



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### City Planning Commission

**Date:** January 14, 2016  
**Time:** After 8:30 am  
**Place:** Los Angeles City Hall  
Public Works Board Room 350  
200 N. Main Street  
Los Angeles, CA 90012

**Case No.:** CPC-2012-3196-ZC-CU-  
CUB-ZV-ZAA-SPR  
**CEQA No.:** ENV-2012-3197-MND  
**Council No.:** 13 –O’Farrell  
**Plan Area:** Wilshire  
**Certified NC:** Rampart Village  
**GPLU:** Community Commercial  
**Zone:** C2-1 and CR-1  
**Applicant:** Grace Bae  
**Representative:** Nathan Freeman, FMG

**Public Hearing:** September 11, 2015  
**Appeal Status:** Zone Change is appealable by the Applicant to the City Council if denied, Zoning Administrator Adjustment, Site Plan Review, are appealable to City Council.  
**Expiration Date:** January 14, 2016

**PROJECT LOCATION:** 2951, 2965, 2989, 2999 W. 6<sup>th</sup> Street, 530, 534 S. Virgil Avenue, legally described as Lots 8 (Arb 2), 9; Block: 23; Tract: South Half of the West End University Addition Tract and Lots: 46, 47, 48; Block: None; Tract: Commonwealth Tract

**PROPOSED PROJECT:** The proposed project is the addition of an approximately 80,000-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial building, which includes a ground floor restaurant and basement restaurant/karaoke studio, and health spas on the second and third floors. In total, the development will be 115,367-square feet. The new hotel addition is 77’ 6” in height and includes a lobby area on the ground floor, a spa and fitness center for hotel guests on the second floor, and 99 guest rooms on levels three to six. Parking is provided in two levels (at-grade and subterranean) and an existing surface parking lot, providing a minimum total of 144 parking spaces and 85 bicycle parking spaces. The site consists of five contiguous lots comprising approximately 47,560 square feet in lot area. The site is currently improved with a three-story commercial building and a surface parking lot.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), a **Mitigated Negative Declaration** (ENV-2012-3197-MND) and the **Mitigation Monitoring Program** (MMP) for ENV-2012-3197-MND for the above referenced project;
2. Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** (ZC) from C2-1 (lots 8, 9, 47, and 48) and CR-1 (lot 46) to RAS4-1;
3. Pursuant to L.A.M.C. Section 12.24 W.24(c), a **Conditional Use** (CU) to permit a hotel use in the RAS4 Zone;

4. Pursuant to Section 12.24 W.1. of the Municipal Code, a **Conditional Use (CUB)** to extend an existing CUB into a 1,588-square-foot expansion to an existing 1,920 square-foot restaurant and permit the continued sale and dispensing of alcoholic beverages for on-site consumption as an incidental business in or access to the operation of a hotel;
5. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance (ZV)** from Section 12.21 A.5. to allow 61 percent (100 spaces) of the required 164 parking spaces to be designed as compact stalls in lieu of the maximum 40 percent (66 spaces) allowed;
6. Pursuant to Section 12.28 of the Municipal Code, **Zoning Administrator's Adjustments (ZAA)** from Section 12.11.5.C.1 to permit a front yard of two feet in lieu of five feet on Commonwealth Avenue; and Section 12.11.5.C.2 to permit a side yard of zero feet in lieu of five feet for the residential portion of the building on 6<sup>th</sup> Street; and
7. Pursuant to Section 16.05 C.1(b) of the Municipal Code, a **Site Plan Review (SPR)** for a development with 50 or more guest rooms.

**RECOMMENDED  
ACTIONS:**


1. **Recommend** that the City Council **Adopt** the Mitigated Negative Declaration (ENV-2012-3197-MND) and the Mitigation Monitoring Program (MMP) as adequate environmental clearance;
2. **Recommend** that the City Council **Adopt a Zone Change (ZC)** from C2-1 (lots 8, 9, 47, and 48) and CR-1 (lot 46) to RAS4-1;
3. **Approve a Conditional Use (CU)** to permit a hotel use in the RAS4 Zone;
4. **Approve a Conditional Use (CUB)** to extend an existing CUB into a 1,588-square-foot expansion to an existing 1,920 square-foot restaurant and permit the continued sale and dispensing of alcoholic beverages for on-site consumption as an incidental business in or access to the operation of a hotel;
5. **Deny as not necessary, a Zone Variance (ZV)** from Section 12.21 A.5. to allow 61 percent (100 spaces) of the required 164 parking spaces to be designed as compact stalls in lieu of the maximum 40 percent (66 spaces) allowed;
6. **Approve a Zoning Administrator's Adjustment (ZAA)** from Section 12.11.5.C.1 to permit a front yard of two feet in lieu of five feet on Commonwealth Avenue; and Section 12.11.5.C.2 to permit a side yard of zero feet in lieu of five feet for the residential portion of the building on 6<sup>th</sup> Street; and
7. **Approve a Site Plan Review (SPR)** for a development with 50 or more guest rooms.
8. **Adopt** the attached Findings.

MICHAEL J. LOGRANDE  
Director of Planning



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Shana Bonstin, Principal City Planner



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Debbie Lawrence, AICP, Hearing Officer  
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## PROJECT ANALYSIS

### PROJECT SUMMARY

This report contains discussion, conditions and findings for the construction of an “extended-stay” hotel on W. 6<sup>th</sup> Street in the Koreatown neighborhood of the Wilshire Community Plan Area. The proposed project is the construction of a six-story 80,132-square-foot hotel addition to an existing three-story 35,235-square-foot commercial building, resulting in an approximate 115,367 square feet of floor area. The existing building includes a ground floor restaurant, basement restaurant/karaoke studio, retail spaces, and the Grand Spa on the second and third levels. The hotel addition will consist of a lobby area on the ground floor, providing direct access from 6<sup>th</sup> Street, a spa and fitness center for hotel guests on the second floor, and 99 guest rooms on levels three through six.

The applicant is also seeking to expand an existing 1,920 square foot ground floor restaurant by 1,588 square feet, and has requested a Conditional Use permit (CUB) for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption. Additionally, a Conditional Use permit is required for a hotel use in the RAS4 zone. The RAS4 zone permits uses permitted in the R4 zone, and hotels are permitted under any of the conditions pursuant to LAMC Section 12.11 A.4. Otherwise, a Conditional Use permit is required.

#### **General Plan Land Use**

The project site is located in the Wilshire Community Plan area, which is one of 35 community plans that comprise the Land Use Element of the City's General Plan. The General Plan Framework Element and the Wilshire Community Plan General Plan Land Use Map designate the site for Community Commercial land use with corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB. The Framework Element locates the project site in a Community Center, which is intended to be an identifiable focal point and activity center for surrounding groups of residential neighborhoods, where professional offices, hotels, cultural and entertainment facilities, and neighborhood-oriented uses are encouraged.

#### **Zoning, FAR, and Density**

The subject property is comprised of five contiguous parcels zoned C2-1 and CR-1. The Wilshire Community Plan General Plan Land Use Map Footnote #5 limits CR and C2 zones with Community Commercial Land Use to Height District 1, which does not have a height limit but restricts the floor area ratio (FAR) to 1.5:1. A Zone Change to RAS4 will allow for the increased FAR. The proposed project will be built to an FAR of 2.5:1, comprising approximately 115,367 square feet of floor area, including the addition and existing commercial building. The RAS4 zone permits the density of 200 square feet of lot area per guest room. Based on the lot size a total of 232 guest rooms could be constructed on the site. The project proposes a total of 99 guest rooms.

#### **Automobile Parking**

Pursuant to Section 12.21.A.4 of the Municipal Code, the project proposes 99 guest rooms, requiring a total of 59 parking spaces. In addition, the project site is located in the State Enterprise Zone, which allows the project to provide two parking spaces for every one thousand square feet of combined gross floor area of commercial office, business, retail, and restaurant, bar and related uses. The project is required to provide 106 parking spaces for those uses. In total, 165 parking spaces are required. However, the applicant has utilized the Bicycle Ordinance (No. 182,386) to reduce the number of parking spaces required to 144. Parking will be accommodated in one ground level and one subterranean level, and one existing surface lot will be maintained to serve the existing commercial building.

**Parking Variance for Increased Number of Compact Spaces**

Pursuant to LAMC Section 12.21.A.5(c), a maximum of 40 percent of the required parking stalls can be compact stalls when a parking area or garage contains 10 or more parking stalls for other than dwelling unit uses. The applicant is required to provide 165 parking spaces, of which 66 spaces (40 percent) can be designed as compact stalls. The applicant had originally requested a Zone Variance (ZV) to allow 61 percent in lieu of the maximum 40 percent to be designed as compact stalls. However, the project has since undergone design revisions, and along with utilizing the Bicycle Ordinance (No. 182,386), this has allowed the Applicant to fully comply with parking requirements. Therefore, the request for a Variance to increase the maximum number of compact stalls to greater than 40 percent of the total parking spaces as permitted by the LAMC, is recommended for denial as not necessary.

**Bicycle Parking**

The project case was filed on November 16, 2012, prior to the effective date of the Bicycle Ordinance No. 182,386 on March 13, 2013. Therefore, the proposed project is not required to provide bicycle parking stalls as required per the Ordinance. However, the applicant has chosen to utilize the Ordinance and is providing 85 bicycle spaces as permitted.

**Mitigated Negative Declaration and Mitigation Monitoring Program**

A Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program (MMP) were prepared as Case No. ENV-2012-3197-MND. The MND was prepared and circulated for public review on August 13, 2015. The public review period ended on September 2, 2015. The analysis found that the proposed project would result in potentially significant adverse impacts on aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation; however, these potential impacts would be mitigated to a less-than-significant level.

**PROJECT SETTING****Site Description**

The subject property is comprised of five contiguous parcels, where lots 8, 9, 47, and 48 are zoned C2-1 and lot 46 is zoned CR-1. The site comprises approximately 47,560 square feet of lot area. An existing three-story retail and commercial building will be maintained, and two surface parking lots will be retained. The surface parking lot is accessed via Virgil Avenue with two driveways, and the parking garage is accessed via 6<sup>th</sup> Street with an ingress driveway and via Commonwealth Avenue with a two-way driveway. Vehicular access to the site will be from Virgil Avenue to the west, 6<sup>th</sup> Street to the south, and Commonwealth Avenue to the east.

**Surrounding Zones and Uses**

North: The adjoining properties to the north are zoned CR-1 and C2-1 and developed with a four-story medical office building and a two-story multi-family residential building.

West: Properties to the west of the site, across Virgil Avenue are zoned C2-1 and CR-1 and developed with a one-story fast-foot establishment and a four-story medical office building.

South: Properties to the south are zoned C2-2 and currently improved with a surface parking lot. These properties are approved for a seven-story mixed-use building that will contain approximately 20,000 square feet of commercial space and 399 residential dwelling units.

East: Properties to the east are zoned C2-1 and developed with the First Congregational Church of Los Angeles, which is designated as a Los Angeles Historic Cultural Monument (HCM). Properties to the southeast across 6th Street is zoned C4-2 and developed with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court.

**Streets and Circulation**

The project site is bound by Virgil Avenue to the west, 6th Street to the south, and Commonwealth Avenue to the east.

Virgil Avenue: designated as Avenue II by the Mobility Plan 2035, dedicated to a right-of-way width of 72 feet with a 46-foot roadway and 13-foot sidewalks. Virgil Avenue is improved with curb, gutter, parkway, and sidewalk.

6<sup>th</sup> Street: designated as Avenue II, dedicated to a right-of-way width of 72 feet with a 46-foot roadway and 13-foot sidewalks. 6<sup>th</sup> Street is improved with curb, gutter, and sidewalk.

Commonwealth Avenue: designated as a Collector Street, dedicated to a right-of-way width of 66 feet with a 40-foot roadway and 13-foot sidewalks. Commonwealth Avenue is improved with curb, gutter, and sidewalk.

**ISSUES**

The following section includes a list of issues related to the project. These issues were either identified during the design review by the City's Urban Design Studio Professional Volunteer Program, at the public hearing held on September 11, 2015, or in discussions with the applicant.

**Wilshire Community Plan Urban Design Guidelines**

The Citywide Urban Design Guidelines (adopted July, 2013) had not yet received final approval from City Council and the Mayor at the time this case was filed (2012); therefore, the design was reviewed according to the Wilshire Community Plan Urban Design Guidelines. These Guidelines are similar to, and in some cases more specific than, those in the Citywide Urban Design Guidelines. The project has been evaluated against these design policies for individual projects and is found to be in substantial conformance with them, with the exception of Site Planning design policy (e) on page V-3, which states:

*"Prohibit driveway openings, or garage or parking lot entries in exterior frontage walls of buildings, or between frontage buildings, unless the Los Angeles Department of Transportation determines that driveways cannot be practically be placed elsewhere."*

One new driveway is proposed in the exterior frontage wall along 6<sup>th</sup> Street. There is no alley, thus the applicant designed the project with vehicular access from the frontage street. The new driveway comprises a very small proportion of the building frontage, reducing the impact to the pedestrian-oriented character of the design. However, the site has existing driveways that serve the commercial building to which the new hotel is being attached.

**Urban Design Studio – Professional Volunteer Program**

Additionally, the project was reviewed by the Department of City Planning's Urban Design Studio Professional Volunteer Program (PVP) for an architectural critique. Some participants believed the design could be improved by reconfiguring the driveway to Virgil Avenue to allow for an enhanced street frontage along 6<sup>th</sup> Street. The concerns expressed were primarily focused on the ground floor and the lack of transparency and pedestrian orientation. They were concerned that the hotel lobby had no visibility from the outside, and recommended enhancing the transparency of the ground floor façade to better show the interior and create a more inviting and pleasant environment for hotel guests and pedestrians. The participants also recommended that the lobby be differentiated from the rest of the building wall. Finally, they suggested activating the 6th Street frontage with gathering spaces or landscaping at the ground floor.



**Council District 13 – Internal Design Review Committee**

In addition to the PVP, the proposed project was reviewed by the Design Review Committee of Council District 13. The committee suggested that the project incorporate more pattern and texture on the building surface; provide additional windows, architectural features, and utilize one mural instead of several on the building façade facing 6<sup>th</sup> Street; and include more dimensions on the façade to minimize the block-like design of the structure. The committee also recommended more architectural details, including windows and glass features to increase visibility into the building, as well as additional design elements on blank facades. The group also suggested that the project provide an additional subterranean parking level instead of the large surface parking lot. In general, concern was expressed regarding the increased FAR and compatibility with surrounding properties, as well as the lack of a strong connection between the existing Grand Spa building and the new hotel.

The applicant revised the design based on the comments provided to incorporate more pattern and texture on the building surface by adding varying materials, and has increased transparency and visibility into the interior space by adding large window openings near the pedestrian entrance. Furthermore, stone columns have been added to the 6<sup>th</sup> Street façade, which provide vertical articulation. The originally proposed murals have been replaced with additional glass and metal panels to enhance visual appeal and break up the massing. The blank façade of the east elevation has been redesigned with continuation of building materials from the north and south elevations to provide articulation. Lastly, the project now has a more uniform color palette, with grey and blue hues, and brown wood siding as the highlight color. The project has also been conditioned to enhance the facades of the existing building to better integrate it with the new construction portion of the project.

**CONCLUSION**

Based on the information submitted, public input, the project's compliance with the City's General Plan and its Elements, and findings for the requested entitlements, the Department of City Planning recommends that the City Planning Commission approve the proposed project as conditioned.

The project will provide hotel guest rooms in a Commercial Center in the Wilshire Community Plan area and will be scaled and massed in a manner compatible to the surrounding development and neighborhood character. Community Commercial Centers contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses. One of the types of community centers identified is a multi-use, non-residential center that encourages the development of professional offices, hotels, and cultural and entertainment facilities. The project, at the proposed floor area, height, scale, design and layout, will be a compatible addition to the local neighborhood and will provide a distinct contemporary design.

The Zone Change to RAS4-1 is appropriate given the context of this area, in that it provides for a mixed-use project that complements the commercial and residential character of this area. The site is located just across the street from the Wilshire Center Regional Commercial Center, with corporate and professional offices, shopping, high-density multi-family residential uses, government buildings, entertainment and cultural facilities and supporting services. The project furthers several General Plan objectives, including encouraging infill projects and locating new development near public transit, shopping, services and employment. The proposed project meets those criteria and represents the creative re-use of an existing, underutilized site near a major transit corridor. Although the commercial uses on the second and third floors of the existing building are not permitted in RAS4, in this situation the uses are ancillary to the new hotel use, and reflect the pattern of development in this area of commercial uses above the ground floor. Therefore, staff has recommended approval of the project as proposed.

## (Q) QUALIFIED CONDITIONS OF APPROVAL

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

### A. Entitlement Conditions

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked **Exhibit A**, dated **December 30, 2015**, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
2. **Use.** Use of the subject property shall be limited to the use and area provisions of the RAS4-1 zone; hotel and commercial uses shall be permitted. The hotel second floor fitness center shall be for the use of hotel guests only.
3. **Height.** The building shall be limited to a height of 77 feet and 6 inches. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
4. **Floor Area Ratio (FAR).** FAR shall not exceed 2.5:1.
5. **Residential Density.** No more than 99 guest rooms may be constructed on the property.
6. **Driveways.** The site design shall be limited to one ingress driveway along 6th Street, an ingress and egress driveway along Commonwealth Avenue, and two ingress and egress driveways along Virgil Avenue. Revised plans shall include elevations that depict the frontage and driveways, and indicate transparency or other pedestrian-oriented treatment that will be implemented to replace the building driveway entrance.
7. **Parking.** Pursuant to LAMC Section 12.21.A.4 the project need not provide more than 144 parking spaces. A maximum of 58 parking spaces may be compact spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided pursuant to LAMC Sections 12.21.A.4 and 12.21.A.16. A minimum of 85 bicycle parking spaces shall be provided on site including short-term and long-term spaces for hotel and commercial uses.
9. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department.
10. **Trees.** All lots appurtenant to other land uses shall be planted with trees at a ratio of one tree for every four surface parking spaces. Tree size, placement, and canopy and base dimensions shall comply with the Landscape Ordinance No. 170,978.
11. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Project plans shall be modified to indicate transparency.

The area surrounding the project site is a mix of primarily office and some residential buildings. The approval of the Conditional Use permit for on-site alcohol sales will be compatible with the surrounding uses and contribute to the continued economic vitality of the neighborhood. Alcoholic beverage service is an expected amenity with high-end meal service for many hotel patrons. The project location is easily accessible in that it is built nearby to an existing subway station with connections to downtown and greater Los Angeles. Finally, the hotel will also provide a service that is beneficial to the tourist industry and businesses in the community, helping to generate new jobs for the local economy.

