4.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing as a National Historic Landmark, or listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be

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considered for protection from destruction or impairment.⁵ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines

⁵ 36CFR60, Section 60.2.

for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.⁶

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling, and association.*

⁶ 36CFR60, Section 60.3.

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.⁷

The criteria for eligibility for listing in the California Register are based upon National Register criteria. A property may be eligible for listing in the California Register if it is:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the

local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.⁸

⁷ California PRC, Section 5023.1(a).

⁸ California PRC, Section 5023.1(d).

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Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.⁹

Local Designation Programs

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission.

Chapter 9, Section 22.171.7 of the City of Los Angeles Administrative Code

defines an historical or cultural monument as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites:

1. in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
2. which is identified with historic personages or with important events in the main currents of national, State or local history; or
3. which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for designation as Historic-Cultural Monuments if they retain their historic design and materials.

⁹ California PRC, Section 5023.1(e).

Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

4.3 North University Park Specific Plan

The Project Site is located within the North University Park Specific Plan, adopted in 1983 and modified in 2000. The Specific Plan area is bounded by Adams Boulevard on the north, Hoover Street on the east, 30th Street and 30th Place on the south, and the properties fronting the east side of Vermont Avenue on the west. The Specific Plan area encompasses both the North University Park National Register Historic District and the Menlo Avenue-West 29th Street National Register Historic District, as well as the central and southern portions of the University Park Extension Historic District identified by SurveyLA in 2012.

The North University Park Specific Plan area is not a designated Historic Preservation Overlay Zone (HPOZ) but the area "is characterized by homes of historic and architectural importance and interest."¹⁰ The Specific Plan's stated purposes are to:

1. Protect and enhance the buildings, structures, sites and areas which are reminders of

the City's history or unique and irreplaceable assets to the City and the North University Park Neighborhood or worthy examples of past architectural styles; and

2. Develop and maintain the appropriate setting and environment to preserve the aforementioned structures, sites and areas; and
3. Enhance property values, stabilized the North University Park neighborhood, render property eligible for financial benefits, and promote tourist trade and interest; and
4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, sites and areas; and
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of the City's history; and
6. Promote development which is compatible with the architectural character of the early growth of North

¹⁰ City of Los Angeles, *North University Park Specific Plan, Ordinance No. 158, 194*, Effective September 19, 1983, 1.

University Park between the years 1870 and 1941; and

7. Promote, under appropriate conditions, limited commercial and business uses in the residential portions of North University Park.¹¹

Exterior work in the North University Park Specific Plan requires conformance with historic preservation guidelines. The Specific Plan established a Design Review Board “[t]o provide residents of the Plan Area, historic preservation organizations and other persons and groups interested in the historic preservation of the Plan area an opportunity to advise the Department of City Planning concerning the compatibility of proposed construction, demolition or relocation projects with the historic and cultural character of the Plan Area.”¹²

4.4 Historic Significance and Integrity

Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.¹³ It is achieved in several ways:

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

Historic Integrity

*Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”¹⁴ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:*

- *Design* is the combination of elements that create the form,

¹¹ City of Los Angeles, *North University Park Specific Plan*, 2.

¹² City of Los Angeles, *North University Park Specific Plan*, 4.

¹³ *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997, 3.

¹⁴ *National Register Bulletin 16A*, 3.

plan, space, structure, and style of a property.

- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.¹⁵

4.5 Period of Significance

The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for... listing” in National, State or local registers. A period of significance can be “as brief as

a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.¹⁶

¹⁵ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington

D.C.: National Park Service, U.S. Department of Interior, 1995.

¹⁶ *National Register Bulletin 16A*, 42.

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5.1 Site Development History

The Project Site was undeveloped in April 1948 when a permit (LA 11221) was issued for construction of a two-story, nine-unit apartment building on the property. This project was apparently never built as the property was still undeveloped in June 1949 when a new permit (LA 16457) was issued for construction of the existing one-story duplex with two attached one-car garages. At that time the property owner was identified as R. G. and H. J. Meyler of 745 West Adams Boulevard, and the property address was listed as 2684-86 Orchard Avenue. No architect is listed on the building permit. A Certificate of Occupancy for the completed duplex was issued on October 21, 1949. The building remains on the property to the present day with only one major alteration, the replacement of all windows with aluminum sliding units.

5.2 University Park

The following context has been excerpted and adapted from the National Register of Historic Places Registration Form for the North University Park Historic District, 2003, prepared by Teresa Grimes and Jim Childs; and from the University Park HPOZ Preservation Plan Context Statement, July 14, 2005, prepared by the City of Los Angeles.

The area now known as University Park is located southwest of downtown Los Angeles and is bounded by the Santa Monica (10) Freeway on the north, the Harbor (110) Freeway on the east, Exposition Boulevard on the south, and Vermont Avenue on the west. The neighborhood is bisected from north to south by Hoover Street. The east portion of University Park, east of Hoover, occupies the southwest corner of the original four square leagues of land granted to the pueblo of Los Angeles in 1781. From the founding of the pueblo until the late 1880s the area that became University Park remained rural and consisted of large parcels devoted to orchards, barley and vegetable farms, and cattle grazing.

In 1872 the Southern District Agricultural Society purchased 160 acres of land just outside the southwest corner of the city limits to develop Agricultural Park (now Exposition Park). Between 1872 and 1879 the park housed an agricultural fairground focused on the display of Southern California agricultural products. In 1873 O. W. Childs purchased a 144.35-acre tract immediately north of Agricultural Park, bounded by what is today Figueroa Street to the east, Exposition Boulevard to the south, Vermont Avenue to the west and Jefferson Boulevard to the north. The following year Childs sold an undivided half interest in the property to former California governor John G. Downey

and Isaias W. Hellman.¹⁷ In 1876 the partners subdivided the land for a residential development which they called “West Los Angeles.”

The first residential subdivision in the University Park area was the Hoover Tract, recorded in May 1875 by Vincent A. Hoover. It occupied the west side of Toberman Street between Adams Boulevard and 23rd Street. But serious suburban settlement in the area was still more than a decade in the future, and lots in the Hoover Tract went largely unsold. The same fate befell West Los Angeles. The investors extended a horse-drawn rail line, the Main Street and Agricultural Park Railroad, to connect the subdivision to the city center to encourage development of their tract. But an ongoing drought, economic depression, and stagnant growth curtailed lot sales and building activity for several years.

In 1879 the developers of West Los Angeles attempted again to promote sales. Judge Robert MacClay Widney had first advocated establishing a university in Los Angeles in 1871. By 1879, with the support of the Methodist church, he had formed a board of trustees and was actively searching for a location to build his school. Childs, Downey, and Hellman offered to donate 56 lots of West Los

Angeles for the University of Southern California (USC) campus, and an additional 300 lots to be used as an endowment.¹⁸ On September 4, 1880 more than a thousand residents gathered to witness the laying of the cornerstone of the University’s first building.

With the founding of USC, University Park began to grow. A post office was opened in 1883, followed by a general store on the southwest corner of Jefferson Boulevard and University Avenue. The earliest residents in the area were well-to-do families who had derived their fortunes from local real estate and mining investments, or who had brought their wealth with them when they moved to Los Angeles from other parts of the country.

The boom of the Eighties, actually a brief period of time when real estate sales in Los Angeles averaged as high as \$12 million per month, was set off by the completion of a second transcontinental railroad, the Atchison, Topeka, and Santa Fe, in 1885. The ensuing rate war between Santa Fe and Southern Pacific lowered fares for the long trip to unprecedented levels, contributing to the 350% population increase in Los Angeles between 1880 and 1890. The boom reached a peak in the early spring of 1887 and ended

¹⁷ Alverda June Brode, M.A., “History of the University Section, Los Angeles,” *Historical Society of Southern California Annual Publications, 1922, Part II, Vol. XII*

(Los Angeles, CA: Historical Society of Southern California, 1922), 83.

¹⁸ Brode, “History of the University Section,” 86.