## (Q) QUALIFIED CONDITIONS OF APPROVAL

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

### A. Entitlement Conditions

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked **Exhibit A**, dated **December 30, 2015**, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
2. **Use.** Use of the subject property shall be limited to the use and area provisions of the RAS4-1 zone; hotel and commercial uses shall be permitted. The hotel second floor fitness center shall be for the use of hotel guests only.
3. **Height.** The building shall be limited to a height of 77 feet and 6 inches. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties.
4. **Floor Area Ratio (FAR).** FAR shall not exceed 2.5:1.
5. **Residential Density.** No more than 99 guest rooms may be constructed on the property.
6. **Driveways.** The site design shall be limited to one ingress driveway along 6th Street, an ingress and egress driveway along Commonwealth Avenue, and two ingress and egress driveways along Virgil Avenue. Revised plans shall include elevations that depict the frontage and driveways, and indicate transparency or other pedestrian-oriented treatment that will be implemented to replace the building driveway entrance.
7. **Parking.** Pursuant to LAMC Section 12.21.A.4 the project need not provide more than 144 parking spaces. A maximum of 58 parking spaces may be compact spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided pursuant to LAMC Sections 12.21.A.4 and 12.21.A.16. A minimum of 85 bicycle parking spaces shall be provided on site including short-term and long-term spaces for hotel and commercial uses.
9. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department.
10. **Trees.** All lots appurtenant to other land uses shall be planted with trees at a ratio of one tree for every four surface parking spaces. Tree size, placement, and canopy and base dimensions shall comply with the Landscape Ordinance No. 170,978.
11. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Project plans shall be modified to indicate transparency.

12. **Parking Screening.** Any at-grade parking uses shall not be visible from the exterior of the building. Architectural treatments, including landscaping, decorative walls, or other design features shall be used to screen at-grade parking uses. The applicant shall submit a revised landscape plan that incorporates landscaping treatments such as trees, planters, climbing vines, or green walls to screen the surface parking lot along Virgil Avenue and parking structure along 6th Street.
13. **Pedestrian Walkways.** Clearly marked pedestrian access-ways shall be integrated into the site design and connected to the commercial area.
14. **Building Materials.** A note shall be added to the Project Elevations to indicate that the any building materials consisting of metal shall be of a non-reflective material. The concrete masonry unit (CMU) wall facing the multi-family residential use located directly north of the project site shall incorporate changes in texture and landscaping screening.
15. **Existing Building Façade:** Exhibit A shall be revised to indicate the integration of design features of the new hotel addition into the façade of the existing commercial building.
16. **Ground Level Pedestrian Entrance.** The doors for pedestrian access along 6<sup>th</sup> Street shall remain open during business hours.
17. **Side Yard Setback.** The Project shall be allowed a zero foot side yard setback for the residential portion of the building on 6<sup>th</sup> Street.
18. **Front Yard Setback.** The Project shall be allowed a 2'0" front yard setback along Commonwealth Avenue.
19. **Refuse/recycling area.** Details shall be provided on the location of a trash and recycling area for the existing commercial building, recycling area for the new hotel building, method of enclosure, and design and material of enclosure at the time of final plan sign off. The trash and recycling areas shall be secured with an enclosure that fully screens the view of the trash and recycling area from public streets.

## **B. Environmental Conditions**

20. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
21. **Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
22. **Construction Equipment and Fugitive Dust.**
  - a. All construction equipment shall be equipped with Tier 3 diesel engines or better to reduce nitrogen oxide (NOx) emissions.
  - b. The applicant shall apply water every 3 hours to disturbed areas within a construction site.
  - c. On-site vehicle speeds on unpaved roads shall be limited to 15 mph by radar enforcement.
  - d. All trucks hauling dirt, sand, soil, or other loose materials shall be tarped with a fabric cover and maintain a freeboard height of 12 inches.

23. **Greenhouse Gas Emissions (architectural coatings).** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
24. **Emergency Evacuation Plan (Building over 75 feet in height).** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
25. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**
- a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
  - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
  - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
26. **Safety Hazards.**
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
  - b. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
  - c. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
  - d. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
  - e. Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.
  - f. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction and/or construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

#### **Administrative Conditions of Approval**

27. **Final Plans.** Prior to the issuance of any building permits for the Project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

28. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
29. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
30. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
31. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
32. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
33. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
34. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
35. **Indemnification and reimbursement of litigation costs.**

Applicant shall do all of the following:

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

- or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (c) Submit an initial deposit for the City's litigation costs to the City within 10 days notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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 (a).
  - (d) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (e) 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. Actions include 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.



## CONDITIONS OF APPROVAL (Alcoholic Beverages)

The conditional use authorization granted herein for the sale of alcoholic beverages for on-site consumption shall be limited to (1) license to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,920 square foot ground floor restaurant and 1,588 square foot expansion, resulting in a 3,508 square foot ground-floor restaurant, upon the following additional terms and conditions:

1. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with seating for 126 patrons, including 16 seats at the existing bar.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
4. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Department of City Planning to impose additional corrective Conditions, if, in the Department's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
5. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Department of City Planning will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
6. 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
7. All of the conditions enumerated in Environmental Clearance Case No. ENV-2012-3197-MND are herein incorporated by reference and shall be considered conditions of this instant grant.
8. Hours of operation shall not exceed the following for the restaurant's food service: 7 a.m. to 2 a.m. seven days a week, and shall not exceed the following for the alcohol services: 11 a.m. to 2 a.m. seven days a week.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been granted herein.

10. There shall be no live entertainment of any type, including but not limited to live music, karaoke, disc jockey, male or female performers or fashion shows, employee or hired dancers and/or any type of escort services, piano bar, jukebox, dancing, movies, etc.
11. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Amplified recorded-music shall not be audible beyond the area under control of the applicant, and any sound or noise emitted that is under the control of the petitioner shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort. The establishment shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
12. There shall be no coin-operated game machines or video machines permitted on the premises at any time.
13. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator and valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.
14. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
15. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
16. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the restaurant.
17. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
18. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
19. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
  - posted at the entry, and the cashier or customer service desk,

- provided to the immediate neighbors, schools and the Neighborhood Council, and
  - responded to within 24-hours of any complaints/inquiries received on this hot line.
20. The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Department of City Planning upon request.
  21. The applicant shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
  22. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall be solid.
  23. The applicant shall not maintain or construct any type of enclosed room intended for use by patrons or customers for any purpose, except for the restrooms.
  24. Trash/recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
    - a. Trash/recycling containers shall be locked when not in use.
    - b. Trash/recycling containers shall not be placed in or block access to required parking.
  25. Petitioner(s) shall install and maintain security cameras and a two-week DVR that covers all common areas of the business, high-risk areas, entrances and exits. The DVRs shall be made available to the Los Angeles Police Department upon request.
  26. No pay phone may be maintained on the exterior of the premises
  27. The restaurant operators shall maintain on the premises and present upon request to any law enforcement officer, a copy of the business permit, insurance information and a valid emergency contact phone number for any valet and security company services used by the restaurant operators.
  28. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Department of City Planning for attachment to the case file.
  29. Prior to the utilization of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP 6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

30. **Within 30 days of the effective date of this determination**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to [planning.ccu@lacity.org](mailto:planning.ccu@lacity.org), with the subject of the email to include the case number, "**CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR/Operation Notification**". The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
31. The manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit within 30 days of the beginning day of operation of the establishment. The statement shall read as follows,
- We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a restaurant known as "The Pharo", and agree to abide and comply with said conditions.*
32. Should there be a change in the ownership and/or the operator of the business, the Department of City Planning reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or If at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Department of City Planning may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
33. The authorization granted herein is for a period of five (5) years from the effective date of this grant. Thereafter, this authorization shall become null and void and the applicant shall need to file for and obtain approval of a new conditional use pursuant to Section 12.24-W,l of the Municipal Code to permit the continued sale and dispensing of alcoholic beverages for on-site consumption.
35. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

This recommendation report has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that neither the Office of Zoning Administration or the City Planning Commission acting as a higher level decision-maker for "multiple approval" cases has direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Department of City Planning has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Department of City Planning acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the City Planning Commission. They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- There shall be no sale or service of alcoholic beverages without a food order.
- Petitioner shall not require an admission or cover charge.
- No person under the age of 21 shall sell or deliver alcoholic beverages.
- There shall be no requirement to purchase a minimum number of drinks.
- There shall be no sales, service, or possession of alcoholic beverages outside of the designated eating area.
- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time.
- "Promotional nights" shall not be permitted. Promotional nights include, but are not limited to: times periods during which female patrons may purchase beverages at a discounted price; encouraging patrons to come to the premises for beverages after an entertainment event at another location; and selling certain brands and/or types of brands of beverages.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge or separate bar area.

- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premise.
- Containers of distilled spirits may not be stored on the premises after being sold to patrons, for the purpose of later consumption.
- The restaurant operators shall not permit any employee to solicit in or upon the licensed premises, the purchase or sale of any drink, any part of which is for, or intended for use of such employee or to permit any employee of such license to accept in or upon the licensed premises any drink for, oriented for the consumption of any employee. Additionally any person or persons employed by the restaurant operators as a waitress/waiter or hostess/host shall not be allowed to sit with the patrons while in the establishment.
- At all times the interior lighting shall be sufficient to make easily discernible the appearance and conduct of all persons and patrons in that portion of the premises where alcoholic beverages are stored, served, delivered or consumed.

**CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

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

1. Dedication Required:

**6<sup>th</sup> Street (Avenue II)** – A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035 and 15-foot by 15-foot cut corners or 20-foot radius property line returns at the intersections with Virgil Avenue and Commonwealth Avenue.

**Virgil Avenue (Avenue II)** – A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035.

**Commonwealth Avenue (Collector Street)** – None.

2. Improvements Required:

**6<sup>th</sup> Street** – Construct a new 15-foot concrete sidewalk, integral concrete curb, and 2-foot gutter along the property line, including in the areas of the cut corners or property line returns. Upgrade all driveways and access ramps at the intersections with Virgil Avenue and Commonwealth Avenue to comply with ADA requirements.

**Virgil Avenue** – Construct a new 15-foot concrete sidewalk, integral concrete curb, and concrete gutter along the property line. Upgrade all driveways and access ramps at the intersections with Virgil Avenue and Commonwealth Avenue to comply with ADA requirements.

**Commonwealth Avenue** – Repair all broken, off-grade or bad order concrete curb, gutter and sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

The Los Angeles Department of Transportation (LADOT) may have additional requirements for dedication and improvements.

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and directed to the street via drain systems constructed under the sidewalk and through curb drains connected to the catch basins.

4. Sewer lines exist in Virgil Avenue and Commonwealth Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. **Parking Area and Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Notice: Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.



## FINDINGS

### A. General Plan Findings

The General Plan defines the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element, seven required Elements that are mandated by State law including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems, and Plan for a Healthy Los Angeles. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for the Staff's recommended actions for the proposed project.

#### 1. General Plan Land Use Designation

The subject property is within the Wilshire Community Plan Area, which was adopted by the City Council on September 19, 2001. The Plan Map designates the subject property for Community Commercial land uses with the corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB.

#### 2. General Plan Text

##### Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The Framework Element establishes categories of land use - Neighborhood District, Community Center, Regional Center, Downtown Center, and Mixed-Use Boulevard - that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's diverse urban, suburban, and rural land use patterns.

The project site is in a Community Center, which is intended to serve as an identifiable focal point for surrounding groups of residential neighborhoods. Community Centers contain a diversity of uses such as professional offices, hotels, cultural and entertainment facilities in addition to neighborhood-oriented uses. Generally, they have FARs ranging from 1.5:1 to 3:1, and height ranges from two to six stories depending on the character of the area.

The proposed project would be in conformance with several goals of the Framework Element as described below.

#### **GOAL 3. PEDESTRIAN-ORIENTED, HIGH ACTIVITY, MULTI- AND MIXED-USE CENTERS THAT SUPPORT AND PROVIDE IDENTITY FOR LOS ANGELES' COMMUNITIES.**

**Objective 3.9.** Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

**Policy 3.9.1.** Accommodate the development of community-serving commercial uses and services and residential dwelling units in areas designated as "Community Center" in accordance with Tables 3-1 and 3-5. The ranges and densities/intensities of uses permitted in any area shall be identified in the community plans.

**Policy 3.9.3.** Determine the appropriateness of centralized and shared parking structures, and where suitable and feasible, encourage their development.

**Objective 5.2:** Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.

**Policy 7.2.2.** Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.

**Policy 7.2.3.** Encourage new commercial development in proximity to rail and bus transit corridors and stations.

The above goals, objectives and policies seek to concentrate commercial development in existing commercial districts and in areas that are able to support such development which are in close proximity to rail and bus transit stations. As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The applicant proposes a hotel, and as such, the project promotes uses for both daytime and nighttime activities. Furthermore, the proposed six-story building with an FAR of 2.5:1 and 99 guest rooms is consistent with the density and intensity permitted in a Community Center, while maintaining compatibility with existing buildings in the area that range in height from one to 20 stories. The project site is also located in close proximity to transit stations including the Metro Vermont/Western Station with access to the Purple and Red Lines and bus stations. As such, the proposed project complies with the General Plan Framework Element.

#### **GOAL 7C. A CITY WITH THRIVING AND EXPANDING BUSINESSES.**

**Objective 7.3.** Maintain and enhance the existing businesses in the City.

**Objective 7.6:** Maintain a viable retail base in the city to address changing resident and business shopping needs.

The construction of a new 99-guest room hotel can help sustain economic growth and maintain a viable retail base in the city. The development of sites and structures integrating mixed use is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. The hotel is consistent with ongoing redevelopment efforts in the community, and is located in an area well suited to visitor-serving uses. The Project will also contribute to the Koreatown neighborhood by providing a use that specifically caters to the business community in the area. The project supports revitalization by developing a use that will provide an economic and social benefit to the residential, commercial, and other types of businesses located in the area. The proposed project will generate an additional influx of guests to the area who will likely patronize the various retail and restaurant businesses along the Wilshire Corridor.

### **Land Use Element - Wilshire Community Plan**

While broader planning issues, goals, objectives and policies are provided by the Citywide General Plan through its Framework Element, the Wilshire Community Plan sets forth planning goals, objectives, policies, and programs that pertain to the Wilshire Community. The Community Plans further refine the General Plan, and are intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. The proposed project would be in conformance with the following goal, objective, and policies of the Wilshire Community Plan:

The Project site is located in the Wilshire Community Plan area, which is one of 35 community plans in the City of Los Angeles. Together, these plans comprise The Land Use Element of the General Plan and regulate how land is to be utilized. Each plan contains goals and policies to guide development in the plan area. The Wilshire Community Plan Area is often spoken of as the Mid-City Section of Los Angeles - the eastern edge of the approximately 2.5-mile wide by 6-mile long plan area is about 6 miles west of downtown Los Angeles, while the western edge abuts the City of Beverly Hills. The area includes about 8,954 acres, which is approximately 3 percent of the total land in the City of Los Angeles.

The Wilshire Community Plan Land Use Map designates the site for Community Commercial land use with corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB. The site is located in the Vermont Community Commercial Center, which is approximately 34 acres in size. It is centered near Vermont Avenue and Beverly Boulevard in the northeastern portion of the plan area. The Community Center includes the Vermont-Beverly Metro Red Line station. The Project will advance numerous objectives and policies contained in the Wilshire Community Plan, including:

***GOAL 2. ENCOURAGE STRONG AND COMPETITIVE COMMERCIAL SECTORS WHICH PROMOTE ECONOMIC VITALITY AND SERVE THE NEEDS OF THE WILSHIRE COMMUNITY THROUGH WELL-DESIGNED, SAFE AND ACCESSIBLE AREAS, WHILE PRESERVING HISTORIC AND CULTURAL CHARACTER.***

***Objective 2-1. Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.***

***Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping center.***

***Policy 2-1.3. Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.***

***Policy 2-2.3. Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed-use projects located in Neighborhood Districts.***

***Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.***

***Policy 2-2.1: Encourage pedestrian-oriented design in designated areas and in new development.***

***Objective 2-3: Enhance the visual appearance and appeal of commercial districts.***

***Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.***

The project is located in a Community Center and is consistent with the purposes, intent and provisions for its designation. Community Centers are intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods. The project site is located in an urbanized area that contains a variety of high- to medium-intensity and compact built environment. The neighboring properties are developed with one- to four-story office, retail, multi-family residential, and First Congregational Church of Los Angeles along with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court.

Properties at the corner of Virgil Avenue and Wilshire Boulevard to the south of the project site are currently under construction for a 19-story mixed-use project consisting of retail space and 190 live-work condominiums. As such, the proposed project to construct an approximately 78,376-square-foot six-story hotel that contains 99 guest rooms is consistent with the intensity and characteristics of an area that is designated as a Community Center by the Framework Element. Furthermore, the proposed project would contribute to the intensity and characteristics of a Community Center as an activity center for surrounding residential neighborhoods.

The project is an infill development on an underutilized site within a highly urbanized location in close proximity to several rail and bus options. The Metro Purple and Red Lines at Vermont/Western Station are located approximately 0.4 miles west from the project site. These transit options provide access to and from local destinations including Downtown and Hollywood as well as regional destinations through Los Angeles Union Station connecting service to Metro, Amtrak and Metrolink rail service. In addition, the project site is located within one-half mile of several Metro Bus stations. As such, the proposed project is located in a transit-rich area that is already functioning as centers for the surrounding neighborhoods, the community, and the region.

### **Mobility Element**

The Mobility Element of the General Plan guides development of a citywide transportation system with emphasis on a multi-modal transportation infrastructure through advanced technology, reduction of vehicle trips, and focused growth in proximity to public transit. In response to the State's Complete Street mandate, the City's Mobility Plan 2035 established new street designations, re-classified each of the City's arterial streets and laid out a "complete street" policy framework. Whereas previous street designations and their corresponding dimensions, approved as part of the City's 1999 Transportation Element, reflected a focus on moving automobiles, the new expanded list of classifications now acknowledges the multi-modal role and objectives of complete streets. The new street standards are intended to reflect the variety of street dimensions that exist in today's actual physical street cross-sections. Revised standards are intended to lead to an overall preservation of existing roadway widths and widening of sidewalk widths.

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. Each of the goals contains objectives and policies that guide the City's transportation goals. The proposed project would be in conformance with the following policies:

*1.2 Complete Streets - Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.*

*2.1 Adaptive Reuse of Streets - Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

*2.3 Pedestrian Infrastructure - Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

*3.1 Access for All - Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.*

The Project advances these policies because it will be located nearby an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities. The development of the hotel would promote ground floor pedestrian activity and circulation and would create direct pedestrian connections between the new Project and the street, in express conformity with the Mobility Element's policies and objectives. The proposed development contributes to the General Plan's goal to increase development within commercial districts while enhancing the accessibility of such uses to public transit.

## **B. Entitlement Findings**

1. **Zone Change Findings.** Pursuant to Section 12.32 C.7. of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed project is the addition of an 80,132-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial building. The existing building includes a ground floor restaurant and basement restaurant/karaoke studio, and health spas on the second and third floors. The new hotel addition is 77' 6" in height and includes a lobby area on the ground floor, a spa and fitness center for hotel guests on the second floor, and 99 guest rooms on levels three to six. In total, the development will be 115,367 square feet. The project will utilize an existing surface parking lot and an on-site parking structure consisting of one at-grade and one subterranean level, providing a minimum of 144 parking spaces. Vehicular access to the site will be from Virgil Avenue to the west, 6<sup>th</sup> Street to the south, and Commonwealth Avenue to the east.

The subject property is comprised of five contiguous parcels, with zoning of C2-1 and CR-1. The Wilshire Community Plan General Plan Land Use Map designates the site for Community Commercial land use with corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB. The applicant has requested a Zone Change to RAS4-1, which is consistent with the General Plan Land Use Designation of Community Commercial.

### **Public Necessity**

The Wilshire Community Plan General Plan Land Use Map Footnote #5 limits CR and C2 zones with Community Commercial Land Use Designation to Height District 1, which does not have a height limit but restricts the floor area ratio (FAR) to 1.5:1. The applicant has requested the Zone Change to RAS4-1 to increase the allowed FAR to 2.5:1, comprising approximately 115,367 square feet of floor area.

The conditioned hotel project conforms to the requirements of the RAS4 Residential/Accessory Services zone. The purpose of the RAS4 zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. Although the proposed project does not provide residential dwelling units for housing, the hotel addition provides overnight accommodations with 99

guest rooms for visitors to the area. Furthermore, the project is a multi-use development that contains commercial, retail, and entertainment and cultural uses, including a spa and fitness center, karaoke studios, a restaurant, and retail stores. These uses provide residents as well as visitors to the hotel opportunities for daytime and nighttime activities. As conditioned, the design of the Project will enhance the neighborhood and will contribute to the activity of the Vermont Community Center.

### **Convenience**

The location of the project is desirable to the public convenience, because the project is in a center of various interrelated commercial, office and cultural activities. The health spa serves as a venue for locals and visitors alike. The location of a 24-hour facility in close proximity to clientele who request such hours enhances public convenience. In recent years, health spa facilities have enjoyed popularity with many people. As a result, upscale commercial retail developments have included these uses as a part of their commercial offerings. In an effort to provide an economically viable project, the applicant desires to provide services that are in demand by the community.

### **General Welfare**

The proposed project will promote general welfare of the community by the following:

- Increase employment opportunities in the area;
- Enhance the area's sense of presence by providing overnight accommodations near substantial public transit opportunities and access to and from other destinations within the City; and
- Revitalize an underutilized site by developing a hotel addition.

### **Good Zoning Practice**

The requested Zone Change from C2-1 and CR-1 to RAS4-1 is consistent with good zoning practice, because it will provide for development of a multi-use project that complements both the commercial and residential character of the area. As requested, this zone change would allow for consistent zoning across the site, which is currently zoned C2-1 and CR-1, allowing for better overall site design.

The proposed Zone Change is consistent with the surrounding uses and development pattern. The neighboring properties are developed with one- to four-story office, retail, multi-family residential, and First Congregational Church of Los Angeles along with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court. Properties to the south of the project site will be improved with a seven-story mixed-use project. The proposed project is compatible with the density, intensity, and height of surrounding uses.

2. **Conditional Use Findings – Hotel Use.** Pursuant to L.A.M.C. Section 12.24 W.24(c), a **Conditional Use (CU)** to permit a hotel use in the RAS4 Zone when located within 500 feet of an R zone.

The applicant is requesting a Conditional Use (CU) to permit hotel use in the RAS4 zone. The RAS4 zone permits any use permitted in the R4 Zone, and hotels are permitted in the R4 zone by right if they are expressly permitted under any of the following conditions set forth in Section 12.11.A.4 of the LAMC: (1) when expressly provided for in an adopted specific plan; (2) when located on a lot fronting on a major or secondary highway, provided such lot does not abut a single-family residential zone, provided, further that 25 percent or more of the area of such lot is also classified in a commercial zone; or (3) the project consists of not more than one addition to an existing hotel, motel or apartment hotel on a single site, the total of which shall not exceed one-third of the existing number of guest

rooms or suites of rooms. Otherwise, a Conditional Use permit is required. The project does not meet any of these conditions, and therefore, a Conditional Use permit is required.

- a. *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.*

The project is a multi-use development that contains commercial, retail, and entertainment and cultural uses, including a spa and fitness center, karaoke studios, a restaurant, and retail stores. These uses provide residents as well as visitors to the hotel opportunities for daytime and nighttime activities. As conditioned, the design of the Project will enhance the neighborhood and will contribute to the activity of the Vermont Community Center.

The project is an infill development on an underutilized site within a highly urbanized location in close proximity to several rail and bus options. The Metro Purple and Red Lines at Vermont/Western Station are located approximately 0.4 miles west from the project site. These rail options provide access to and from local destinations including Downtown and Hollywood as well as regional destinations through Los Angeles Union Station connecting service to Metro, Amtrak and Metrolink rail service. In addition, the project site is located within one-half mile of several Metro Bus stations. As such, the proposed project is located in a transit-rich area that provides a service for the surrounding neighborhoods, the community, and the region.

- b. *The project's location, size, height, operation, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

The location of the project is compatible with adjacent properties and the surrounding neighborhood because the project is in a center of various interrelated commercial, office and cultural activities. The project will not be detrimental to the public health, welfare and safety because the location of the project is appropriate for 24-hour operations, and will help enhance security in an area undergoing revitalization. The project is compatible with development in the surrounding neighborhood and will promote continued revitalization of the area.

- c. *The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.*

The subject site is located in a Community Center, as defined by the General Plan Framework Element. Community Centers are intended to be identifiable focal points and activity nodes for surrounding groups of residential neighborhoods. They contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses. One type of Community Center is a multi-use, non-residential center that encourages the development of professional offices, hotels, cultural and entertainment facilities, in addition to the neighborhood-oriented uses. The site is located in the Vermont Community Center and is nearby the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard.

The proposed hotel is located within the Community Commercial land use designation and the building height and arrangement is consistent with the surrounding development as defined for Community Centers in the General Plan Framework Element. As the Project is located near Wilshire Boulevard, the proposed use is in accordance with Wilshire Community Plan goals to increase development that encourages pedestrian-oriented

activity within established commercial centers that is accessible by public transit. The hotel use will provide a service that is beneficial to the tourist industry and businesses in the community. Furthermore, Community Centers are planned for both night and day use and encourage the development of major transportation hubs to facilitate improved access to and from other destinations of the City. Given the nature of the surrounding development, a hotel use on this site is consistent with the General Plan Framework Element, Mobility Element, and Wilshire Community Plan.

3. **Conditional Use Findings – Alcohol Permit.** Pursuant to 12.24. W1 of the Municipal Code. The Applicant requests a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,508 square foot ground-floor restaurant. This includes a 1,588 square foot expansion to an existing 1,920 square foot ground floor restaurant in conjunction with the proposed hotel.

- a. *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.*

Section 12.24.W.1 of the LAMC allows a Conditional Use permit to be granted for the sale and dispensing of alcoholic beverages in the City's commercial and industrial zones. The proposed establishment would be located on property classified in the RAS4 Zone, which allow restaurant uses, retail use, and hotel uses as a matter of right. The Project is located in a Community Center in a highly urbanized setting with a diverse mix of residential, commercial, and entertainment uses. The service of alcoholic beverages in such settings has come to be accepted as a normal and desirable (a) complement to food service in quality restaurants, (b) component of quality retail and specialty retail establishments, and (c) complement to ancillary hotel uses.

Since alcoholic beverage service is a common amenity with meal service, and an expected amenity for many patrons, approval of the continuing alcohol sales for the expanded existing restaurant will be desirable to the public convenience and welfare. The restaurant is in close proximity to major public transit, and in a vibrant area for street life and entertainment within a safe and secure environment. Therefore, public convenience and welfare will be served by providing alcohol sales within a carefully controlled, mixed-use development and appropriate security measures will be taken.

- b. *The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.*

The restaurant with a full line alcoholic beverages is suitable for the location, and will be in proper relation to the immediate area surrounding the site, which is a mix of commercial and residential uses. The on-site alcohol sales and consumption will be compatible not only with the surrounding uses, but also the proposed hotel addition. It will provide a place for hotel guests and visitors, residents, general area shoppers and visitors, and office workers to eat and drink, contributing to the continued and increasing vitality of the neighborhood. Alcohol sales are complementary to these various uses, and contribute to the popularity of the establishments and locations. Additionally, the existing restaurant is compatible with the hotel, which is designed in the "extended stay" suites concept, wherein many patrons are likely to stay for an extended period of time.

The project will not be detrimental to the public health, welfare and safety because it will help enhance security in an area undergoing revitalization by providing surveillance and onsite security that will prevent any disruption. The project will also remain fully enclosed



and will not result in any noise impacts on adjacent uses. The project will attract development that is complementary and will encourage continued revitalization of the area. This grant is authorized for a term of five (5) years, after which time the applicant will need to file a new Conditional Use for the continued sale and dispensing of alcoholic beverages on-site consumption. The term grant allows the City an opportunity to review the operation of the restaurant establishments anew. If the operation has been conducted appropriately and without creating problems for the neighborhood, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or documented nuisance complaints would allow the City the discretion to not grant or renew a conditional use, and thereby avoid the need to conduct prolonged nuisance abatement proceedings. Therefore, as proposed and conditioned herein, it is anticipated that the use will not be materially detrimental to the character of development in the immediate neighborhood.

The permit for alcohol will enhance the character of development in the surrounding neighborhood by providing a restaurant with incidental alcohol sales located near many public transit opportunities. The location is compatible with adjacent properties and the surrounding neighborhood because it is in a center of various interrelated commercial, office and cultural activities. The expansion of an existing restaurant is proper in relation to adjacent uses or the development of the community because the restaurant will provide opportunities for the many tourists who visit the area. The project will also remain fully enclosed and will not result in any noise impacts on adjacent uses. Therefore, the proposed expansion to the existing restaurant will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The project does not impact residential uses and will help enhance security in an area undergoing revitalization by providing surveillance on-site.

A number of Conditions of Approval are included in this report to ensure that the establishment will not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare and safety. To ensure that the establishment is evaluated based on character and circumstances so as to not be materially detrimental to the immediate neighborhood, it will be required to undergo a Plan Approval, as required in Condition of Approval No. 32. This process allows for a comprehensive review with input from the tenant, the Police Department, the Fire Department, the Council office, and other interested parties. Security plans, floor plans, seating limitations, and other recommended conditions, as well as the mode and character of the operation, can be addressed and assured through the imposition of establishment-specific conditions.

*c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.*

Alcohol sales at this location will be harmony with the various elements and objectives of the General Plan. Located within the Wilshire Community Plan area, the site is designated for Community Commercial land use, with corresponding zones of CR, C2, C4, P, PB, RAS3, and RAS4. The site is proposed for a change to the RAS4 zone. The proposed alcohol sales are permitted in the RAS4 zone with Conditional Use permits, as requested.

The restaurant in conjunction with the hotel use will provide a service that is beneficial to the tourist industry and businesses in the community. The proposed hotel is located within the Community Commercial land use designation and the building height and arrangement is consistent with the surrounding development as defined for Community Centers in the General Plan Framework Element. As the Project is located near Wilshire Boulevard, the proposed use is in accordance with Wilshire Community Plan goals to increase

development that encourages pedestrian-oriented activity within established commercial centers that is accessible by public transit.

The property is not located within a specific plan. The Wilshire Community Plan text does not specifically address the requested conditional use for the sale of alcohol beverages. However, the Los Angeles Municipal Code authorizes the Department of City Planning to grant the requested conditional use in the zones corresponding to the Plan land use designation. The plan text does contain objectives and policies such as: preserving and strengthening viable commercial development (Objective 2-1); and promoting distinctive pedestrian-oriented areas (Objective 2-2). The alcohol permit will be in harmony with Objective 2-1 because existing commercial activities will be enhanced by extending hours of operation in demand by current customers. Enhancing security will promote Objective 2-1 by providing a safer environment for surrounding commercial uses and will promote Objective 2-2 by providing a safer environment for pedestrian activity. The restaurant is incorporated into a mixed-use hotel project that is desirable in the Koreatown area of the Wilshire Community Plan area. The subject request is therefore in harmony with the various elements and objectives of the General Plan.

The Framework Element of the General Plan encourages development that *“accommodate[s] a broad range of uses that serve the needs of adjacent residents, promote[s] neighborhood and community activity...and are...desirable places in which to...work and visit, both in daytime and nighttime.”* Alcohol consumption can simply offer another option for a wide range of activities on the site and as a leisure pursuit can cultivate community activity. The proposed Project is located in the highly urbanized setting of Koreatown with a diverse mix of residential, commercial, business and entertainment uses. The service of alcoholic beverages in such a setting has come to be normal and desirable and will be a key element to attracting high-profile office and retail tenants consistent with other tenants in the Wilshire Center. Alcohol sales will allow the restaurant to be competitive with similar uses in the neighborhood and the Vermont Community Center.

***Objective 7.2:*** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

***Objective 7.3:*** *Maintain and enhance the existing businesses in the city.*

***Objective 7.6:*** *Maintain a viable retail base in the city to address changing resident and business shopping needs.*

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in close proximity to rail and bus transit stations. The integration of a restaurant with a new 99-guest room hotel can help sustain economic growth and maintain a viable retail base in the city, on a site that is currently underutilized.

*d. The proposed use will not adversely affect the welfare of the pertinent community.*

The sale of alcoholic beverages in a restaurant will not adversely affect the welfare of the community. The establishment serving alcoholic beverages is an existing restaurant that is expanding and will be a part of a carefully controlled environment. The establishment will be required to apply for a Plan Approval, as Conditioned in Condition of Approval 32. Security plans, floor plans, seating limitations, and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through the

imposition of establishment-specific conditions in addition to the Conditions required as part of this grant. This will allow for further evaluation and measures to ensure that the establishment will not adversely affect the welfare of the community.

The area surrounding the site is a mix of office and residential buildings. The request for continuing on-site alcohol sales will be compatible with the surrounding uses, providing a full service restaurant to local customers and visitors, thereby contributing to the continued economic vitality of the neighborhood. Alcoholic beverage service is an expected amenity with high-end meal service for many hotel patrons. Approval of the Conditional Use will contribute to the success and vitality of the site and vicinity. Approval of alcohol sales will increase the availability of desirable dining for patrons of the new hotel project. The location is easily accessible in that it is nearby an existing Metro subway station with connections to downtown and greater Los Angeles. Finally, the establishment will benefit the City through generation of additional sales tax revenue, and business license and other fees, and by providing additional short-term and long-term employment opportunities.

The California State Department of Alcoholic Beverage Control (ABC) has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. Within this urban context, the proposed establishment, permitted to sell and dispense a full line of alcoholic beverages, will be consistent with the character of development in the area. Therefore, it can be reasonably assured that the welfare of the community will not be adversely impacted.

*e. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

According to the ABC licensing criteria, there are 5 on-site and 4 off-site licenses authorized to the subject Census Tract No. 2111.20. There are currently 1 on-site (Type 48) and 3 off-site (Type 21) ABC licenses in the census tract. The applicant has two active ABC licenses (No. 402666 and 518544) with no disciplinary history which indicates the applicant is a responsible retailer of alcoholic beverages. Within 600 feet of the subject site there is one establishment that dispenses a full line of alcoholic beverages for on-site consumption, and that is the existing Grand Spa ground floor restaurant and existing basement restaurant/karaoke studio on the proposed project site. Within 1,000 feet of the subject site there is one establishment that dispenses beer and wine only for on-site consumption (Cafe Mak at 612 South Shatto Place). Therefore, the proposed alcohol-serving establishments will not result in an overconcentration of alcohol establishments in the area. The establishment will be integrated within the hotel and monitored as part of the hotel's security and operational oversight.

According to the statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 2029, which has jurisdiction over the subject property, a total of 420 Part I Crimes and Part II Arrests were reported in 2014, compared to the citywide average of 163 Part I Crimes and Part II Arrests and the high crime reporting district average of 196 Part I Crimes and Part II arrests for the same period. Crimes reported for this District

by LAPD include 14 Narcotics, 41 DWI Related, and 64 other. As conditioned, approval of the Conditional Use will not likely contribute to a substantial increase in these types of offences. The Approval of the Conditional Use request will allow for the sale of alcoholic beverages incidental to the hotel use, which is of importance to the successful operation of the hotel and the ability to attract and cater to its desired clientele. Since the restaurant will be part of a carefully controlled, hotel development, the service of alcoholic beverages will enhance the quality of the project Site and surrounding area. There is no record on file to indicate there have been any citations at the subject site by the Police Department. Thus, based on the foregoing analysis, approval of the requested conditional use to continue existing licensed facilities at this location will not result in or contribute to an undue concentration of establishments for the sale and dispensing of alcoholic beverages.

- f. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

The restaurant is an existing facility that currently serves a full-line of alcoholic beverages. It is separated from nearby residential uses by distance and physical development. The site itself is surrounded by C2 zoning. However, the area contains a mix of commercial, residential, institutional, and surface parking uses. The subject site is located in a Community Center, as defined by the General Plan Framework Element. Community Centers are intended to be identifiable focal points and activity nodes for surrounding groups of residential neighborhoods.

Restaurants with alcoholic beverage service have been and continue to be a desired public convenience for the public who wish to enjoy such beverages with their meal. The restaurant is located in a commercial building that is buffered from the residential and other sensitive uses. There is no live entertainment or dancing proposed. At the public hearing, there was no objection from any nearby sensitive uses to the proposed continuation of sale of alcohol incidental to food service at the restaurant. As conditioned, the operation of the restaurant will not detrimentally affect nearby residentially zoned properties.

The following sensitive uses are within 1,000 feet of the subject site:

Peace Church:	505 S. Virgil Ave.
First Congregational Church:	540 S. Commonwealth Avenue
First Congregational Pilgrim School:	540 S. Commonwealth Avenue
Immaculate Heart of Mary Preschool:	423 S. Commonwealth Ave.
LA County Superior Court:	600 S. Commonwealth Ave.
Precious Blood Catholic Church:	435 Occidental Blvd.
La Fayette Park:	625 La Fayette Park Place
Duranno Ministry America:	626 S. Westmoreland Ave.
Southwestern Law School:	3050 Wilshire Blvd.
Felipe De Neve Branch Library:	2850 Wilshire Blvd.
Dongguk Royal University:	440 S. Shatto Place
World Mission University:	500 S. Shatto Place
Korea-Sean Gak Sa Buddhist Temple:	505 S. Shatto Place
Nobel University:	505 S. Shatto Place #300
First Lutheran Church and School:	514 S. Shatto Pl.
New Covenant Academy:	3119 W. 6 <sup>th</sup> Street
Shriners Hospital:	3160 Geneva Street

The approval of the requested conditional use for the existing ground floor restaurant will not detrimentally affect nearby residentially zoned properties because the subject property is surrounded by commercially zoned and developed properties and is separated by physical development and roadways from any residentially developed properties.