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with a phenomenal bust in the summer of 1888. But during the boom pioneering families began subdividing their land for residential development.

In 1886 Charles Ellis formed a partnership with Dan MacFarland and Leman T. Gansey to develop the Ellis Tract, and the Severance family subdivided their property south of Adams Boulevard. In 1887 Ellis built the Marlborough Hotel at Scarff and Oak Streets to attract potential buyers; after the bust it was converted to the Marlborough School for Girls. Other University Park subdivisions of the era include the Urmston and Waverly Tracts (1886), the Park Villa, St. James Park, and Bancroft Tracts (1887), the Park Grove Tract (1894) and the Rowley Tract (1896). Pioneering families in the area were joined by prominent local developers who acquired land with the express purpose of subdividing it, including Theodore Wiesendanger, J. Downey Harvey, and Charles M. Wells, as well as builders like Henry Matz who acquired lots to build speculative houses.

Charles F. Harper had moved to Los Angeles with his family in 1868 and established a hardware store on Main Street. He later purchased a tract of land that includes most of what is now the University Park National Register Historic District and built a house for his wife and nine sons. Beginning in 1886 Harper sold large parcels of his land to real estate developers. The Nies

Tract, which includes most of Magnolia Avenue from West Adams Boulevard to 27th Street, was recorded in 1886. The following year Harper sold the land on both sides of 27th and 28th Streets (then called Hawkins Avenue and Miller Avenue) between Hoover Street and Orchard Avenue, with the exception of the two lots on which his own house stood. This tract was recorded in August of 1887 as the Miller & Herriott's Subdivision of the Harper Tract. To spur the sale of lots Miller & Herriott hired Joseph Cather Newsom to design a model house at 1163 W. 27th Street, now the oldest building in the National Register district. By 1889 Miller & Herriott had sold 28 lots, although there were only six houses in the tract including the model home and the Harper house.

The Monmouth Tract was recorded in September of 1887 at the request of R. D. Wade, a real estate and oil investor. It lined both sides of Monmouth Avenue between West Adams Boulevard and 27th Street.

Further impetus to the development of University Park was the opening of the streetcar line in November of 1891. The approximately 30-minute trip from the downtown business district meandered along Flower Street, Washington Boulevard, Estrella Avenue, 23rd Street, Union Avenue, Hoover Street, Jefferson Boulevard and McClintock Avenue to Exposition Boulevard (then Santa Monica Avenue).

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The line enhanced the value of the properties along its complicated route, providing slow but dignified and reliable transportation. It was electrified approximately 1900 and remained in continuous service until the 1940s.

Development in University Park intensified with the availability of public transportation. Most lots were sold to individuals who constructed custom houses, but many speculative houses were constructed as well. In 1901 Thomas Vigus, the vice president of the Los Angeles Lumber Company, purchased lots 17 through 20 of the Nies Tract and built five houses, all of which quickly sold.

The area's rapid development was not without cost. Each new well depleted ground water, which had originally gushed to the surface. Each new dwelling and new family increased the need for better fire protection, paved streets, and more school rooms. In 1896 a ten square mile area southwest of the historic pueblo boundary, including University Park, was annexed by the City of Los Angeles. A series of public improvements were completed in the years following annexation including street paving in 1897, sewer connections in 1910, and storm drain construction in 1930. Elements of the street pattern were also changed during this period. Howland Avenue, originally designed as cul-de-sac off West Adams Boulevard, was renamed Magnolia Avenue and connected to West 27th

Street. West Adams Gardens, a private street flanked by English Revival-style apartment buildings, was added between Magnolia Avenue and Monmouth Avenue in 1920.

The northern portion of University Park, bounded by the Santa Monica (10) Freeway on the north, the Harbor (110) Freeway and Chester Place on the east, 23rd Street, 24th Street, and Adams Boulevard on the south, and Hoover Street and Vermont Avenue on the west, was designated a City of Los Angeles HPOZ in 2000. Located within the boundaries of the University Park HPOZ are two National Register historic districts, Twentieth Street and Saint James Park, as well as the National Register eligible Chester Place Historic District.

The Menlo Avenue-West 29th Street Historic District was listed in the National Register of Historic Places in 1987, and the North University Park Historic District in 2004. The locally eligible University Park Extension Historic District, an irregularly shaped district between University Park, North University Park, and Menlo Avenue-West 29th Street, was identified by SurveyLA in 2012.

Architectural Character

University Park is composed primarily of single-family homes, interspersed with some multi-family buildings, in a wide variety of architectural styles that represent the full spectrum of late 19th

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and early 20th century domestic architecture in Los Angeles. In the northern section are modest Queen Anne cottages, vernacular hipped roof cottages, and Craftsman and Mediterranean Revival-style fourplexes. In the area south of West Adams Boulevard, especially areas closer to USC, the homes are larger Queen Anne and Arts and Crafts-style single family residences. Arts and Crafts representatives include Dutch Colonial Revival and American Foursquare examples. Queen Anne houses are sometimes located at the rear of parcels with Mediterranean Revival fourplex buildings at the front. Most buildings from the period of significance are one or two stories in height; however, there are a few three-story apartment buildings constructed in the 1920s, as well as several larger apartment buildings constructed outside the period of significance. Common related features include small, rear detached garages that may postdate the dwelling on the parcel. Street and landscape features throughout the district are limited to concrete sidewalks. There is no organized pattern of street tree plantings, though several blocks have substantial trees.¹⁹

¹⁹ City of Los Angeles, Department of City Planning, "Historic Resources Survey Report, South Los Angeles Community Plan Area," 78.

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6.0 IDENTIFICATION OF POTENTIAL HISTORIC RESOURCES

Individual properties within and immediately adjacent to the Project Site are discussed below to identify potential historic resources. Properties that were previously evaluated as an historic resource, meet the fifty-year age threshold, or exhibit characteristics or associations known to be significant are reviewed. The context of their previous evaluations, criteria for significance, and integrity issues are explored.

6.1 Resources Located Within the Project Site

The Project Site is comprised of only one property located at 1227 W. 27th Street. The property contains one building, a one story residential duplex constructed in 1949.

Previous Evaluations

1227 W. 27th Street was surveyed in SurveyLA, the City of Los Angeles' ongoing citywide historic resources survey. The property was evaluated by the consulting firm of Architectural Resources Group (ARG) as part of their survey of the South Los Angeles Community Plan Area, completed in March 2012.

ARG identified the University Park Extension Historic District and identified 1227 W. 27th Street as a non-contributor to the district, as it was

constructed in 1949, outside the district's period of significance (1880-1938). The property was not identified as individually eligible for designation at the National, State, or local levels.

According to the California Historical Resources Inventory, 1227 W. 27th Street does not have any additional historic evaluations.²⁰

Current Evaluation

The one story duplex located at 1227 W. 27th Street is evaluated below using established criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument.

Criterion A/1/1

1227 W. 27th Street is not associated with any specific event or pattern of events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; nor does it reflect or exemplify the broad cultural, economic or social history of the nation, State or community. It was constructed in 1949, outside the period of significance of the University Park Extension Historic District, and is not associated with the development of the district in the late 19th and early 20th centuries. Therefore the property is not eligible for

²⁰ California Historical Resources Inventory, August 15, 2011. This is the most recent version of the Historical Resources Inventory currently available.

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designation at the National, State, or local levels under Criterion A/1/1.

Criterion B/2/2

1227 W. 27th Street is not associated with the lives of persons significant in our past or important to local, California or national history. A review of available documentation, including a selection of City of Los Angeles directories from the 1950s, 1960s and 1970s, does not indicate any historic association with important persons. Therefore the property is not eligible for designation at the National, State, or local levels under Criterion B/2/2.

Criterion C/3/3

The one-story duplex located at 1227 W. 27th Street does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic values. It is a simple stucco box with a gable roof, typical of the simple, economical construction that proliferated in the years after World War II. The building has been significantly altered by the replacement of all of its windows. No architect or designer is named on the building permit. Therefore the property is not eligible for designation at the National, State, or local levels under Criterion C/3/3.