#### **ADDITIONAL MANDATORY FINDINGS**

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, were reviewed and it was determined that the subject property is not located in an area for which a flood insurance rate map has been prepared.

4. **Zone Variance Findings.** Pursuant to LAMC Section 12.21.A.5(c), the applicant requested a Variance to allow 100 spaces (61 percent) in lieu of 66 spaces (40 percent) to be designed as compact stalls. Pursuant to this section, a parking area or garage containing 10 or more parking stalls for other than dwelling uses, is permitted a maximum of 40 percent of the required parking stalls to be designed as compact stalls. However, since the time of filing, the project has made design changes, and along with utilizing the Bicycle Ordinance (No. 182,386), this has allowed the Applicant to fully comply with parking requirements. Therefore, the request for a Variance to increase the maximum number of compact stalls to greater than 40 percent of the total parking spaces as permitted by the LAMC, is **denied as not necessary.**
5. **Zoning Administrator's Adjustments Findings.** Pursuant to Section 12.28 of the Municipal Code, the applicant is requesting Zoning Administrator's Adjustments (ZAA) from Section 12.11.5.C.1. to permit a two-foot front yard in lieu of five feet on Commonwealth Avenue and Section 12.11.5.C.2. to permit a zero-foot side yard in lieu of five feet for the residential portion of the building on 6<sup>th</sup> Street.
  - a. *While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the Project nonetheless conforms with the intent of those regulations.*

The applicant proposes an addition to an existing commercial building. The addition will include a two-level parking garage, hotel lobby on the ground floor, a spa and fitness center on the second floor, and 99 guest rooms on levels three through six. Pursuant to LAMC Section 12.03, a hotel is defined as "a residential building designated or used for or containing six or more guest rooms. . ." A front yard of not less than five feet in depth and a side yard of not less than five feet for all portions of the building used for residential purposes, including guest rooms, are required by the RAS4-1 zone. The applicant seeks adjustments to permit a front yard of two feet in lieu of five feet on Commonwealth Avenue and to permit a side yard of zero feet in lieu of five feet for the residential portion of the building on 6<sup>th</sup> Street.

The general purpose of the yard regulations is to provide reasonable setbacks to allow adequate exposure to light and air for residents within a residential development. The side yard on 6<sup>th</sup> Street is not adjacent to any developments that would block light and air from residential portions of the proposed building. Additionally, the proposed project would not impact light and air on any other developments along 6<sup>th</sup> Street. Furthermore, the existing building observes a zero-foot side yard on 6<sup>th</sup> Street, and the proposed addition will maintain the same yard distance, providing a continued street wall along the sidewalk. This enhances the pedestrian scale along the street and creates a more walkable environment. Retail and commercial developments located to the east of the site along 6<sup>th</sup>

Street also observe a zero-foot yard. As the project site is located in a commercial area with existing developments along 6<sup>th</sup> Street observing a zero-foot yard, granting the ZAA would allow the development to be compatible and consistent with the surrounding uses.

The RAS4 zone also requires a five-foot front yard, except that where the adjoining building on each side maintains a front yard of less than five feet in depth, the required front yard shall be the average of the front yards of the existing building or buildings. The applicant requests a ZAA to permit a two-foot front yard in lieu of five feet on Commonwealth Avenue. The subject property is surrounded by C2 zones to the north, east, west, and south. C2 zones do not require a front yard, and the development of these properties would observe a zero-foot front yard. The regulations are intended to create a pedestrian-oriented street with buildings built to the property line, providing easier access to pedestrians. The two-foot front yard on Commonwealth Avenue will be compatible with existing and future development on these commercial zoned properties.

*b. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.*

The applicant proposes a six-story hotel addition to the existing retail and commercial development in a Community Center. The development is comprised of approximately 115,367 square feet of floor area with an FAR of 2.5:1. The building height will be 77.5 feet. The height of the proposed addition will be compatible with surrounding buildings that range in height from one story to 20 stories. The adjoining properties to the north are zoned CR-1 and C2-1 and developed with a four-story medical office building and a two-story multi-family residential building. Properties to the west of the site, across Virgil Avenue are zoned C2-1 and CR-1 and developed with a one-story fast-foot establishment and a four-story medical office building. Properties to the south are zoned C2-2 and currently improved with a surface parking lot. Properties to the east are zoned C2-1 and developed with the First Congregational Church of Los Angeles, which is designated as a Los Angeles Historic Cultural Monument (HCM). Properties to the southeast across 6<sup>th</sup> Street is zoned C4-2 and developed with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court. Given the nature of the surrounding developments, granting an adjustment to allow reduced yards conforms with the intent of these regulations.

Neighboring properties are commercially zoned and require no front yard and side yard if the development is exclusively used for commercial purposes. The multi-family residential development located to the north of the site is set back approximately eight feet, and the proposed project will provide a five-foot side yard. Given that the project site is located along a commercial corridor, the proposed development with a two-foot front yard on Commonwealth Avenue and a zero-foot side yard on 6<sup>th</sup> Street will not adversely affect or degrade adjacent properties or the surrounding neighborhood. Since the Project site is located in a commercial area where many properties have reduced setbacks, granting this adjustment to allow for reduced side and rear yard setbacks for the residential portion of the building is consistent and compatible with the surrounding properties in this commercial area, and thus does not create any adverse impact on adjoining or neighboring properties.

*c. The project is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The applicant proposes a hotel addition to an existing commercial building. The site is in a Community Center, where multi-use development including hotels, neighborhood uses, and cultural and entertainment facilities are encouraged. Generally, Community Centers range from floor area ratio (FAR) of 1.5:1 to 3:1 and are characterized by building heights ranging from two to six stories depending on the character of the surrounding area. Furthermore, Community Centers are planned for both night and day use and encourage the development of major transportation hubs to facilitate improved access to and from other destinations of the City. The project will be built to an FAR of 2.5:1 with a building height of 77.5 feet. The proposed hotel use and a spa/fitness center promote both night and day activities.

The general purpose of zoning regulations is to provide reasonable setbacks to allow adequate exposure to light and air for residents within a residential development. The requested reduction in the side and front yard setbacks is consistent with the residential and non-residential needs for the various uses. Adequate light and air are provided for residents at the residential levels, and commercial setbacks consistent with the property's surroundings are provided at the non-residential levels. The LAMC allows mixed-use development in the requested RAS4 zone. This type of development is consistent with the objectives and policies of the Wilshire Community Plan. Given the nature of the surrounding development, granting an adjustment to allow reduced yard setbacks conforms with the intent of the General Plan, Wilshire Community Plan and Zoning regulations of the City.

The applicant's ZAA requests to permit reduced front and side yards are in conformance with the General Plan's intent and purpose to increase pedestrian activity by encouraging buildings to be compatible with regard to setbacks. The proposed development will maintain a zero-foot side yard on 6<sup>th</sup> Street and provide a two-foot front yard on Commonwealth Avenue, which will create a street wall that is compatible with existing commercial developments, and induce pedestrian activity. As such, the project is consistent with the General Plan Framework Element, Mobility Plan, and Wilshire Community Plan.

**6. Site Plan Review Findings.** Pursuant to Section 16.05 of the Municipal Code, the applicant is requesting a Site Plan Review for a project that results in an increase of 50 or more guest rooms.

- a. The Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The proposed project is the addition of an 80,132-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial and retail building. The new hotel includes a spa and fitness center and 99 guest rooms. The project proposes one ground level and one subterranean level of parking. The existing commercial and retail development and surface parking lot will be maintained and continue to provide commercial uses. The project access will be from Virgil Avenue to the west, 6th Street to the south, and Commonwealth Avenue to the east.

The subject site is located within the boundaries of the Wilshire Community Plan, which designates the site for Community Commercial land uses with corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB. Lot 46 is zoned CR-1 and Lots 47-48 and 8-9 are zoned C2-1. The Zone Change to RAS4-1 is consistent with the General Plan Land Use Designation of Community Commercial. The proposed development will be built to an FAR of 2.5:1.

The project is located in a Community Center, as identified by the General Plan Framework Element. Community Centers are intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods, containing a diversity of uses such as professional offices, hotels, cultural and entertainment facilities, and neighborhood-oriented uses. This Center is an urbanized area that contains a variety of high- to medium-intensity developments in a compact built environment. The proposed hotel project would contribute to the intensity and characteristics of a Community Center for surrounding residential neighborhoods. The uses contained in the proposed project are consistent with the long range land use vision for a Community Center as the project is a hotel. Furthermore, the existing three-story building will remain, and includes retail stores, a restaurant, a basement karaoke studio/restaurant, and 24-hour fitness spas, which would provide for both daytime and nighttime uses. As such, the proposed project is consistent with the mixed-use characteristics of community centers.

The Wilshire Community Plan includes objectives and policies that promote development in close proximity to transit. The site is located near several rail and bus options. The Metro Purple and Red Lines at Vermont/Western Station are located approximately 0.4 miles west of the project site. These rail options provide access to and from local destinations including Downtown and Hollywood as well as regional destinations through Los Angeles Union Station connecting service to Metro, Amtrak and Metrolink rail service. As such, the proposed project is located in a transit-rich area that is already functioning as an activity center for surrounding neighborhoods, the community, and the region.

- b. The Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

The Wilshire Community Plan Urban Design Chapter provides policies and urban design standards to ensure that private projects, as well as public spaces and right-of-ways, incorporate specific elements of good design to promote a stable and pleasant environment. In commercial areas, the emphasis is on the provision and maintenance of the visual continuity of streetscapes and the creation of an environment that encourages both pedestrian and economic activity. Overall, these policies and design guidelines promote pedestrian activity, providing for a more livable community within a more livable city.

The project is consistent with many of these Urban Design policies and standards for projects in the Wilshire Community Plan that are intended to ensure that new projects are compatible with existing and future development on neighboring properties.

**Commercial Areas - Site Planning:** Structures shall be oriented toward the main commercial street where a parcel is located and avoid pedestrian/vehicular conflicts by:

- i. Provide front pedestrian entrances for businesses which front on main commercial streets, with building facades and uses designed to promote customer interest, such as outdoor restaurants and inviting public way extensions.*

The commercial portion of the proposed project will maintain the existing restaurant and retail space at street level on 6th Street, with an entrance from the street. The new hotel addition will have a pedestrian entrance at street level on 6<sup>th</sup> Street, accessible to the lobby. Furthermore, the project



proposes metal panels and spandrel glass as building material at the street level and wider window and glass panels around the pedestrian entrance area. These elements highlight the entrance to the hotel lobby area and promote pedestrian interest.

- ii. *Prohibit driveway openings, or garage or parking lot entries in exterior frontage walls of buildings, or between frontage buildings, unless the Los Angeles Department of Transportation determines that driveways cannot be practically placed elsewhere.*

One new ingress driveway is proposed along 6<sup>th</sup> Street in the exterior frontage wall of the proposed building. The project has been conditioned to provide only one driveway along 6<sup>th</sup> Street to reduce drive openings along the street frontage. There are two existing ingress and egress driveways along Virgil Avenue; and one existing ingress and egress driveway along Commonwealth Avenue. A condition of approval requires the applicant to submit a parking and driveway plan that incorporates design features to reduce accidents.

- iii. *Parking must be separated from adjacent residential uses by a solid wall and/or landscaped setback.*

The project includes a surface parking lot and a parking structure with one subterranean level and one ground level to accommodate parking for the existing and new buildings. The surface parking lot is located to the rear of the buildings and would not be visible from 6<sup>th</sup> Street. The ground level parking is visible from public streets, and as conditioned, the applicant is required to incorporate additional landscaping treatments to screen the parking along Virgil Avenue and 6<sup>th</sup> Street.

- iv. *Encourage pedestrian-only walkway openings or entries (require at least one ground floor pedestrian entry), in exterior frontage walls of buildings or between frontage buildings to plazas or courtyards with outdoor dining, seating, water features, kiosks, paseos, open air vending, or craft display areas.*

The project provides a continuous street wall along 6<sup>th</sup> Street, with a side yard of zero feet in lieu of five feet for the residential portion of the building on 6<sup>th</sup> Street. Along Commonwealth Avenue, a front yard of two feet in lieu of five feet is proposed. The building frontage at the property line will be consistent with the frontage of the existing commercial building that is built to the property line and emphasize the existing streetwall along 6<sup>th</sup> Street. The proposed building will be setback five feet from the northern property line, as required per LAMC Section 12.11.5.C.1, which helps to maintain a distance from the existing two-story Pilgrim School residence/dorm located to the north of the project site. The proposed building has a pedestrian-only entrance on 6<sup>th</sup> Street, which directly leads pedestrians to the hotel lobby area.

- v. *Provide underground new utility service, including Internet services. Screen all mechanical and electrical equipment from public view. Screen all rooftop equipment and building appurtenances from public view.*

New utilities will be provided as required by individual service providers and current regulations. All mechanical and electrical equipment, as well as rooftop equipment and building appurtenances, will be screened from public view.

- vi. *Require the enclosure of trash areas behind buildings for all projects.*

The trash enclosure is located within the hotel building and would not be directly visible from any public street. Furthermore, the Conditions of Approval requires the applicant to provide details on location of a trash and recycling area for the existing commercial building, recycling area for the new hotel building, method of enclosure, and design and material of enclosure at the time of final plan sign off.

As conditioned, the proposed project will be compatible with existing and future development on adjacent properties and neighboring properties.

**Commercial Areas – Pedestrian-Oriented, Building Height and Design:** The design of all proposed projects must be articulated to provide variation and visual interest, and must enhance the streetscape. This will be achieved by the following policies:

- i. *For building frontages, require the use of offset building masses, recessed pedestrian entries, articulations, and surface perforations, or porticoes. Also require transparent windows (non-reflective, non-tinted glass for maximum visibility from sidewalks into building interiors). Also require recessed doors, entryways or courtyards, decorative planters, pedestrian scale murals or public art, mosaic tiles, or other means of creating visual interest, to break up long, flat building facades and free-standing blank walls greater than ten feet wide.*
- ii. *Require each new building to have a pedestrian-oriented ground floor, and maximize the building area devoted to ground level display windows and cases, store front glass, doors, windows and other transparent elements on front facades to afford pedestrian views into retail, office, and lobby space, and those building surfaces facing rear parking areas.*
- iii. *Provide color, lighting and surface texture accents and complementary building materials to building walls and facades, consistent with neighborhood adjacent architectural themes.*
- iv. *Maximize the applications of architectural features and articulations to building facades.*

The project provides various articulations on the building façade by utilizing different types of materials and architectural features that reflect a contemporary architectural style. The project proposes to use metal wall panels and spandrel glass on the first and second floors while using wood siding, stucco, and aluminum sheets on levels three through six. The use of different materials on various floors breaks up the façade and increases visual interest. Furthermore, utilizing glass windows on the ground floor storefront and entrance area increases transparency and visibility, which creates pedestrian friendly atmosphere. The project is also conditioned to provide non-reflective, transparent glass for all ground floor windows to increase visibility from sidewalks into building interiors.

The building facades are articulated with a wide variety of architectural elements, including a metal cladding band that emphasizes the horizontal and vertical elements and metal eyebrow canopies above window openings. The building also features wood siding between each window opening, which breaks up the massing and provides highlights and texture accents to the proposed building that is composed primarily of grey colored materials.

The hotel addition will be attached to the existing three-story building. The proposed design features, such as materials, will be incorporated into the existing building façade in order to maintain a cohesive and consistent building frontage along 6<sup>th</sup> street.

The First Congregational Church located to the east of the site is recognized for its English Gothic Revival architecture with arched windows, castle-like tower, heavy concrete material, and pinnacles. The Los Angeles County Central Civil West Superior Court building to the southeast and medical office buildings to the north of the site represent contemporary and modern office styles. Although the surrounding buildings in the area vary in architectural style and features, the immediate area and developments along 6<sup>th</sup> Street are predominantly modern and contemporary. The proposed architectural design, color, and materials for the Grand Spa Hotel would be consistent with the modern and contemporary buildings in the surrounding properties.

- v. *Integrate landscaping within pedestrian-friendly plazas, green space, pocket parks, and other open space compliments.*

The project is conditioned to provide attractive landscaping and maintenance in accordance with a landscape plan for all open areas not used for buildings, driveways, parking areas, recreational facilities or walkways. The project proposes a new six-foot masonry wall along the northern property adjacent to a two-story multi-family residential/dorm building directly to the north of the project site along Commonwealth Avenue. As conditioned, the wall shall be decorated to minimize visual impact to the adjacent residential building. At the street level, the project proposes a combination of street trees and landscaping. Furthermore, as conditioned, the project is required to provide additional landscaping in order to provide a visually attractive environment.

Only as conditioned, the project conforms to policies and design standards in the Wilshire Community Plan Urban Design.

#### **Commercial Areas – Light and Glare:**

- i. *Install on-site lighting along all pedestrian walkways and vehicular access ways.....Shield and direct on-site lighting down onto driveways and walkways, away from adjacent residential uses.*

Development of the proposed project may introduce new light sources including streetlights, interior and exterior lighting, and security lighting. However, the project has been conditioned to provide outdoor lighting with shielding so that the light source cannot be seen from adjacent residential

properties, the public right-of-way, nor from above. As conditioned, the project will not result in a substantial amount of light that would adversely affect the day or nighttime views in the project vicinity.

- c. *The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The project is consistent with many of the Urban Design Policies for individual projects in the Wilshire Community Plan that require recreational and service amenities to improve habitability for its residents. The project is designed and conditioned to provide a pedestrian-friendly experience along 6<sup>th</sup> Street as well as provide for amenities for hotel guests and residents. The project provides recreational and service amenities to improve habitability for its hotel guests and visitors. The project incorporates an approximately 15,178-square-foot spa and fitness center on the entire second floor.

## **7. CEQA Findings**

A Mitigated Negative Declaration (ENV-2012-3197-MND) and corresponding Mitigation Monitoring Program (MMP) were prepared for the proposed project. The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the project's approval. 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." The MND was circulated for public review on August 13, 2015 through September 2, 2015.

The Planning Department received one comment letter, which addressed issues related to the sites location within a methane zone, watershed quality and water resources, public safety with regard to fire protection services, and the City's General Plan policies related to infrastructure monitoring and circulation. Staff responses to the comments are included in the case file for ENV-2012-3197-MND. The concerns expressed in the comment letter are addressed in the Initial Study and Mitigated Negative Declaration (ENV-2012-3197-MND). Any impacts identified by the Initial Study would be mitigated to less-than-significant levels through the implementation of the mitigation measures, which are imposed as Conditions of Approval, and existing Regulatory Compliance Measures (RCMs). The Mitigation Monitoring Program (MMP) is a document that is separate from the MND and is prepared and adopted as part of the project's approval. 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." In addition to the mitigation measures required of the project and any proposed project design features, the applicant is required to adhere to applicable RCMs required by law.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

## **PUBLIC HEARING AND COMMUNICATIONS**

A Public Hearing for Case No. CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR was held at Los Angeles City Hall, 200 North Spring Street, 10<sup>th</sup> Floor, Room 1020, Los Angeles, CA 90012 on Friday, September 11, 2015 at 10 a.m.