6.2 University Park Expansion Historic District

The Project Site is located within the locally eligible University Park Extension

Historic District identified by SurveyLA in 2012. The University Park Extension Historic District is located in the University Park area of South Los Angeles. The major thoroughfares surrounding the district are Hoover Street to the east and Vermont Avenue to the west. The northern boundary is 24th Street, adjacent to the southern border of part of the existing University Park HPOZ. The southern boundary of the Historic District is 30th Place, neighboring the northern boundary of USC's campus.

The irregular boundary is shaped by the boundaries of adjacent historic districts. The University Park Extension district is located between four designated historic districts: the North University Park and Menlo Avenue-West 29th Street National Register Historic Districts, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension Historic District shares historic patterns of development with these adjacent historic districts.

The district comprises 311 buildings, of which approximately 50% are contributors to the historic district. The district is primarily composed of single-family homes in a variety of styles that represent the full spectrum of late 19th and early 20th century domestic architecture in Los Angeles. The period

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of significance is 1880 to 1938.²¹ The Project Site was identified as a non-contributor to the University Park Extension Historic District as it was constructed in 1949, outside the district's period of significance.

The property immediately adjacent to the Project Site on the north, 2666 S. Orchard Avenue, is a contributor to the district. It contains a two-story, Spanish Colonial Revival style apartment house constructed in 1922.

The property immediately adjacent to the Project Site to the east, 1219 W. 27th Street, is located within the University Park Extension district but was not evaluated in SurveyLA. It contains a three-story, 33-unit, Mid-century Modern style apartment building constructed in 1964. This building was constructed outside the district's period of significance, and therefore can be considered a non-contributor.

The property directly across W. 27th Street to the south of the Project Site, 1228 W. 27th Street, is a contributor to the district. It contains a two-story, Mediterranean Revival-style fourplex constructed in 1907.

The three properties directly across S. Orchard Avenue to the west of the Project Site include two non-contributors, 2671 and 2677 S.

Orchard Avenue, both of which contain two-story Dingbat style apartment buildings; and one contributor, 2683 S. Orchard Avenue, which contains a two-story Mediterranean Revival style fourplex constructed in 1924.

6.3 Resources Located in the Surrounding Area

The Project Site is located between two National Register historic districts. The Project Site is located two blocks east of the Menlo Avenue-West 29th Street National Register Historic District, and two properties west of the North University Park National Register Historic District.

The Menlo Avenue-West 29th Street Historic District was listed in the National Register in 1987. As described in the National Register nomination form, the district "includes all buildings and lots on Menlo Avenue beginning at the north with 2627 Menlo (west side of the street) and 2630 (east side of the street), extending south to West 29th Street, but excludes the six contiguous vacant lots on the east side of Menlo Avenue that are located between the houses at 2824-2826 and 2722 Menlo. The district also includes six houses on the south side of West 29th Street at the south end of Menlo Avenue, and one house on the north side of West 29th Street (1329-1331) that was built at the back of the lot of a house that faces

²¹ City of Los Angeles, Department of City Planning, "Historic Resources Survey Report, South Los Angeles

Community Plan Area," *SurveyLA, Los Angeles Historic Resources Survey*, March 2012, 78.

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Menlo Avenue.”²² As described on Historic Places LA, the website of the Los Angeles Historic Resources Inventory, the boundaries of the Menlo Avenue-West 29th Street Historic District are Adams Boulevard to the north, Ellendale Place to the east, West 30th Street to the south and Vermont Avenue to the west.

At the time of the nomination the district included 42 properties, 30 of which were identified as contributors. The district is significant “as the largest concentration of intact typical middle-class houses built in the North University Park neighborhood in the 12-year period following the area’s annexation by the City of Los Angeles in 1896,” representing “the prevailing architectural styles of Southern California from 1896 to 1908.”²³ These include Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Craftsman styles.

The North University Park Historic District was listed in the National Register in 2004. It is roughly bounded by South Hoover Street to the east, West Adams Boulevard to the north, West 28th Street to the south, and Magnolia Avenue to the west. The area was developed between 1887 and 1929 with one- and two-story residential buildings. There are 66

buildings in the district, of which 58 are contributors. The district is significant as an intact grouping of middle class housing built during the late 19th and early 20th centuries. The buildings in the district represent the prevailing architectural styles of Southern California from 1887 through 1929 and reflect the transition from Victorian to Period Revival styles. The district contains many important examples of the Queen Anne, Eastlake, Shingle, Colonial Revival, and Tudor Revival styles.²⁴

6.6 Summary of Related Historic Resources

The one-story duplex located at 1227 W. 27th Street is not eligible for individual listing in the National Register of Historic Places, the California Register of Historical Resources, or as a Los Angeles Historic-Cultural Monument. As such, the Project Site does not comprise a historic resource under the California Environmental Quality Act (CEQA).

The Project Site is located within the locally eligible University Park Extension Historic District identified by SurveyLA in 2012. The District thus comprises a historic resource as defined by CEQA. The Project Site was identified as a non-contributor to the District.

²² Patricia A. Murphy, “National Register of Historic Places Inventory-Nomination Form, Menlo Avenue-West 29th Street Historic District,” February 12, 1987.
²³ Murphy.

²⁴ Teresa Grimes and Jim Childs, “National Register of Historic Places Registration Form, North University Park Historic District,” February 11, 2004.

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The Project Site is located between two National Register historic districts, Menlo Avenue-West 29th Street and North University Park. By virtue of their listing in the National Register, both districts are also listed in the California Register and therefore are mandatory historic resources under CEQA.

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7.0 IMPACTS ANALYSIS

7.1 Framework for Analysis

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

According to California CEQA Guidelines, a project has the potential to impact a historic resource when the project involves a "substantial adverse change" in the significance of an historical resource. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

The significance of an historical resource is materially impaired when a project:

- a) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources;*
or
- b) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its*

inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- c) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.²⁵*

Generally, a project that involves the physical alteration of a historic resource and follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less

²⁵ CEQA Guidelines, Section 15064.5

than a significant impact on the historical resource.

The City of Los Angeles CEQA Thresholds Guide (2006, p. D.3-2) states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

In addition to this guidance provided by the City of Los Angeles, the State Legislature, in enacting the California Register, also amended CEQA to clarify which properties are significant, as well

as which project impacts are considered to be significantly adverse.

Under the CEQA guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.²⁶ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.²⁷

The Guidelines go on to state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey.”²⁸

Additional Guidance

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the “Standards”) provide guidance for reviewing proposed

²⁶ CEQA Guidelines, section 15064.5(b).

²⁷ CEQA Guidelines, section 15064.5(b) (1).

²⁸ CEQA Guidelines, section 15064.5(b)(2).

projects that may affect historic resources.

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The *Standards* also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the *Standards* have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The *Standards* have also been adopted by state and local jurisdictions across the country including the City of Pasadena.

In addition, the *Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, these Guidelines and Regulations are not part of the CEQA process. CEQA requires analysis of physical impacts to the environment, not a regulatory consistency analysis. As

discussed in case law "an inconsistency between a project and other land use controls does not in itself mandate a finding of significance. (Lighthouse Field Beach Rescue v. City of Santa Cruz (2005) 131 Cal.App.4th 1170.) A significant effect must be correlated to change in the "existing physical conditions." (CEQA Guidelines Section 15126.2).²⁹

The only relationship of the Secretary of the Interior Standards to the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The statutory language above references the Secretary of the Interior's Standards and Guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are

²⁹ CEQA Guidelines, section 15064(b)(3).

provided on the National Park Service's website regarding the treatment of historic resources.³⁰

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. The use of the Secretary of the Interior's "rehabilitation" standards (the *Rehabilitation Standards*) provide a more conservative impact analysis than the other treatment standards for this project.