### **Summary of Public Hearing Testimony and Communications**

- The Public Hearing was attended by nine people including the project's applicant, architect, and representatives, a representative from the Office of Councilmember Mitchell O'Farrell (Council District 13), and six members of the public.
- The applicant's representatives and architect spoke at the hearing and clarified several items: (1) the project will have a total of four driveways, of which only one (located on 6<sup>th</sup> Street) is new; (2) there are two new mixed-use projects approved and under construction in the immediate area; and (3) the adjacent building located to the north of the site is currently being used as a dormitory for the First Congregational Church Pilgrim School. The representatives also described project information and design elements, including exterior façade materials and maintenance on the façade facing the dormitory.
- One member of the public provided testimony, in favor of the proposed project. He spoke on behalf of the First Congregational Church located to the east of the site across Commonwealth Avenue. The multi-family building to the north of the site is now a dormitory for the Pilgrim School and he wanted to make sure that parking issues were addressed. He stated that the Church is in favor of the proposed project and increase in density. However, he stated that the church is concerned with the reduction in the side yard along Commonwealth Avenue.
- Amy Ablakat, representative for Councilmember Mitchell O'Farrell (Council District 13) was present and provided testimony. She requested that the project be taken under advisement for three weeks and that the applicant present the project to community members. She also requested that the project be reviewed by the Council District's internal design review panel.

### **Summary of Written Testimony**

#### **One Letter Received in Support of the Project**

At the time of this report, one letter written in support of the project was transmitted to the hearing officer. Comments stated that the greater Los Angeles region is facing a severe housing and lodging shortage. The City is in desperate need for increased hotel rooms and the project is a great location for a hotel, being in close proximity to transit stations and along a bus corridor.

#### **One Letter Received in Opposition to the Project**

At the time of this report, one letter written in opposition of the project was transmitted to the hearing officer. This letter stated that the project will have an impact on local traffic conditions, along with the construction of three nearby projects within 500 feet of the project site. The cumulative impact on traffic and congestion will overwhelm the local streets. The commenter requested that the Department of City Planning postpone the construction of this project in order to reduce traffic impacts in the area.



# Grand Spa Hotel

2951 W. 6TH ST.  
LOS ANGELES, CA 90020

## EXHIBIT A



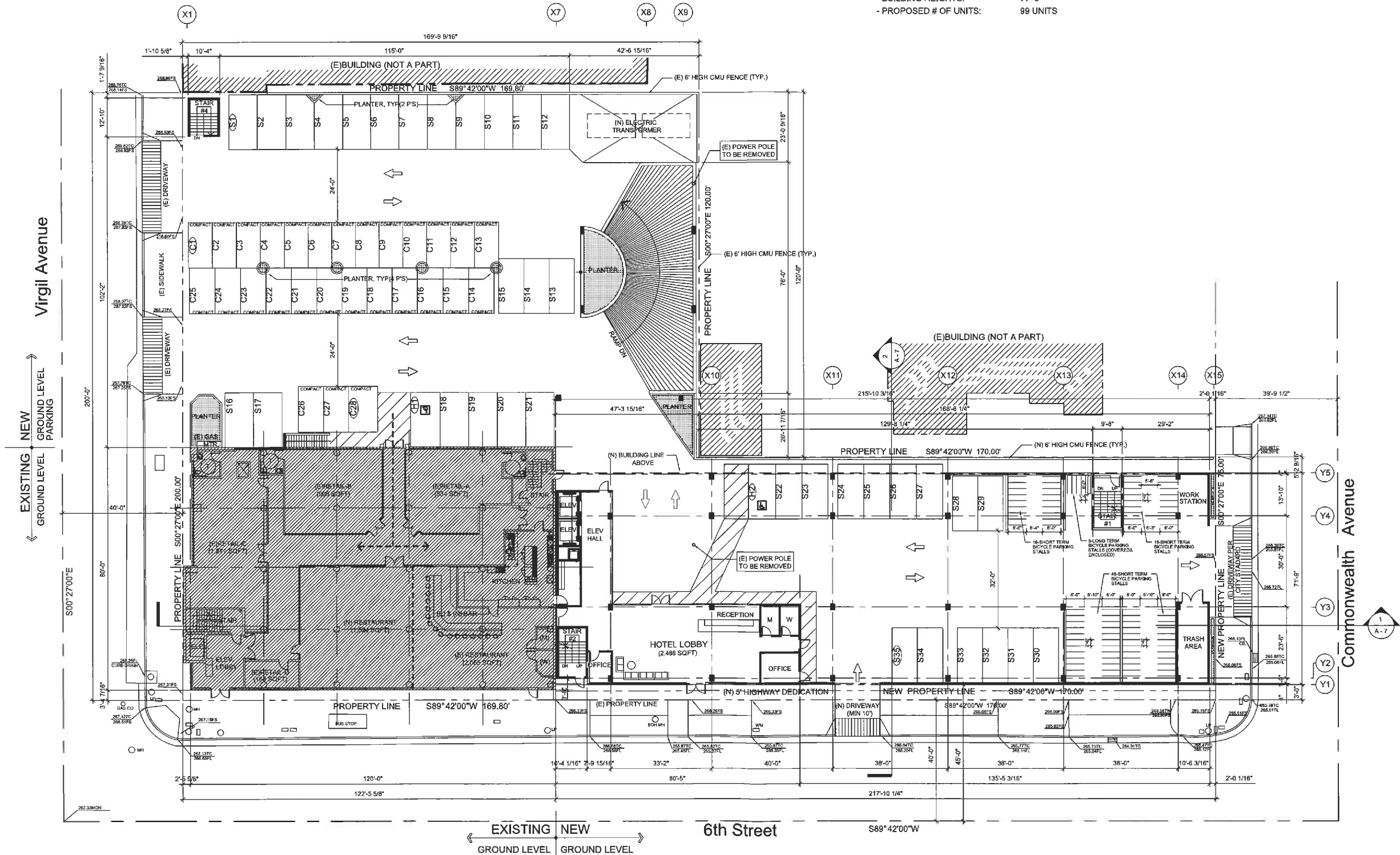
PROJECT PLANS  
CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR

CITY PLANNING  
COMMUNITY PLANNING BUREAU

phone 213.386.1499  
fax 213.386.4340  
email yuandassociates@stcglobal.net

ABBREVIATIONS	SYMBOLS	PROJECT INFORMATION	LEGAL DESCRIPTION																																																																																				
<p>ADJ ADJUSTABLE</p> <p>ALUM ALUMINUM</p> <p>APPR. APPROXIMATE</p> <p>AFF. ABOVE FINISHED FLOOR</p> <p>BD BOARD</p> <p>BLDG BUILDING</p> <p>CL CENTER LINE</p> <p>CLG CEILING</p> <p>CLR CLEAR</p> <p>COL COLUMN</p> <p>CONC CONCRETE</p> <p>CONST CONSTRUCTION</p> <p>CW COLD WATER</p> <p>DET DETAIL</p> <p>DIA DIAMETER</p> <p>DWG DRAWING</p> <p>EA EACH</p> <p>ELEV ELEVATOR</p> <p>ELEC ELECTRICAL</p> <p>EQ EQUAL</p> <p>EXH EXHAUST</p> <p>(E) EXISTING</p> <p>EXT EXTERIOR</p> <p>EXP EXPANSION</p> <p>FIN FINISH</p> <p>FIX FIXTURE</p> <p>FLR FLOOR</p> <p>FT FEET</p> <p>GA GAUGE</p> <p>GALV GALVANIZED</p> <p>GL GLASS</p> <p>GYP GYPSUM</p> <p>ID INSIDE DIAMETER</p> <p>INSUL INSULATION</p> <p>MECH MECHANICAL</p> <p>MET METAL</p> <p>MTD MOUNTED</p> <p>(N) NEW</p> <p>NIC NOT IN CONTRACT</p> <p>NO. / # NUMBER</p> <p>NTS NOT TO SCALE</p> <p>O.C ON CENTER</p> <p>O.D OUTSIDE DIAMETER</p> <p>O.F.C.I OWNER FURNISHED CONTRACTOR INSTALLED</p> <p>RAD RADIUS</p> <p>REC RECESSED</p> <p>RECT RECTANGLE</p> <p>REF REFERENCE</p> <p>REINF REINFORCED</p> <p>REQ REQUIRED</p> <p>SCHED SCHEDULE</p> <p>SHT SHEET</p> <p>SIM SIMILAR</p> <p>SPECS SPECIFICATIONS</p> <p>SQ SQUARE</p> <p>STD STANDARD</p> <p>STL STEEL</p> <p>ST.STL. OR SS STAINLESS STEEL</p> <p>SUSP SUSPENDED</p> <p>THK THICKNESS</p> <p>T.O.S TOP OF SLAB</p> <p>TYP TYPICAL</p> <p>V.I.F VERIFY IN FIELD</p> <p>VOL VOLUME</p> <p>W / WITH</p> <p>WD WOOD</p> <p>W / O WITHOUT</p>	<p>DETAIL NUMBER SHEET NUMBER</p> <p>SECTION LETTER SHEET NUMBER</p> <p>WINDOW REFERENCE NUMBER</p> <p>DOOR REFERENCE NUMBER</p> <p>ROOM REFERENCE NUMBER</p> <p>ELEVATION LETTER SHEET NUMBER</p> <p>REVISION NUMBER</p> <p>DETAIL NUMBER SHEET NUMBER</p> <p>CEILING HEIGHT</p> <p>GRID LINE</p>	<p>PROJECT NAME: GRAND SPA HOTEL</p> <p>PROJECT DESCRIPTION: 6 STORIES OF RESIDENTIAL HOTEL/SPA DEVELOPMENT W / 1-LEVEL BASEMENT PARKING GARAGE</p> <p>PROJECT ADDRESS: 2951 W. 6TH ST. Los Angeles, CA 90020</p> <p>OWNERS: 2999 W. 6th Street, LLC</p> <p>ZONING: C2-1, CR-1</p> <p>LOT AREA: 46,470 S.F.</p> <p>BUILDING HEIGHT: 77'-6"</p> <p>NUMBER OF UNIT: TOTAL 99 UNITS — Disabled Access: 8 units TYP. Standard-A: 44 units TYP. Standard-B: 39 units TYP. Standard Large-A: 4 units TYP. Standard Large-A: 4 units</p> <p>CONSTRUCTION: EXISTING 3-STORY W/BASEMENT BLDG. -TYPE I (FULLY SPRINKLERED)</p> <p>NEW BUILDING - 6 STORIES -TYPE III-A (HOTEL) -TYPE I (SPA, BASEMENT &amp; PARKING GARAGE) BUILDING TO BE SPRINKLED THROUGHOUT</p> <p>OCCUPANCY: R-1 (HOTEL) A-3 (SPA/FITNESS) S-2 (PARKING GARAGE)</p> <table border="1"> <thead> <tr> <th>BLDG. SET BACK:</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT (Commonwealth Ave.)</td> <td>5'</td> <td>*2'</td> </tr> <tr> <td>FRONT (Virgil Ave.)</td> <td>0'</td> <td>0'</td> </tr> <tr> <td>SIDE (North)</td> <td>5'</td> <td>5'</td> </tr> <tr> <td>SIDE (6TH Street)</td> <td>5'</td> <td>*0'</td> </tr> </tbody> </table> <p>DENSITY: 46,470 S.F.(Lot Area) / 200 S.F. = 232 UNITS (ALLOWABLE) 99 UNITS (PROPOSED)</p> <p><b>FLOOR AREA RATIO</b></p> <table border="1"> <thead> <tr> <th>ALLOWED FLOOR AREA (PER C2-1 ZONE)</th> <th>1.5: 1</th> <th>69,705 S.F. (46,470 S.F. 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X 1.5 = 69,705 S.F.)	<b>*PROPOSED FLOOR AREA</b>	<b>2.48: 1</b>	<b>35,235 S.F. (EXISTING BLDG. W/ BASEMENT) 80,132 S.F. (NEW HOTEL / SPA) 115,367 S.F.</b>	EXISTING BUILDING AREA (TYPE I):	TOTAL	35,235 S.F. (INCLUDED BASEMENT 6,270 S.F.)	<b>NEW BUILDING AREA : (INCLUDING PARKING)</b>	<b>TOTAL</b>	<b>164,393 S.F.</b>		FLOOR	AREA(GROSS)	PARKING	BASEMENT LEVEL	34,867 S.F.	1ST FLOOR	28,049 S.F. (15,178+12,871)	SUBTOTAL	62,916 S.F.	HOTEL LOBBY	1ST FLOOR	2,647 S.F.	SPA	2ND FLOOR	15,497 S.F.	HOTEL	3RD FLOOR	15,497 S.F.	4TH FLOOR	15,497 S.F.	5TH FLOOR	15,497 S.F.	6TH FLOOR	15,497 S.F.	3RD - 6TH FL.	61,988 S.F.	SUBTOTAL	80,132 S.F. (2,647+15,497+61,988)	<b>TOTAL NEW BUILDING AREA:</b>		<b>62,916 S.F.(TYPE I)+2,647 S.F.(TYPE I)+15,497 S.F.(TYPE I)+61,988 S.F.(TYPE III-A) = 143,048 S.F.</b>	<p>PARKING REQUIREMENT</p> <p><b>EXISTING BUILDING:</b></p> <table border="1"> <tbody> <tr> <td>EXISTING BASEMENT FLOOR</td> <td>6,270 S.F.</td> </tr> <tr> <td>EXISTING GROUND FLOOR</td> <td>9,655 S.F.</td> </tr> <tr> <td>EXISTING SECOND FLOOR</td> <td>9,655 S.F.</td> </tr> <tr> <td>EXISTING THIRD FLOOR</td> <td>9,655 S.F.</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>35,235 S.F.</b></td> </tr> </tbody> </table> <p><b>35,235 S.F. / 500 = 70 CARS (PER ENTERPRISE ZONE)</b></p> <p><b>NEW BUILDING:</b></p> <table border="1"> <tbody> <tr> <td>HOTEL: TOTAL 99 units</td> <td></td> <td></td> </tr> <tr> <td>-30 UNITS x 1 =</td> <td>30 CARS</td> <td></td> </tr> <tr> <td>-30 UNITS x 0.5 =</td> <td>15 CARS</td> <td></td> </tr> <tr> <td>-39 UNITS x 1/3 =</td> <td>14 CARS</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>59 CARS</b></td> <td></td> </tr> </tbody> </table> <p>HOTEL LOBBY: <b>2,647 S.F. / 500 = 5 CARS</b></p> <p>SPA / FITNESS @ 2ND FLOOR: <b>15,497 S.F.</b></p> <p><b>15,497 S.F. / 500 = 31 CARS (PER ENTERPRISE ZONE)</b></p> <p><b>TOTAL # OF REQUIRED PARKING:</b> 70 + 59 + 5 + 31 = 165 CARS</p> <p><b>TOTAL # OF PROVIDED BICYCLE PARKING:</b> 85 SPACES (PROVIDED 12.8% &lt; 20% MAX.)</p> <p><b>TOTAL # OF REQUIRED PARKING W/ BICYCLE:</b> 144 CARS</p> <p>144 CARS = 165 - 21 (85 SPACES / 4) PER ORD. #182386</p> <p><b>TOTAL # OF PROVIDED PARKING:</b> 144 CARS</p> <p>-Standard: 80 Stalls -Compact: 58 Stalls (8 Tandem Compact, 50 Compact) 40% of Compact Stall (Max. 40% Allowed) -Accessible: 6 Stalls (2 Van Accessible, 4 Standard Accessible)</p> <p>PARCEL 1: LOTS 46, 47 AND 48 OF THE COMMONWEALTH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.</p> <p>PARCEL 2: LOT 9 AND THE HALF OF LOT 8 IN BLOCK 23 OF THE SOUTH HALF OF THE WEST END UNIVERSITY ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE(S) 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>APN: 5077-005-012, 2077-005-019 AND 2077-005-020</p> <p>owner:</p> <p>project:</p> <p><b>Grand Spa Hotel</b></p> <p>2951 W. 6th ST. Los Angeles, CA 90020</p> <p>consultants:</p> <p>structural: mechanical: electrical: plumbing: soil:</p> <p>Revisions:</p> <p>Planning Set 03/14/2014</p> <p>project no:</p> <p>drawing title: TITLE, PROJECT INFORMATION, VICINITY MAP</p> <p>sheet no:</p>	EXISTING BASEMENT FLOOR	6,270 S.F.	EXISTING GROUND FLOOR	9,655 S.F.	EXISTING SECOND FLOOR	9,655 S.F.	EXISTING THIRD FLOOR	9,655 S.F.	<b>TOTAL</b>	<b>35,235 S.F.</b>	HOTEL: TOTAL 99 units			-30 UNITS x 1 =	30 CARS		-30 UNITS x 0.5 =	15 CARS		-39 UNITS x 1/3 =	14 CARS		<b>TOTAL</b>	<b>59 CARS</b>	
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- BUILDING SQUARE FOOTAGE: 107,341 S.F. (EXISTING - 28,965 S.F. NEW - 78,376 S.F.)
- TOTAL PARKING SPACES: REQUIRED - 164 STALLS PROPOSED - 173 STALLS
- BUILDING HEIGHTS: 77'-6"
- PROPOSED # OF UNITS: 99 UNITS



1  
A-0 SITE PLAN  
SCALE: 1/16" = 1' - 0"  
NORTH ↑

owner:

project:  
**Grand Spa Hotel**  
2951 W. 6th ST.  
Los Angeles, CA 90020

consultants:  
structural:  
mechanical:  
electrical:  
plumbing:  
soil:

Revisions:


Planning Set 03/14/2014

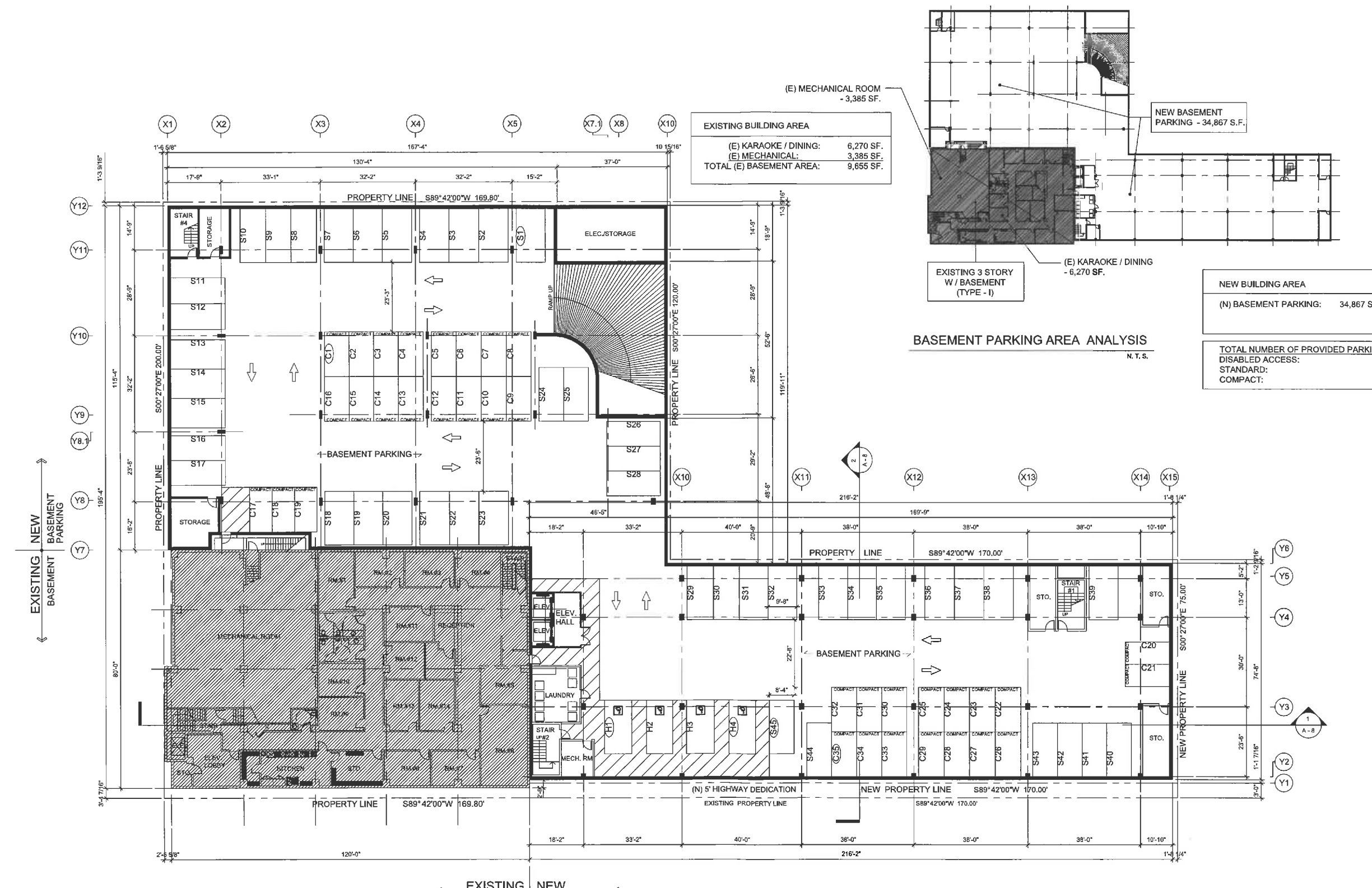
project no:

drawing title:  
SITE PLAN

sheet no:

A-0





**EXISTING BUILDING AREA**  
(E) KARAOKE / DINING: 6,270 SF.  
(E) MECHANICAL: 3,385 SF.  
TOTAL (E) BASEMENT AREA: 9,655 SF.

**NEW BASEMENT PARKING - 34,867 S.F.**

**BASEMENT PARKING AREA ANALYSIS**  
N. T. S.

<b>NEW BUILDING AREA</b>	
(N) BASEMENT PARKING:	34,867 SF.
<b>TOTAL NUMBER OF PROVIDED PARKING : 88</b>	
DISABLED ACCESS:	4
STANDARD:	39
COMPACT:	45

owner:

project:  
**Grand Spa Hotel**  
2951 W. 6th ST.  
Los Angeles, CA 90020

consultants:  
structural:  
mechanical:  
electrical:  
plumbing:  
soil:

Revisions:

Planning Set 03/14/2014

project no:

drawing title:  
**EXISTING / NEW BASEMENT PARKING PLAN**

sheet no:

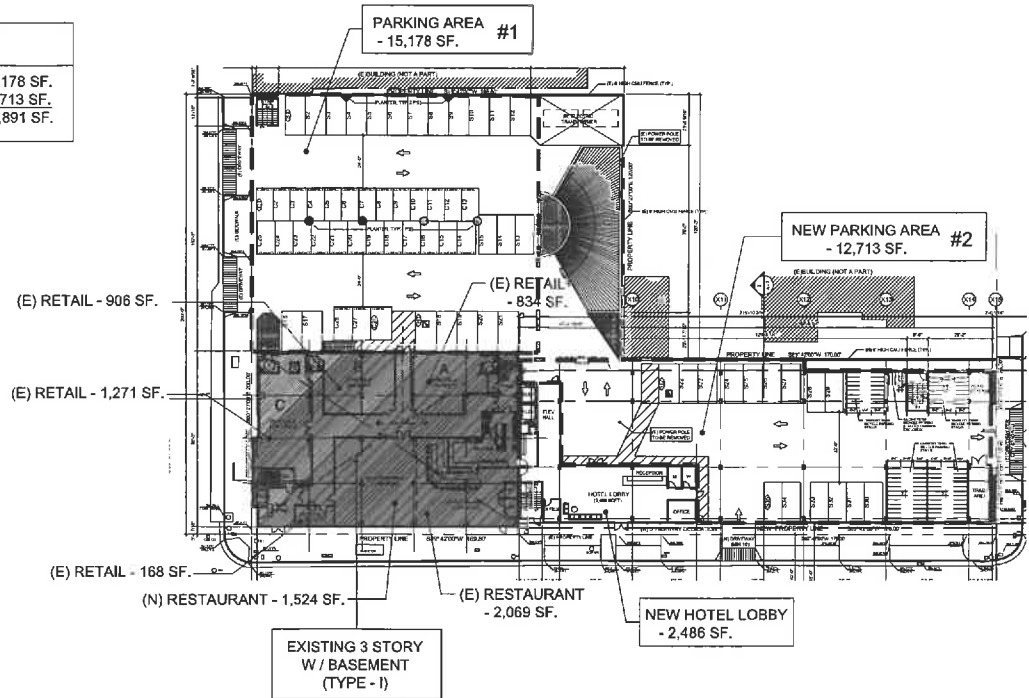
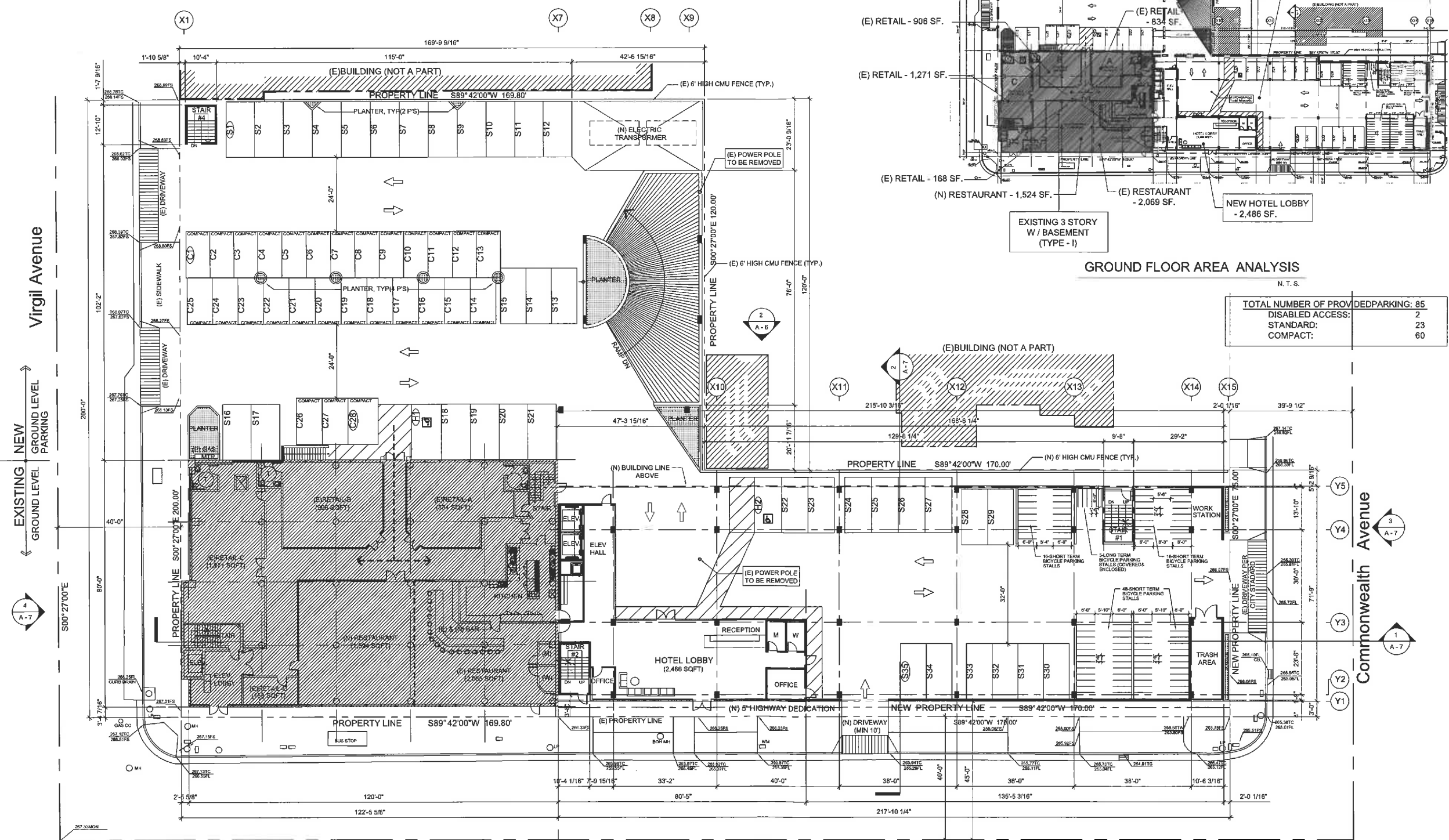
**1**  
A-1 **EXISTING / NEW BASEMENT PARKING PLAN**  
SCALE: 1/16" = 1' - 0"



EXISTING BUILDING AREA	
(E) RETAILS(A,B,C&D):	3,179 SF.
(E) & (N) RESTAURANT:	3,593 SF.
(E) COMMON AREA:	2,883 SF.
TOTAL (E) GROUND FLOOR AREA:	9,655 SF.

NEW BUILDING AREA	
(N) HOTEL LOBBY:	2,740 SF.
(N) PARKING AREA:	12,713 SF.
TOTAL (N) GROUND FLOOR AREA:	15,453 SF.

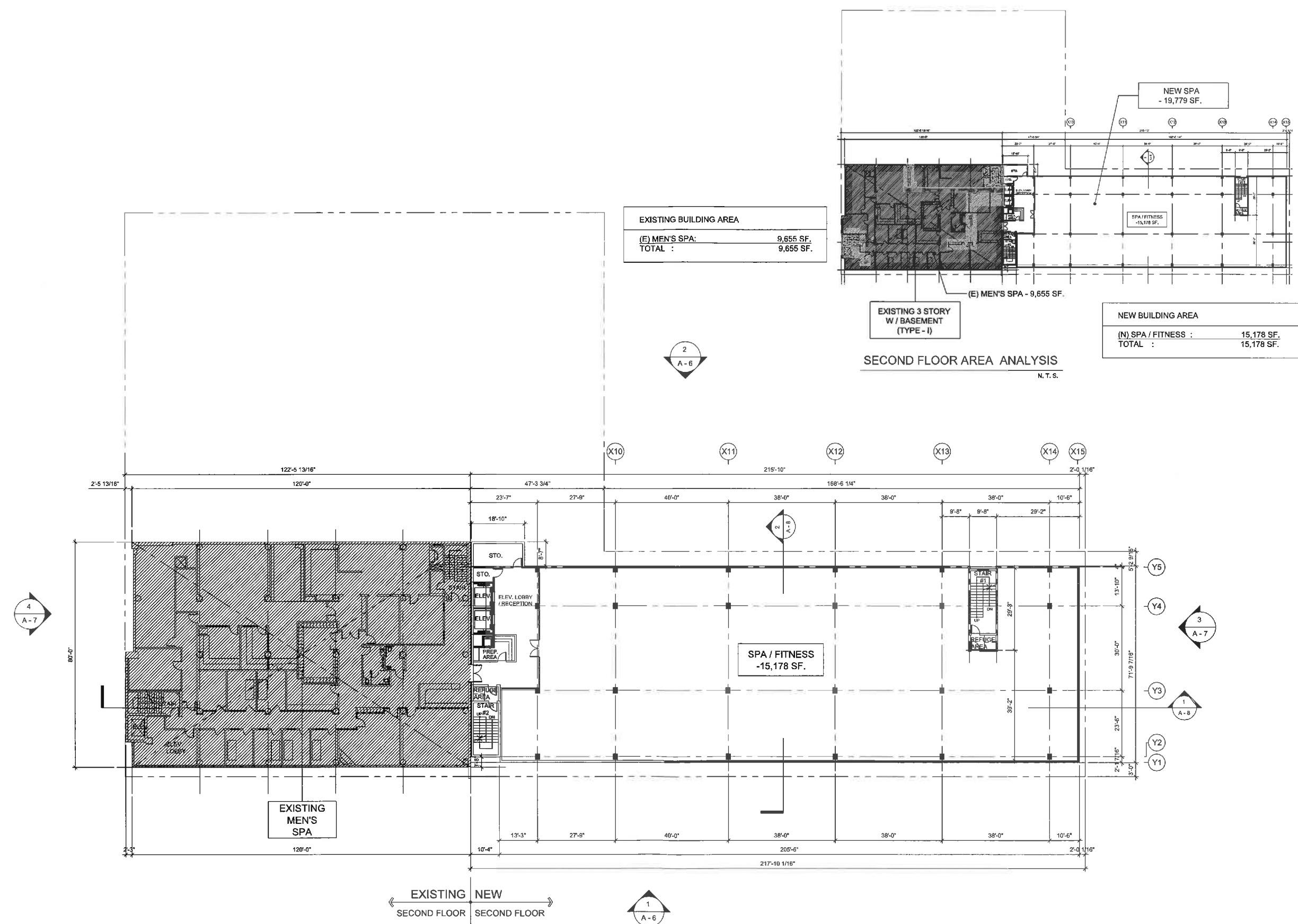
PARKING AREA	
(E) PARKING AREA #1:	15,178 SF.
(N) PARKING AREA #2:	12,713 SF.
TOTAL PARKING AREA:	27,891 SF.



TOTAL NUMBER OF PROVIDED PARKING: 85	
DISABLED ACCESS:	2
STANDARD:	23
COMPACT:	60

1 EXISTING / NEW GROUND FLOOR PLAN  
SCALE: 1/16" = 1' - 0"

owner:  
  
project:  
**Grand Spa Hotel**  
2951 W. 6th ST.  
Los Angeles, CA 90020  
  
consultants:  
structural:  
mechanical:  
electrical:  
plumbing:  
soil:  
  
Revisions:  
  
Planning Set 03/14/2014  
project no:  
  
drawing title:  
EXISTING / NEW  
GROUND FLOOR PLAN  
sheet no:



EXISTING BUILDING AREA	
(E) MEN'S SPA:	9,655 SF.
TOTAL :	9,655 SF.

NEW BUILDING AREA	
(N) SPA / FITNESS :	15,178 SF.
TOTAL :	15,178 SF.

SECOND FLOOR AREA ANALYSIS  
N. T. S.

EXISTING  
MEN'S  
SPA

SPA / FITNESS  
-15,178 SF.

NEW SPA  
- 19,779 SF.

EXISTING 3 STORY  
W / BASEMENT  
(TYPE - I)

← EXISTING NEW →  
SECOND FLOOR SECOND FLOOR

1  
A - 3  
EXISTING / NEW SECOND FLOOR PLAN  
SCALE: 1/16" = 1' - 0"



owner:

project:  
**Grand Spa Hotel**  
2951 W. 6th ST.  
Los Angeles, CA 90020

consultants:  
structural:  
mechanical:  
electrical:  
plumbing:  
soil:

Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
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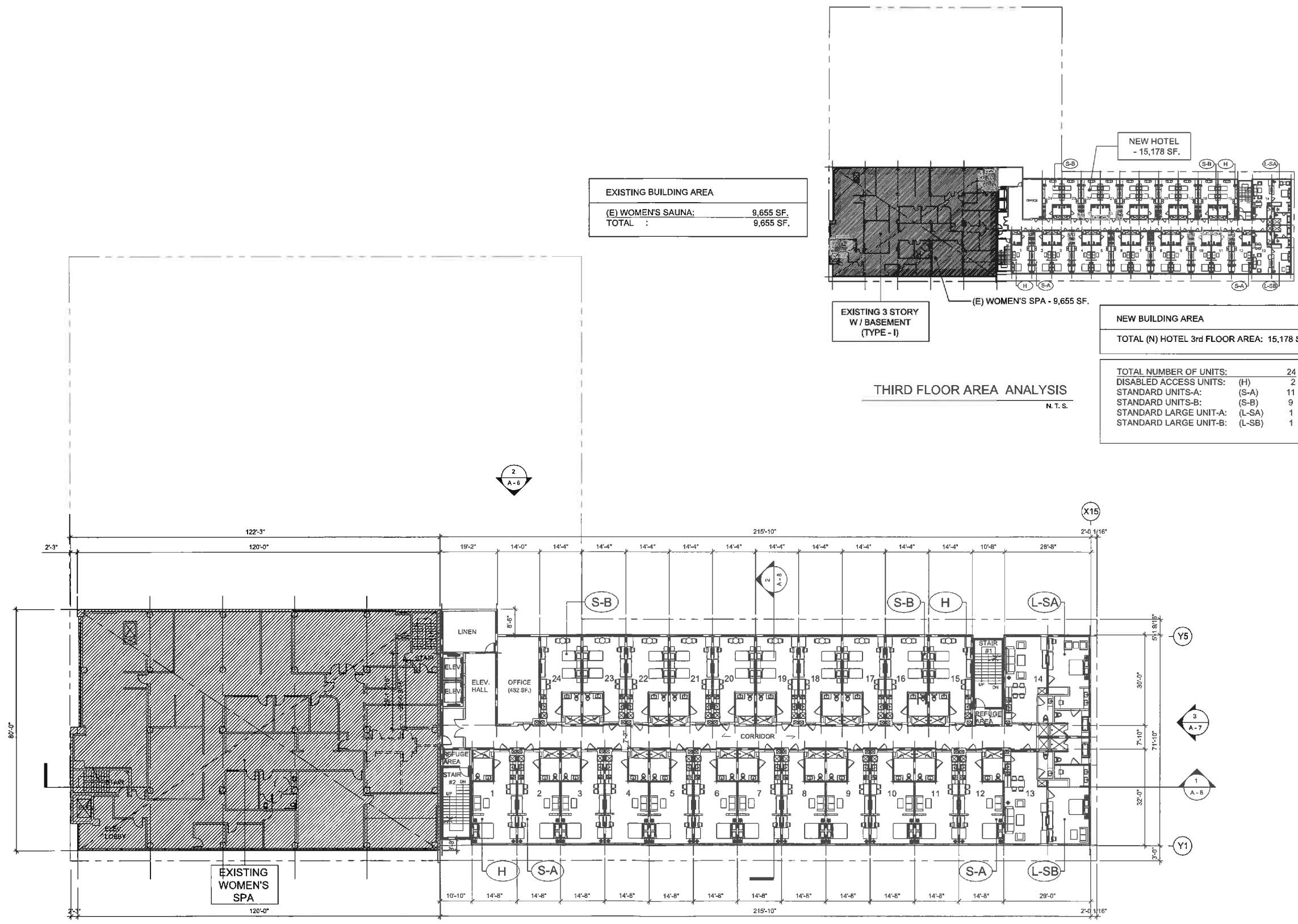
Planning Set 03/14/2014

project no:

drawing title:  
EXISTING / NEW  
SECOND FLOOR PLAN

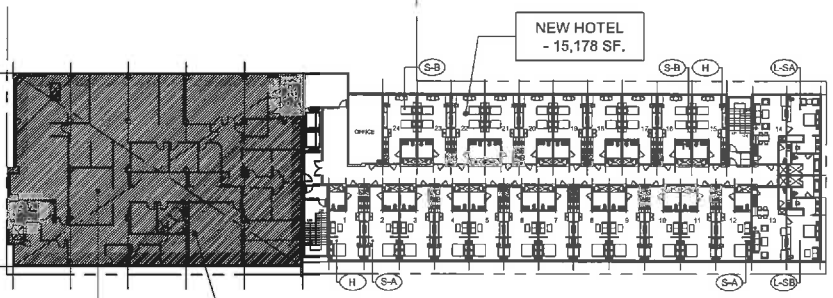
sheet no:

**A-3**



**EXISTING BUILDING AREA**

(E) WOMEN'S SAUNA:	9,655 SF.
TOTAL :	9,655 SF.