*Rehabilitation Standards*³¹

The National Park Service encourages maintaining the integrity of a district through the appropriate design of infill buildings at vacant sites or sites where new buildings replace non-contributing buildings. The *Standards* are intended as general guidance for work on any historic building. The *Rehabilitation Standards* expand the discussion to sites and neighborhoods.

As written in the *Rehabilitation Standards*, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or

"infill" adjacent to historic buildings on a property or within a district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project. Following are quotations from the National Park Service guidance.

"...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color."

"Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed."³²

National Park Service: Preservation Briefs 14

In addition to the Standards and Guidelines for Rehabilitation, the National Park Service publishes a series of briefs that includes "Preservation Briefs 14, New Exterior Additions to Historic Buildings: Preservation Concerns," as revised and republished in 2010.³³ Among the concepts

³⁰ <http://www.nps.gov/hps/tps/standguide/>

³¹ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington D.C.: National Park Service, United States Department of the Interior, 1995), pp. 63-115.

³² Anne E. Grimmer and Kay D. Weeks, *Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns* (Washington D.C.: National Park Service, United States Department of the Interior, 2010).

³³ Grimmer and Weeks, *Preservation Briefs 14*.

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presented are a balance between differentiation and compatibility, and subordination of the new to the old.

Preservation Briefs 14 states:

1. There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style -- traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.
2. The intent of the Preservation Briefs is to provide guidance to owners, architects and developers on how to design a compatible new addition.... A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's *Standards for Rehabilitation*, a new addition should:
 - Preserve significant historic materials, features and form;

Be compatible; and

Be differentiated from the historic building.

7.2 Discussion of Potential Impacts

Demolition

The Project proposes the demolition of the existing one-story duplex located on the Project Site. As noted in Section 6 of this report, the property is a non-contributor to the locally eligible University Park Extension Historic District, and is not individually eligible for listing in the National Register, the California Register, or as a City of Los Angeles Historic Cultural Monument. The Project does not propose or anticipate demolition or alteration of any property adjacent to or in the near vicinity of the Project Site.

After demolition, all of the contributing buildings to the University Park Extension Historic District will remain intact and the historic district will retain its eligibility for designation as a local HPOZ. All of the contributing and non-contributing buildings in the nearby Menlo Avenue-West 29th Street and North University Park Historic Districts will remain intact, and those districts will retain their eligibility for listing in the National Register. Therefore, the proposed demolition will not result in a significant impact on the existing adjacent resources or the existing resources in the immediate vicinity.

Small Lot Subdivision

The Project proposes to subdivide the Project Site into four "small lots" per the City of Los Angeles Small Lot Ordinance (LAMC Section 12.22-C, 27). The subdivision and the resulting four small lots will not be consistent with established lot sizes and development patterns in the locally eligible University Park Extension Historic District and the wider University Park neighborhood. However, the small lot subdivision alone will not physically alter the Project Site and will not result in any alteration or loss of integrity or significance of any property adjacent to or in the near vicinity of the Project Site. All other properties in the University Park Extension, Menlo Avenue-West 29th Street, and North University Park Historic Districts will remain intact, and those districts will retain their eligibility. Therefore, the proposed Small Lot Subdivision will not result in a significant impact on the existing adjacent resources or the existing resources in the immediate vicinity.

New Construction

The Project Site is located within the locally eligible University Park Extension Historic District (the "District"). New construction will be within the District boundaries and within the vicinity of several buildings that are District contributors. The closest District contributor is located immediately

adjacent to the Project Site to the north, at 2666 S. Orchard Avenue. Other contributors are located across W. 27th Street to the south and across W. Orchard Avenue to the west. The Project Site is also located within the vicinity of two National Register historic districts, Menlo Avenue-West 29th Street to the west and North University Park to the east.

The Project proposes the construction of four new dwelling units, one on each of the four small lots resulting from the subdivision of the Project Site. The new buildings will be constructed on a non-contributing property currently occupied by a one-story duplex. The four new dwelling units will be four stories (42'-9") in height. The buildings will be coupled in two pairs flanking a central driveway accessed from Orchard Avenue.

The height and massing of the proposed new buildings has the potential to block or alter views and sightlines within the District. These alterations have the potential to significantly impact the District in an adverse manner if the integrity and/or significance of the District would be materially impaired by the proposed new construction.

From the west and southwest the Project will block public sightlines to the west façade of the adjacent non-contributing building located at 1219 W. 27th Street. From the south and southwest the Project will block public

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sightlines to the south façade of the adjacent contributing building located at 2666 S. Orchard Avenue. Both are secondary façades. Public views of non-contributing buildings, and of the secondary façades of contributing buildings, are not critical to the visual character of the University Park Extension Historic District and its ability to convey that character. Important street views east and west along W. 27th Street, and north and south along S. Orchard Avenue, as well as views of the primary façades of all District contributors, will remain unimpeded. For these reasons, the significance and integrity of the University Park Extension Historic District will remain intact and the District will retain its eligibility for designation as a local HPOZ.

The Project will not block or alter views or sightlines to or within the nearby Menlo Avenue-West 29th Street and North University Park Historic Districts. The significance and integrity of these districts will remain intact and the districts will retain their eligibility for listing in the National Register.

7.3 Compatibility

The additional guidance provided by the National Park Service for reviewing proposed new construction that may affect an historic resource, as stated above, be it an addition to an existing

building or an infill building within an historic district, strive for the same outcome: a balance between compatibility and differentiation, and the retention of integrity.

Secretary of the Interior's Standards for Rehabilitation

New construction that is adjacent to or related to an existing historic resource is addressed in Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation. Standard 9 states in part: "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."³⁴

The Project's proposed new construction will be differentiated from adjacent District contributors. It will be a contemporary interpretation of the Mediterranean Revival style that was popular in the early decades of the 20th century, with simplified detailing that recalls but does not duplicate historic features. Although not one of the Architectural Styles identified in the North University Park Specific Plan, examples of contributing Mediterranean Revival duplexes, fourplexes, and apartment buildings constructed during the period of significance are found throughout the District, such as those at 2674 S. Ellendale Place (1924), 2683 S.

³⁴ Weeks and Grimmer, *The Secretary of the Interior's Standards*.

Orchard Avenue (1924), 1230 W. 27th Street (1907), 1153 W. 29th Street (1927), and 1180 W. 29th Street (1929).

The Project is compatible with the established historic character of the District in terms of materials, features, proportion, and massing. It recalls traditional historic Mediterranean Revival design details found within the District including symmetrical composition; similarly proportioned fenestration; punched window openings; brick, cement plaster, and wood siding used as exterior wall finishes; and an overhanging cornice. The new buildings will have simple, orthogonal massing. Stringcourses and wall finishes will articulate each building in the classical tripartite composition of an Italian Renaissance *palazzo*, with a base, middle or *piano nobile*, and top or attic.

At four stories (42 feet 9 inches) the proposed new buildings will be taller than most of the District's contributing buildings, which are primarily one or two stories high. However, this contrast in scale is in keeping with the existing condition of the District which includes both contributing and non-contributing buildings of three to four stories in height. Examples include the contributor at 1180 W. 29th Street, a large Mediterranean Revival-style

apartment building of three stories plus penthouse over a raised basement, constructed in 1929.

The Project conforms to Standard 9 because it will be differentiated from the historic resources adjacent to the site and will be compatible with the size, scale, proportion, and massing of the surrounding District.

Standard 10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."³⁵

The Project proposes the construction of four new dwelling units in the locally eligible University Park Extension Historic District. The new buildings will be free standing and will not be attached to or physically impact any District contributors. As such, if the new construction is removed in the future, the form and integrity of the historic district will be preserved. The Project conforms to Standard 10.

Preservation Brief 14

Preservation Brief 14 states: "A new addition must preserve significant historic materials, features, and form, and it must be compatible but differentiated from the historic building.

³⁵ Weeks and Grimmer, *The Secretary of the Interior's Standards*.

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To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its size, scale and massing when planning a new addition... Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.”³⁶

As stated above, the Project will be constructed on a non-contributing property in the University Park Extension Historic District. No historic features, materials, or forms will be demolished or altered, and the proposed new construction will be compatible with but differentiated from the District’s contributing buildings. The new construction will not obstruct views of any primary façades and will maintain average street frontage setbacks. The new buildings will be separate volumes and will not abut or alter any existing buildings.

The proposed new buildings will be taller than most of the District’s contributing buildings, which are primarily one or two stories high. The new buildings will not be subordinate to the adjacent District contributors. However, this contrast in scale is in keeping with the existing condition of the wider District which includes both contributing and non-contributing buildings of three to four stories in height. No District contributors will be altered by the proposed new

construction; the number of District contributors will remain stable and the District will retain eligibility for designation as a local HPOZ.

The new construction therefore will not result in a substantial adverse impact on the University Park Extension Historic District, or on the adjacent Menlo Avenue-West 29th Street and North University Park National Register Historic Districts.

7.4 CEQA Thresholds

The following discussion reiterates the findings of the historical impacts analysis using the thresholds provided in the CEQA Thresholds Guide.

1. Would the Project involve the demolition of a significant resource?

No. The Project does not involve the demolition or alteration of any significant resource. No historical resources are located on the Project Site and the demolition of the existing non-contributing duplex on the property would not physically impact the surrounding University Park Extension Historic District or the nearby Menlo Avenue-West 29th Street and North University Park historic districts.

The Project does not propose the demolition of any other historically

³⁶ Grimmer and Weeks, *Preservation Briefs 14*.

significant resources either on the site or in the near vicinity.

2. Would the Project involve relocation that does not maintain the integrity of a significant resource?

No. The Project does not include the relocation of any buildings or structures, either on the Project Site, immediately adjacent to the Project Site, or in the near vicinity of the Project Site.

3. Would the Project involve conversion, rehabilitation or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings?

No. The Project does not involve conversion, rehabilitation or alteration of a significant resource. The Project Site is currently a non-contributor to the locally eligible University Park Extension Historic District. After construction of the Project, the Project Site will remain a non-contributor; the number of District contributors will not be altered, and the District will retain its eligibility for designation as a local HPOZ.

Therefore, no portion of the Project has the potential for conversion, rehabilitation or alteration of a significant historic resource which does not meet the Secretary of the Interior's Standards.

4. Would the Project involve construction that reduces the integrity

or significance of important resources on the site or in the vicinity?

No. The Project will not involve construction that reduces the integrity or significance of a historic resource. The Project will demolish the existing non-contributing building located on the site to allow for new development. As demonstrated above, after construction of the Project the surrounding University Park Extension Historic District and the adjacent Menlo Avenue-West 29th Street and North University Park National Register Historic Districts will retain their significance and integrity, and thus their eligibility for designation. No impacts to historic resources will result from the replacement construction.

7.5 Summary of Potential Impacts to Historic Resources

Analysis using the CEQA thresholds discussed above has revealed that the Project will not result in a substantial adverse impact to the University Park Extension Historic District, or to the adjacent Menlo Avenue-West 29th Street and North University Park National Register Historic Districts.

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Permit No.	Owner	Architect	Proposed Work	Date
LA 11221	John M. Stahl and Leo D'Amico	Owner	Apartment house, 9 families, 28 rooms (2684 Orchard Avenue)	04/19/1948
LA 16457	R. G. and H. J. Meyler	None	Dwelling and 2 car garage, 2 families, 8 rooms (2684 Orchard Avenue)	06/20/1949
LA 16457	R. G. and H. J. Meyler		Certificate of Occupancy	10/21/1949
1994LA27303			Certificate of Occupancy	02/13/1995

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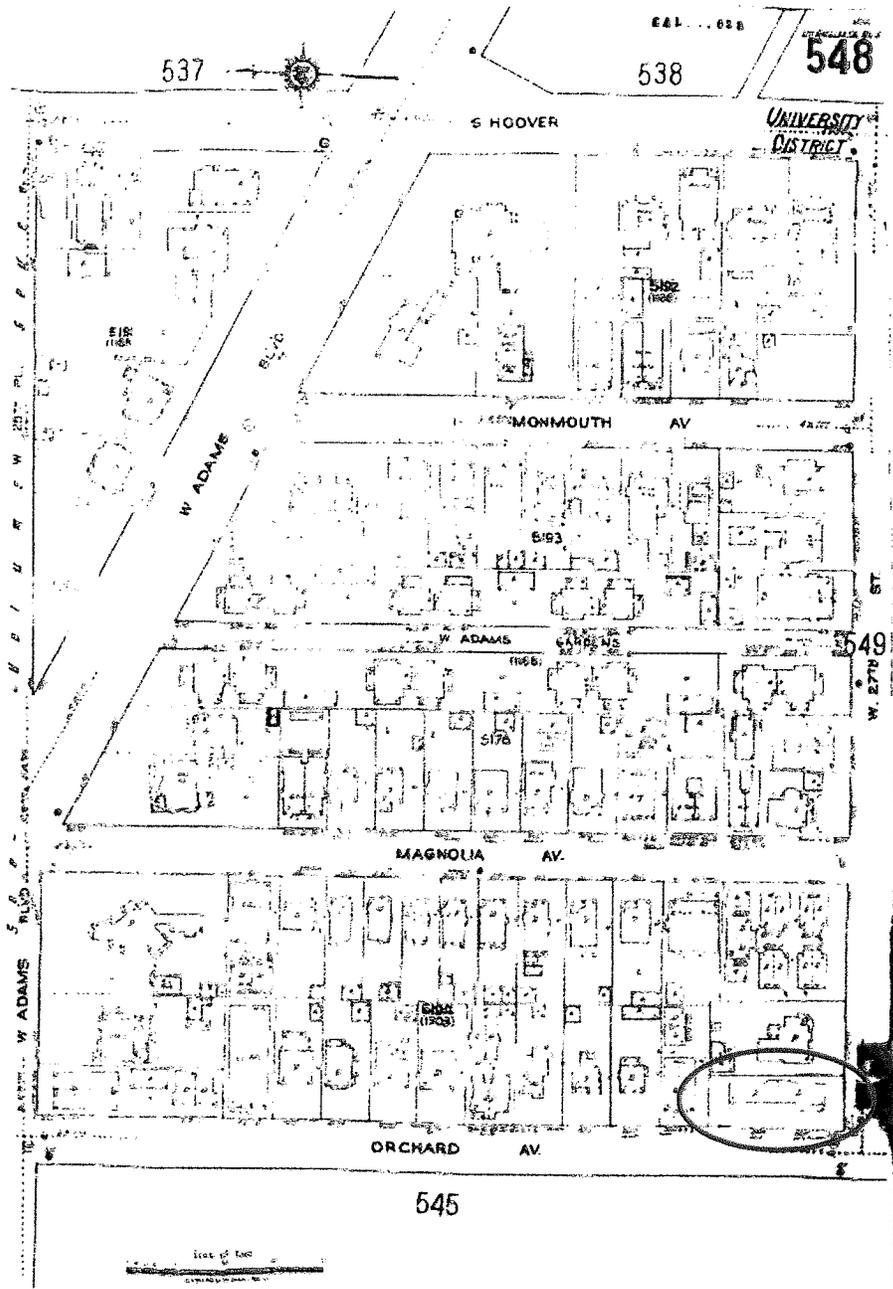


Figure 1B: Sanborn Fire Insurance Map, 1951.