**NEW BUILDING AREA**

TOTAL (N) HOTEL 3rd FLOOR AREA:	15,178 SF.
---------------------------------	------------

**TOTAL NUMBER OF UNITS:**

DISABLED ACCESS UNITS: (H)	2
STANDARD UNITS-A: (S-A)	11
STANDARD UNITS-B: (S-B)	9
STANDARD LARGE UNIT-A: (L-SA)	1
STANDARD LARGE UNIT-B: (L-SB)	1

**THIRD FLOOR AREA ANALYSIS**  
N. T. S.

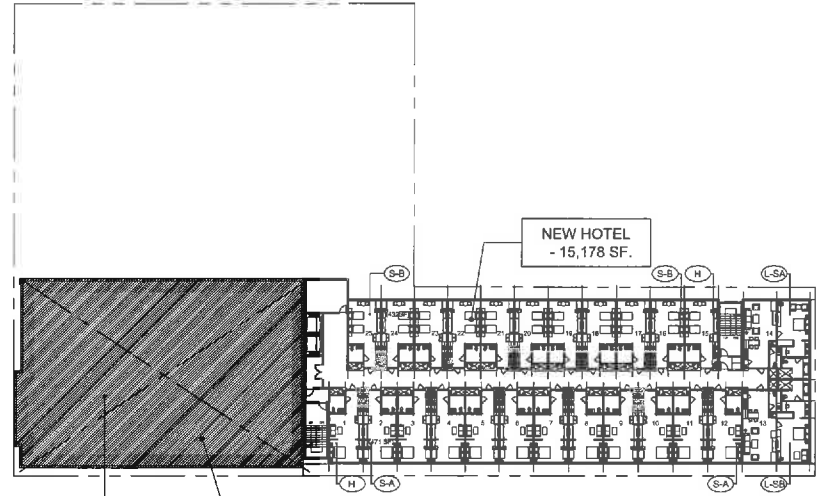


**1** EXISTING / NEW THIRD FLOOR PLAN  
A-4 SCALE: 1/16" = 1' - 0"



owner:  
project:  
**Grand Spa Hotel**  
2951 W. 6th ST.  
Los Angeles, CA 90020  
consultants:  
structural:  
mechanical:  
electrical:  
plumbing:  
soil:  
Revisions:  
Planning Set 03/14/2014  
project no:  
drawing title:  
EXISTING / NEW  
THIRD FLOOR PLAN  
sheet no:

EXISTING BUILDING AREA  
(E) WOMEN'S SAUNA: 9,655 SF.  
TOTAL (N) 3rd FLOOR AREA: 9,655 SF.

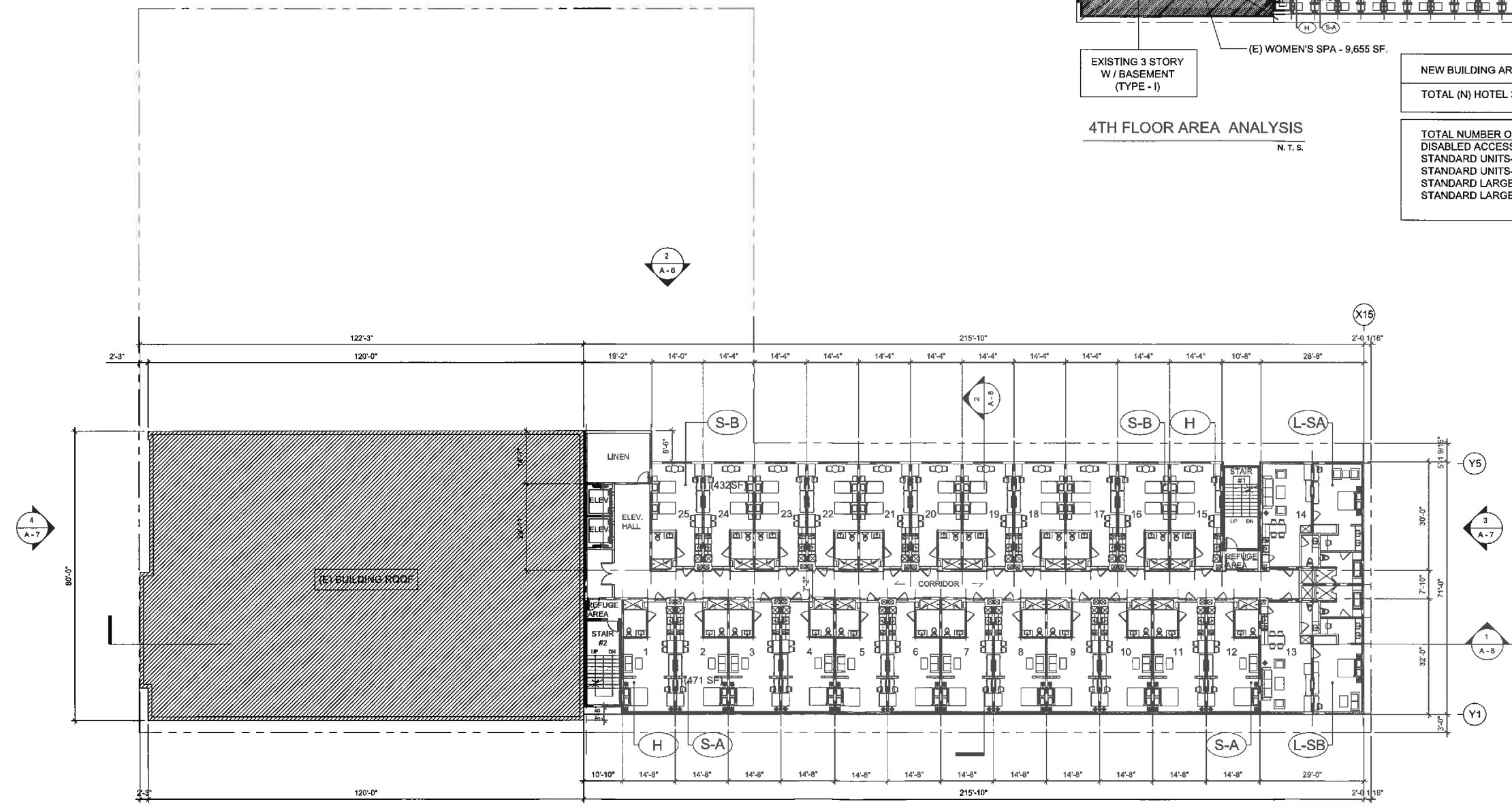


EXISTING 3 STORY  
W/ BASEMENT  
(TYPE - I)

NEW BUILDING AREA  
TOTAL (N) HOTEL 3rd FLOOR AREA: 15,178 SF.

TOTAL NUMBER OF UNITS:	25
DISABLED ACCESS UNITS: (H)	2
STANDARD UNITS-A: (S-A)	11
STANDARD UNITS-B: (S-B)	10
STANDARD LARGE UNIT-A: (L-SA)	1
STANDARD LARGE UNIT-B: (L-SB)	1

4TH FLOOR AREA ANALYSIS  
N.T.S.



← EXISTING ROOF →  
← NEW FOURTH FLOOR →

1  
A-5  
TYPICAL  
4th ~ 6th FLOOR PLAN  
SCALE: 1/16" = 1' - 0"  
NORTH ↑

owner: \_\_\_\_\_

project: **Grand Spa Hotel**

2951 W. 6th ST.  
Los Angeles, CA 90020

consultants: \_\_\_\_\_

structural: \_\_\_\_\_  
mechanical: \_\_\_\_\_  
electrical: \_\_\_\_\_  
plumbing: \_\_\_\_\_  
soil: \_\_\_\_\_

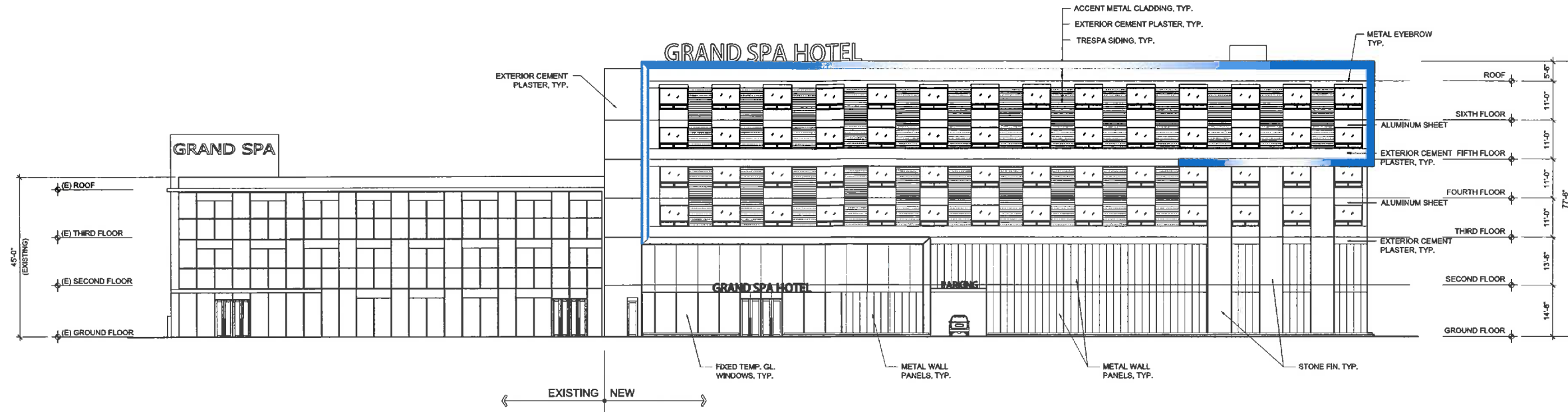
Revisions: \_\_\_\_\_

Planning Set 03/14/2014

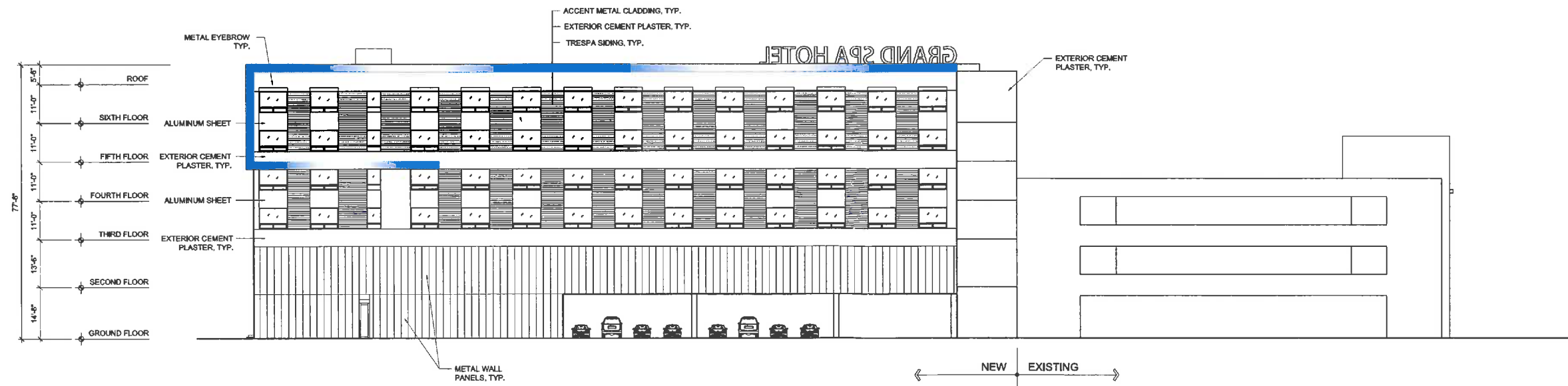
project no: \_\_\_\_\_

drawing title: TYPICAL 4-6TH FLOOR PLAN

sheet no: \_\_\_\_\_



1 SOUTH ELEVATION  
A-6 SCALE: 1/16" = 1' - 0"



2 NORTH ELEVATION  
A-6 SCALE: 1/16" = 1' - 0"

owner:

project:

**Grand Spa  
Hotel**

2951 W. 6th ST.  
Los Angeles, CA 90020

consultants:

structural:  
mechanical:  
electrical:  
plumbing:  
soil:

Revisions:

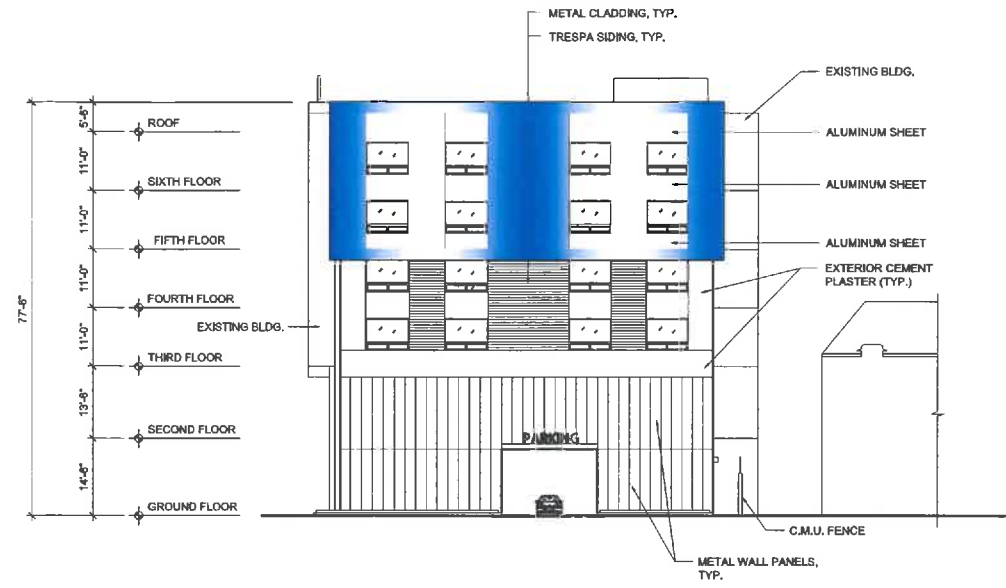
Planning Set 03/14/2014

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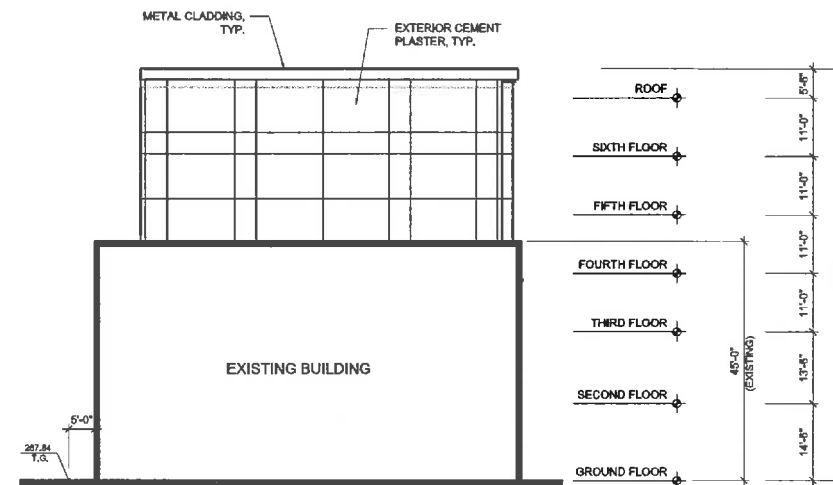
drawing title:  
BUILDING ELEVATIONS

sheet no:

**A-6**



3 EAST ELEVATION  
A-7 SCALE: 1/16" = 1' - 0"



4 WEST ELEVATION  
A-7 SCALE: 1/16" = 1' - 0"

owner:

project:

**Grand Spa  
Hotel**

2951 W. 6th ST.  
Los Angeles, CA 90020

consultants:

structural:  
mechanical:  
electrical:  
plumbing:  
soil:

Revisions:

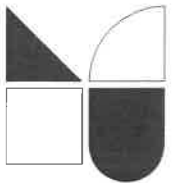
Planning Set 03/14/2014

project no:

drawing title:  
BUILDING ELEVATIONS

sheet no:

**A-7**



**YU & ASSOCIATES**  
Architecture Planning Design

3600 Wilshire Blvd. #2020  
Los Angeles, CA 90010  
Tel. (213) 386-1499  
Fax. (213) 386-4340

Sheet Title

**BUILDING SECTIONS**

Project

# Grand Spa Hotel

2951 W. 6TH ST.  
LOS ANGELES, CA 90020

Revision

Date	Remark

Job No.