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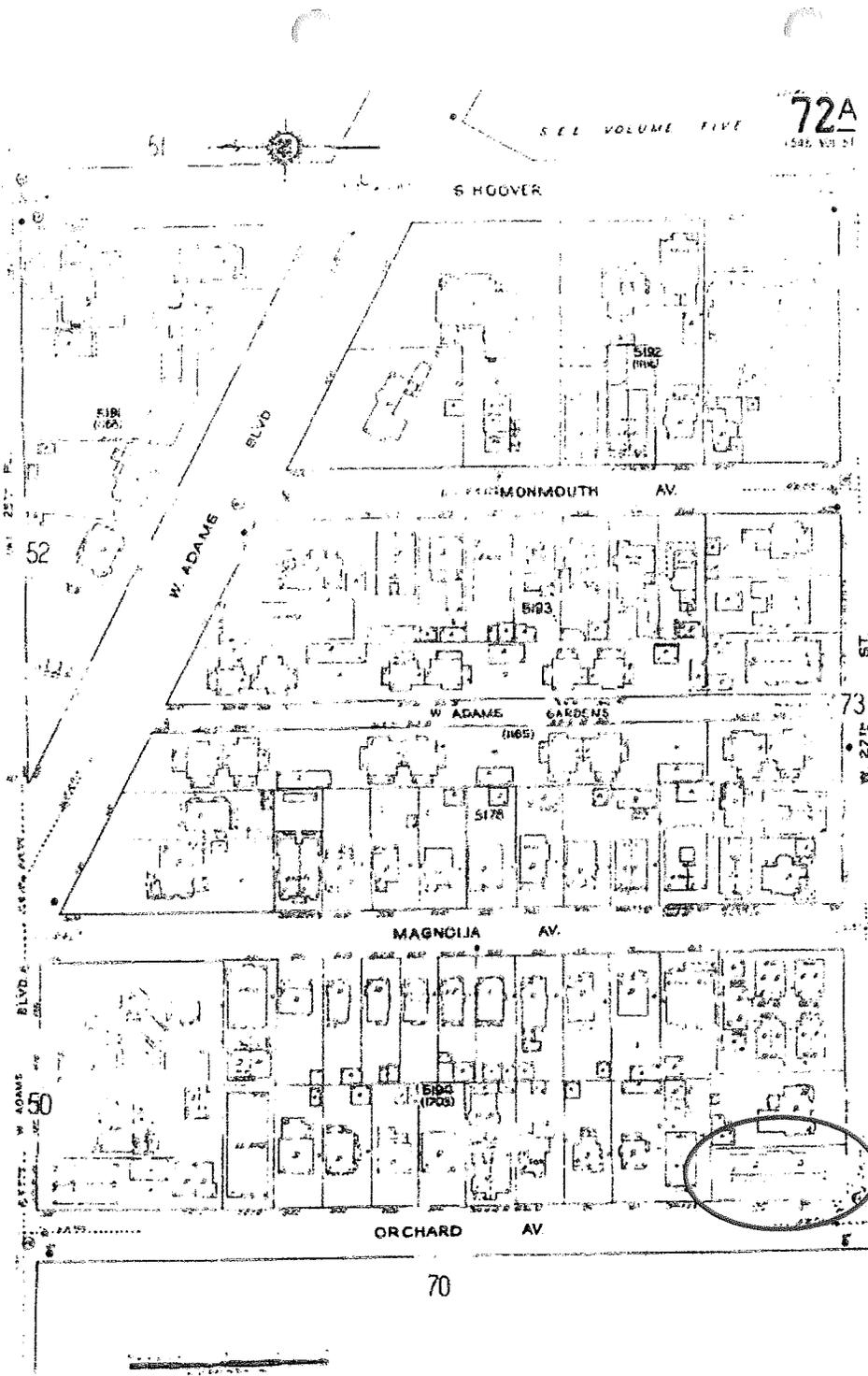


Figure 2B: Sanborn Fire Insurance Map, 1955.

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Figure 1C: Project Site, 1948 (HistoricAerials.com)

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Figure 2C: Project Site, 1952 (HistoricAerials.com)

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Figure 3C: Project Site, 1964 (HistoricAerials.com)

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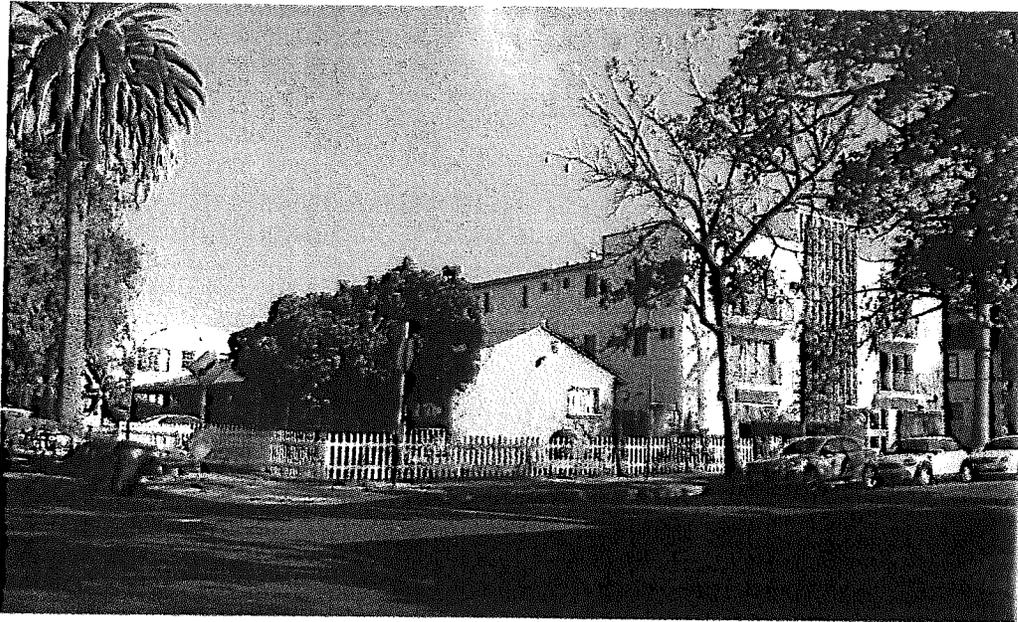


Figure 1D: Project Site, viewed from the southwest, November 2015 (HRG)



Figure 2D: West 27th Street, view northeast from Orchard Avenue, November 2015 (HRG)

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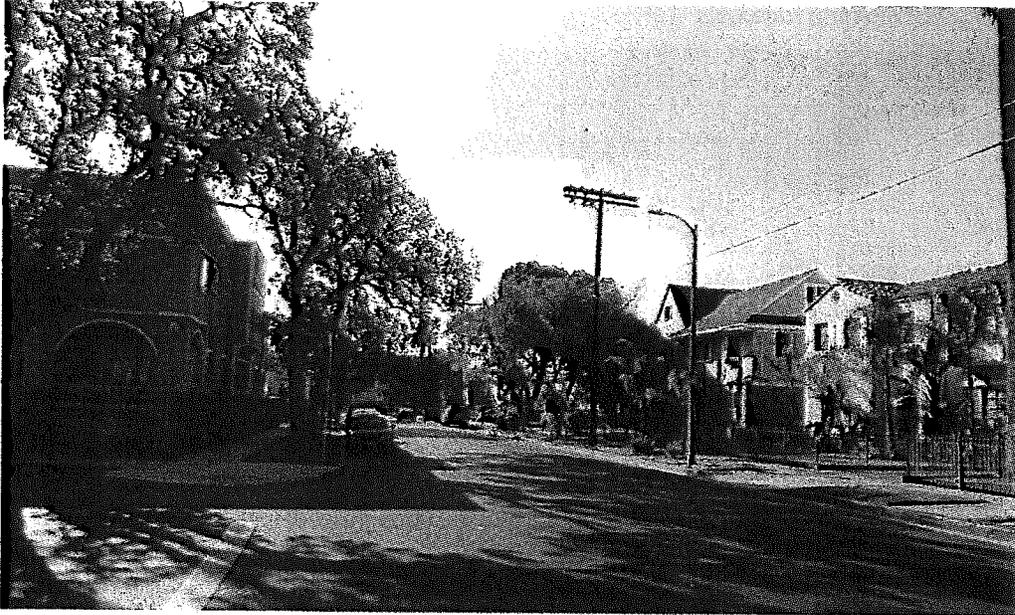


Figure 3D: Orchard Avenue, view southwest from 27th Street, November 2015 (HRG)

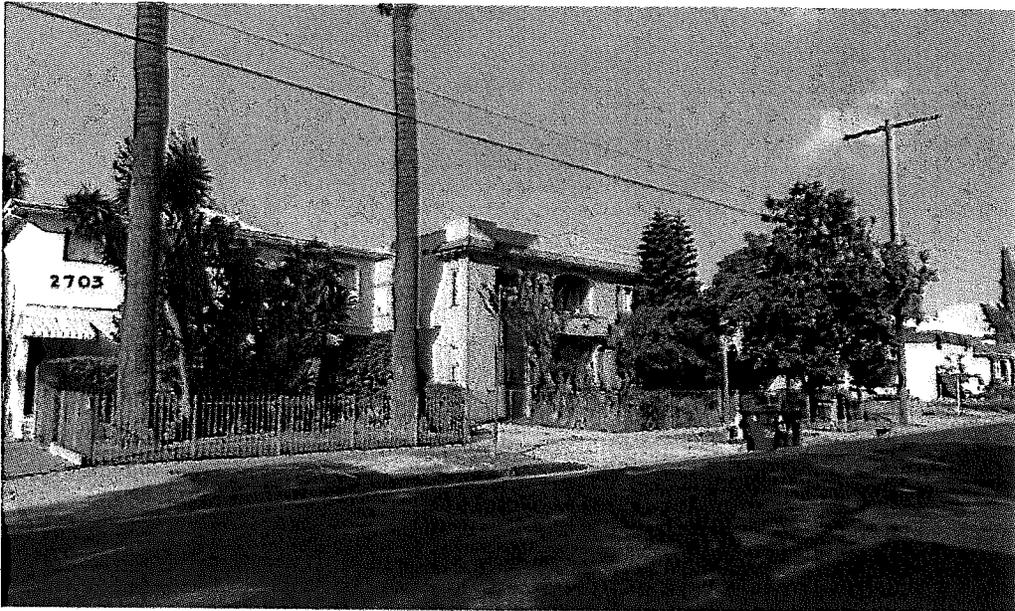


Figure 4D: Orchard Avenue, view northwest from 27th Street, November 2015 (HRG)

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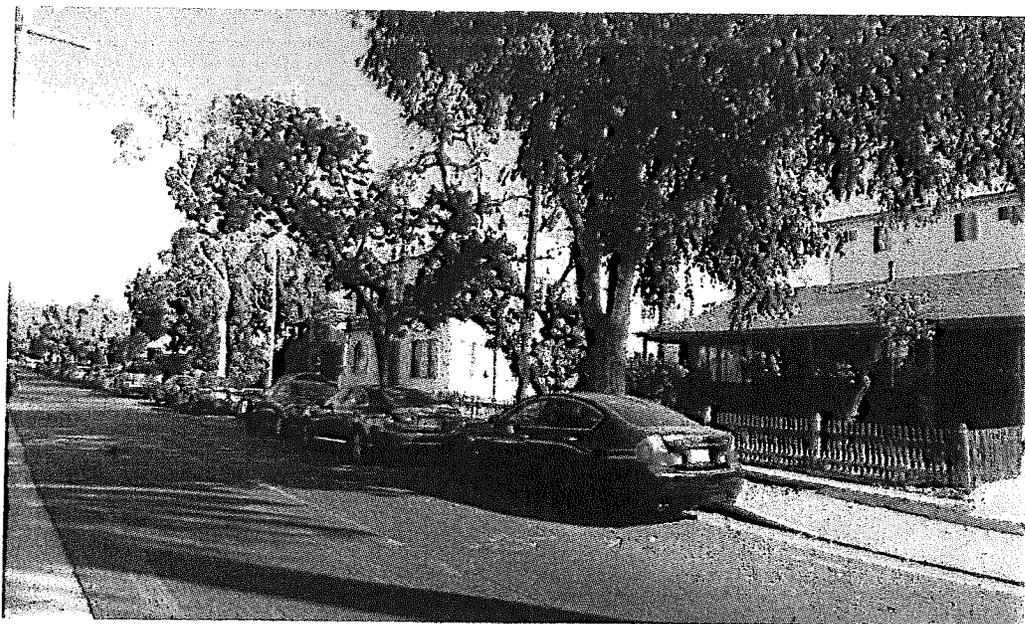


Figure 5D: Orchard Avenue, view northeast from 27th Street, November 2015 (HRG)

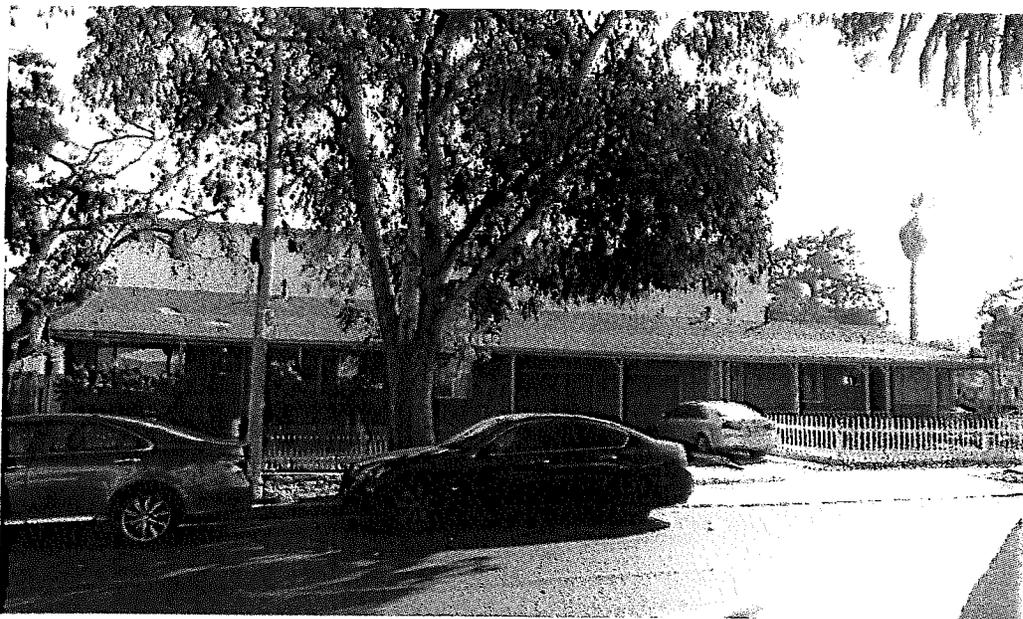


Figure 6D: Project Site, existing duplex, west (primary) façade, November 2015 (HRG)

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Figure 7D: Project Site, existing duplex, south façade, November 2015 (HRG)

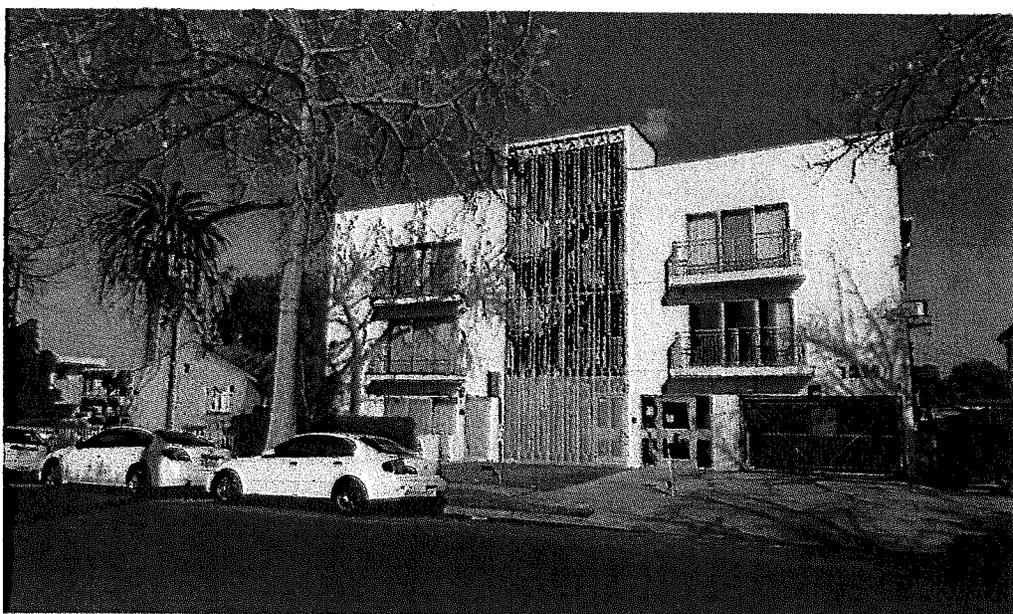


Figure 8D: 1219 W. 27th Street, south façade, November 2015 (HRG)

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Figure 9D: 1220 and 1228 W. 27th Street, north façades, November 2015 (HRG)



Figure 10D: 2681 S. Orchard Avenue, east façade, November 2015 (HRG)

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Figure 11D: 2677, 2671, and 2667 S. Orchard Avenue, east façades, November 2015 (HRG)

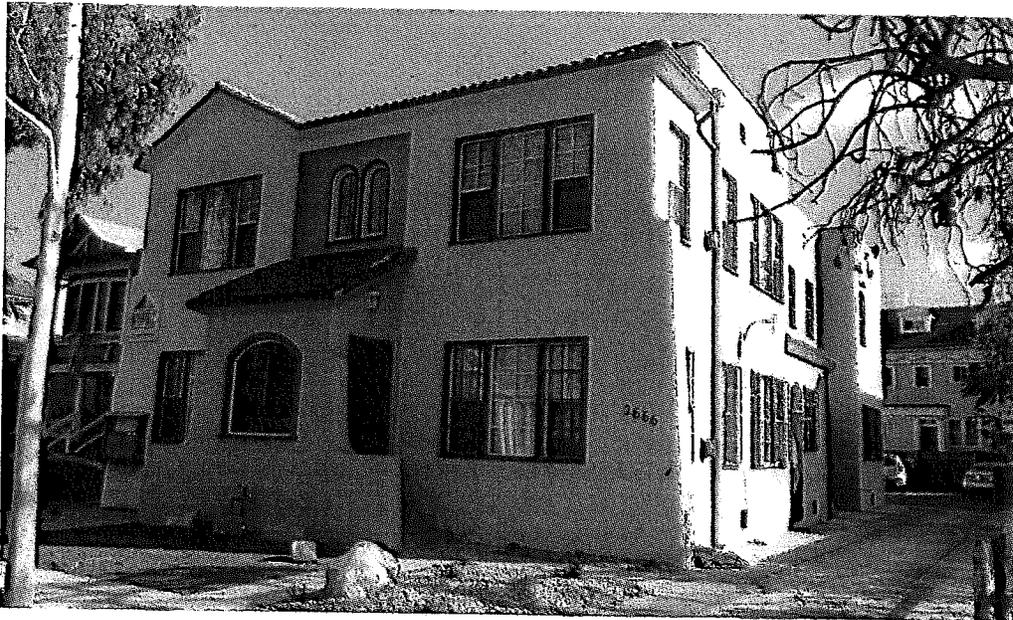


Figure 12D: 2666 S. Orchard Avenue, November 2015 (HRG)

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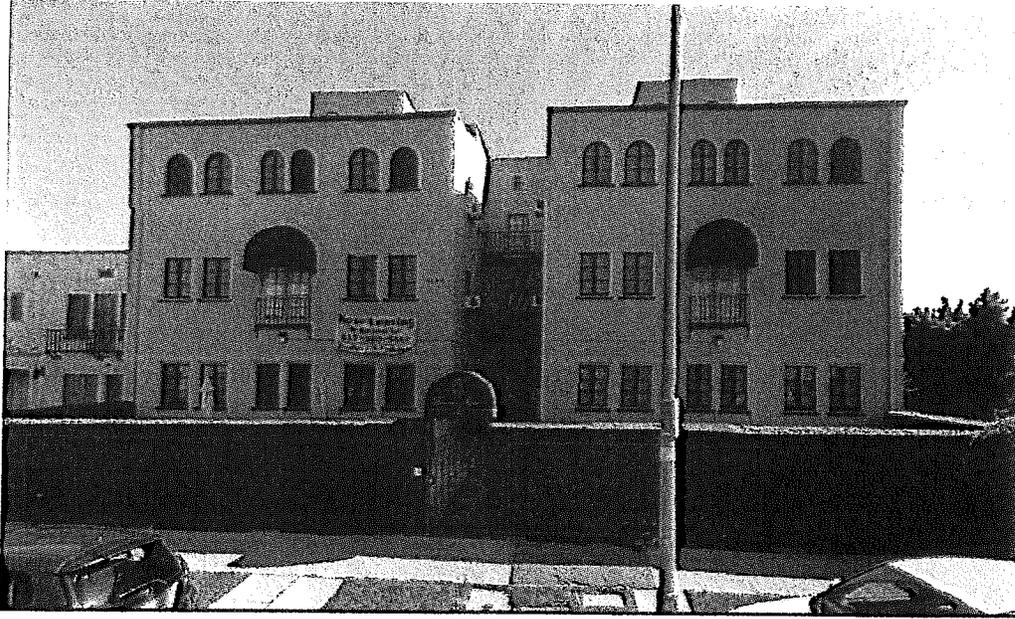


Figure 13D: 1180 W. 29th Street, north facade

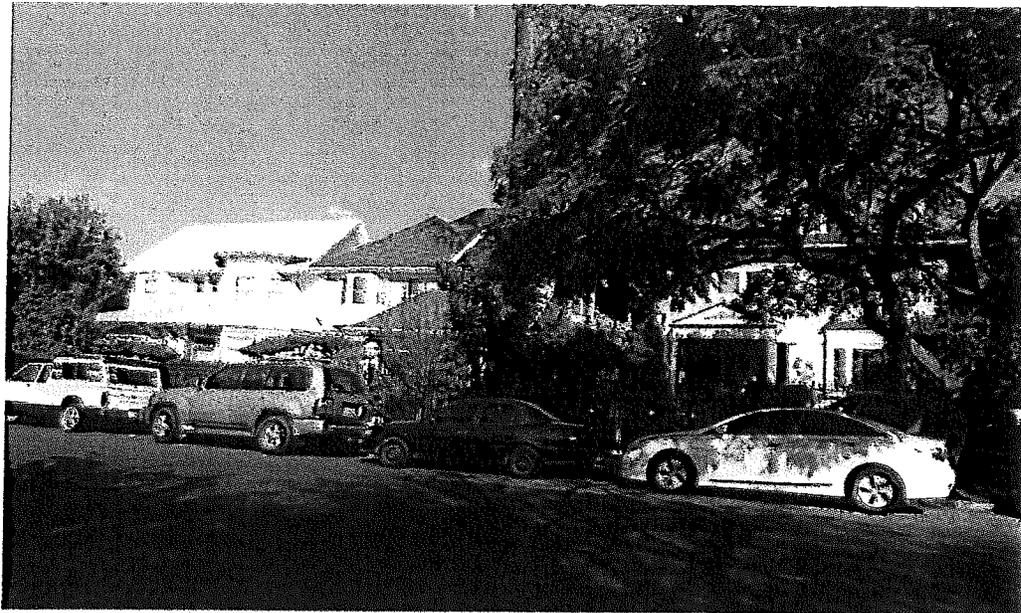


Figure 14D: W. 28th Street, University Park Extension Historic District, November 2015 (HRC)

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