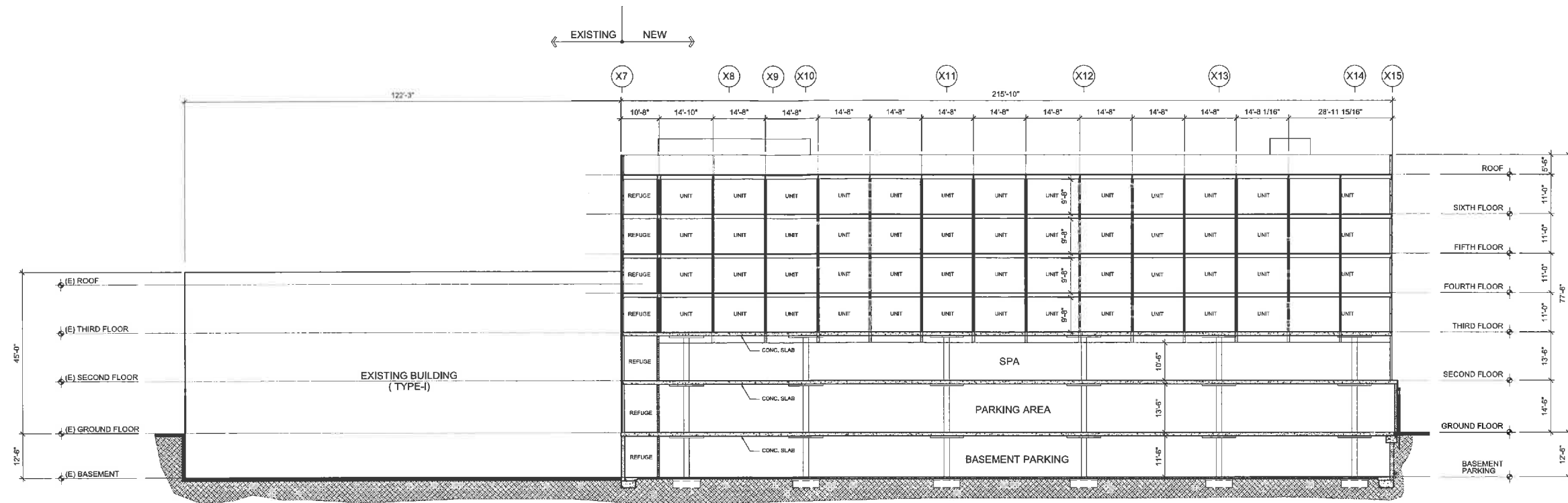
Date APRIL, 2013

Scale 1/16" = 1'-0"

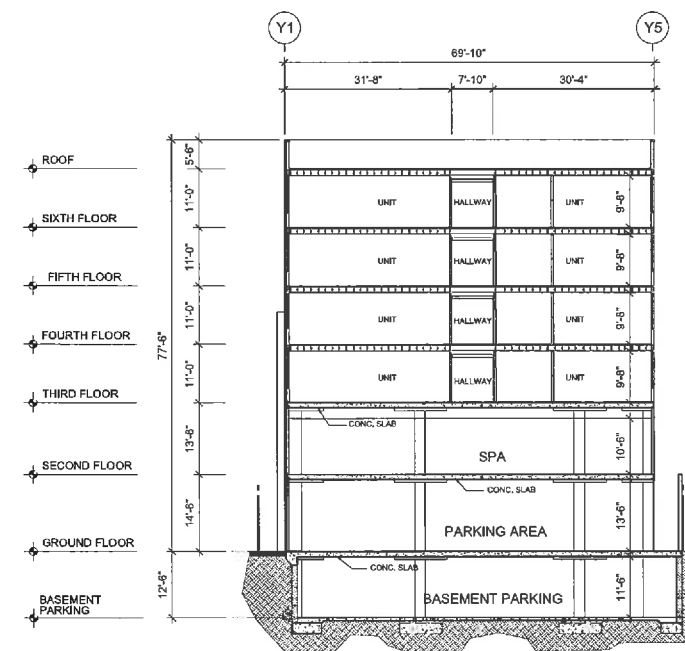
Drawn by

Sheet No.

**A - 8**

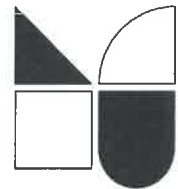


**1 SECTION 1**  
A - 8 SCALE: 1/16" = 1' - 0"



**2 SECTION 2**  
A - 8 SCALE: 1/16" = 1' - 0"





**YU & ASSOCIATES**  
 Architecture Planning Design  
 3600 Wilshire Blvd., #2020  
 Los Angeles, CA 90010  
 Tel. (213) 386-1499  
 Fax. (213) 386-4340

Sheet Title  
**SITE PLAN**

Project

# Grand Spa Hotel

2951 W. 6TH ST.  
 LOS ANGELES, CA 90020

Revision

Date	Remark

Job No.

Date MARCH, 2014

Scale AS SHOWN

Drawn by

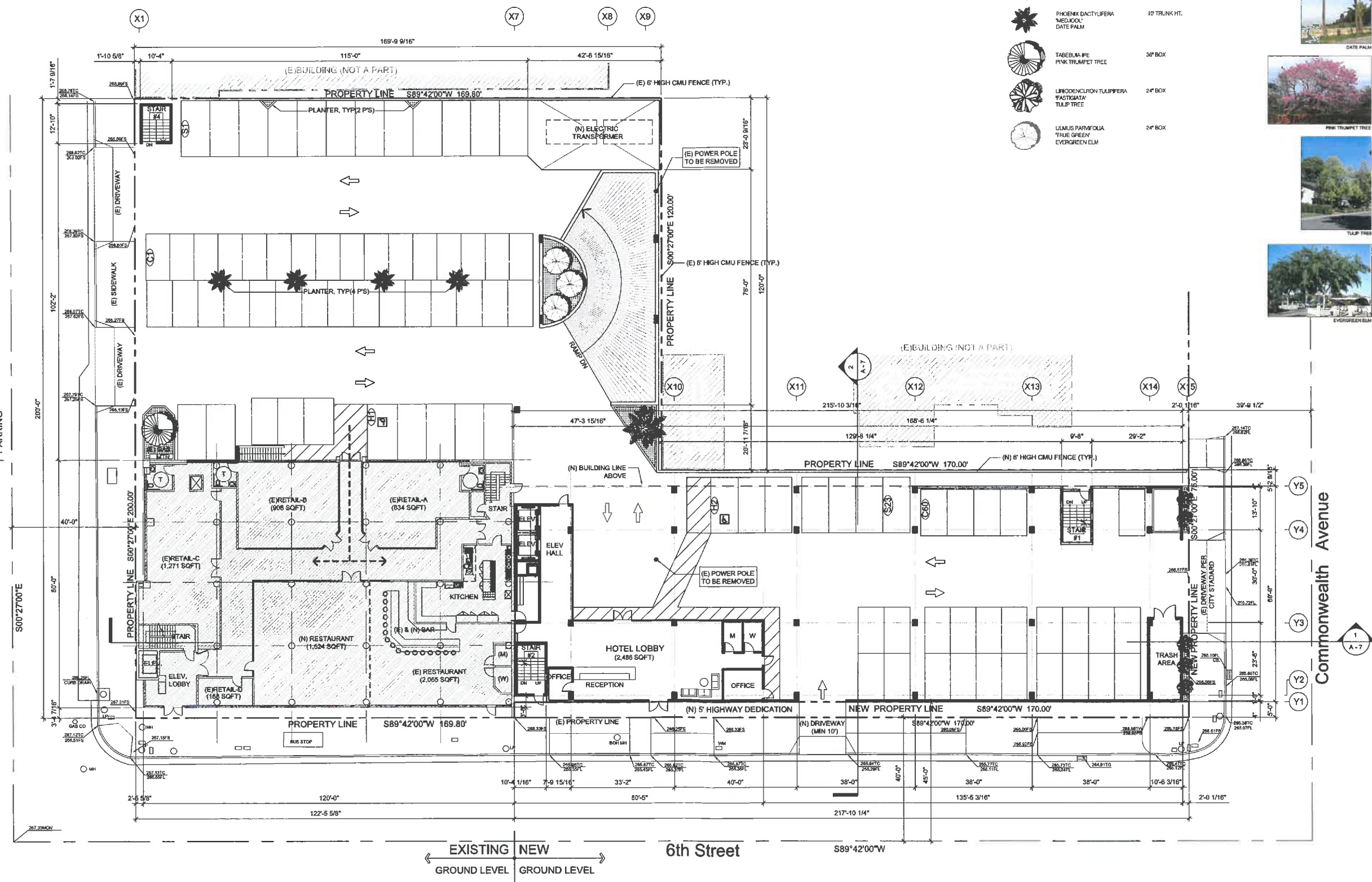
Sheet No.

**A - 0 - A**

**PLANTING LEGEND**

- |  |   |               |
|--|---|---------------|
|  | PHOENIX DACTYLIFERA<br>"MEDJOL"<br>DATE PALM          | 20' TRUNK HT. |
|  | PHOENIX DACTYLIFERA<br>"MEDJOL"<br>DATE PALM          | 10' TRUNK HT. |
|  | TABERNAEMIA<br>PINK TRUMPET TREE                      | 30' BOX       |
|  | LIRIODENDRON TULIPIFERA<br>"FASTIGIATA"<br>TULIP TREE | 24' BOX       |
|  | LILYUS PARVIFOLIA<br>TRUE GREEN<br>EVERGREEN ELM      | 24' BOX       |

**PLANTING IMAGES**



**LANDSCAPE PLAN**  
 SCALE: 1/16" = 1' - 0"  
 NORTH

RECEIVED  
CITY OF LOS ANGELES

JAN 04 2013

CITY PLANNING  
COMMUNITY PLANNING BUREAU



CPC-2013-3196

**RECEIVED**  
CITY OF LOS ANGELES

JAN 04 2015

CITY PLANNING  
COMMUNITY PLANNING BUREAU



TRESPA SIDING  
STUCCO  
METAL CLADDING



GRAND SPA

GRAND SPA HOTEL

ALUMINUM SHEET

SHORE HOTEL IN SANTA MONICA



METAL CLADDING



TRESPA SIDING

FOURSIDE RESIDENTIAL PARK



STUCCO & TRESPA SIDING

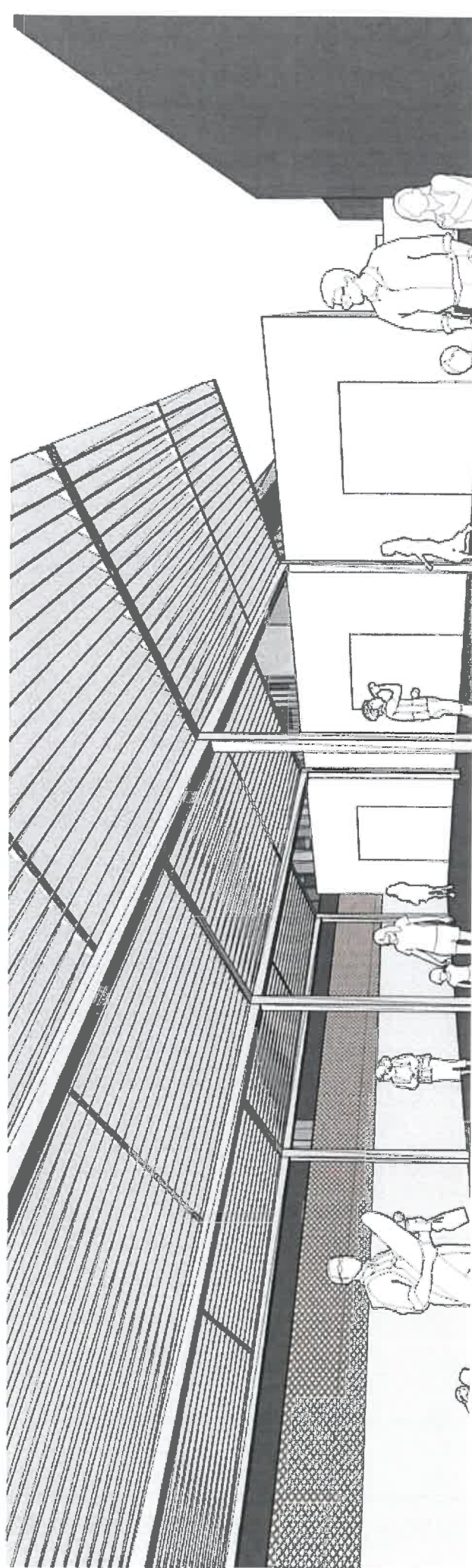
3 TYP  
METAL WALL PANELS  
SPANDREL GLASS



STONE




METAL WALL PANELS



CPC-2012-3196

**EXHIBIT B**Environmental Clearance & MMP  
ENV-2012-3197-MND

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

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 13 - MITCH O'FARRELL
<b>PROJECT TITLE</b> ENV-2012-3197-MND	<b>CASE NO.</b> CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR
<b>PROJECT LOCATION</b> 2951 West 6th Street	
<b>PROJECT DESCRIPTION</b> The project is the addition of an approximately 78,400-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial and retail building. The new hotel will be 77 feet 6 inches in height and will include an approximately 15,200-square-foot spa and fitness center on the second floor, and 99 units on levels three through six. The project proposes a surface parking lot and an on-site parking structure consisting of one subterranean level and a ground level with a total of 173 parking spaces.  The proposed development requires an export of approximately 13,200 cubic yards of earth material.  Vehicular access to the project site would be provided at the following locations: two existing driveways along Virgil Avenue, one new driveway along 6th Street and one existing driveway along Commonwealth Avenue.  The applicant seeks the following entitlements: (1) a Zone Change from C2-1 and CR-1 to RAS4-1; (2) a Conditional Use Permit to allow a hotel development within 500 feet of an R zone; (3) a Conditional Use for the on-site sale and consumption of alcohol; (4) a Zone Variance to permit a 61% increase in the number of allowed compact parking spaces to permit a total of 106 compact spaces; (5) Zoning Administrator Adjustments to permit a front yard of two feet in lieu of five feet along Commonwealth Avenue and a side yard of zero feet in lieu of five feet along 6th Street; and (6) a Site Plan Review for the construction of a hotel development with 50 or more guest rooms.	
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b> Nathan Freeman 440 S. Vermont Ave., Suite 201 Los Angeles, CA 90020	
<b>FINDING:</b> 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 <p style="text-align: center;">(CONTINUED ON PAGE 2)</p> 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.	
<b>NAME OF PERSON PREPARING THIS FORM</b>  NURI CHO	<b>TITLE</b>  Planning Assistant
<b>TELEPHONE NUMBER</b>  (213) 978-1177	
<b>ADDRESS</b>  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b>  
<b>DATE</b>  SEPTEMBER 2, 2015	

**I-120. Aesthetics (Light)**

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

**I-130. Aesthetics (Glare)**

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

**III 0. Construction Equipment and Fugitive Dust**

- 
- • All construction equipment shall be equipped with Tier 3 diesel engines or better to reduce nitrogen oxide (NOx) emissions. • The applicant shall apply water every 3 hours to disturbed areas within a construction site. • On-site vehicle speeds on unpaved roads shall be limited to 15 mph by radar enforcement. • All trucks hauling dirt, sand, soil, or other loose materials shall be tarped with a fabric cover and maintain a freeboard height of 12 inches.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

**VIII-80. Emergency Evacuation Plan (Building over 75 feet in height)**

- Environmental impacts may result from project implementation due to limitations of emergency response equipment. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

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

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

**XVI-40. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.

- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction and/or construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**XVIII-20. Effects On Human Beings**

- The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

**XVIII-30. End**

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

**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)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 13 - MITCH O'FARRELL	<b>DATE:</b>
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**RESPONSIBLE AGENCIES:** Department of City Planning

<b>ENVIRONMENTAL CASE:</b> ENV-2012-3197-MND	<b>RELATED CASES:</b> CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR
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<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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**PROJECT DESCRIPTION:**  
CONSTRUCTION OF A NEW 6-STORY HOTEL WITH 99 GUEST ROOMS AND 173 ON-SITE PARKING SPACES ON TWO LEVELS; THIS PROJECT IS IN ADDITION TO AN EXISTING 3-STORY COMMERCIAL/RETAIL USE BUILDING ON THE SITE.

**ENV PROJECT DESCRIPTION:**  
The project is the addition of an approximately 78,400-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial and retail building. The new hotel will be 77 feet 6 inches in height and will include an approximately 15,200-square-foot spa and fitness center on the second floor, and 99 units on levels three through six. The project proposes a surface parking lot and an on-site parking structure consisting of one subterranean level and a ground level with a total of 173 parking spaces.

The proposed development requires an export of approximately 13,200 cubic yards of earth material.

Vehicular access to the project site would be provided at the following locations: two existing driveways along Virgil Avenue, one new driveway along 6th Street and one existing driveway along Commonwealth Avenue.

The applicant seeks the following entitlements: (1) a Zone Change from C2-1 and CR-1 to RAS4-1; (2) a Conditional Use Permit to allow a hotel development within 500 feet of an R zone; (3) a Conditional Use for the on-site sale and consumption of alcohol; (4) a Zone Variance to permit a 61% increase in the number of allowed compact parking spaces to permit a total of 106 compact spaces; (5) Zoning Administrator Adjustments to permit a front yard of two feet in lieu of five feet along Commonwealth Avenue and a side yard of zero feet in lieu of five feet along 6th Street; and (6) a Site Plan Review for the construction of a hotel development with 50 or more guest rooms.

**ENVIRONMENTAL SETTINGS:**  
The project site is located within the Wilshire Community Plan, which designates the project site for Community Commercial land uses. The project site is zoned C2-1 and CR-1 and includes approximately 47,560 square feet of lot area. The site is currently developed with a three-story commercial and retail development and surface parking lots. The project proposes to maintain the existing building, and a minor demolition is proposed for the addition of a hotel to an existing commercial building.

The adjoining properties to the north are zoned CR-1 and C2-1 and developed with a four-story office building and a two-story multi-family residential building owned by the First Congregational Church of Los Angeles. Properties to the west of the project site, across Virgil Avenue are zoned C2-1 and CR-1 and developed with a fast-food establishment (Carl's Jr.) and a four-story office building. Properties to the south are zoned C2-2 and improved with a surface parking lot. Properties to the east are zoned C2-1 and developed with the First Congregational Church of Los Angeles, which is designated as a Los Angeles Historic Cultural Monument (HCM). Property to the southeast across 6th Street is zoned C4-2 developed with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court.

The project site is bound by Virgil Avenue to the west, 6th Street to the south, and Commonwealth Avenue to the east. Virgil Avenue is designated as a Local Street, dedicated to a width of 80 feet and improved with curb, gutter, parkway, and sidewalk. 6th Avenue is designated as a Secondary Highway, dedicated to a variable width of 80 to 83 feet and improved with curb, gutter, and sidewalk. Commonwealth Avenue is designated as a Local Street, dedicated to a width of 80 feet and improved with curb, gutter, and sidewalk.

The project site is located within a known methane zone and the special grading area (BOE Basic Grid Map A-13372). The nearest fault is the Puente Hills Blind Thrust, which is located approximately 0.62 kilometers (or 0.39 miles) from the project site.

The proposed development requires an export of approximately 13,200 cubic yards of earth material.

**PROJECT LOCATION:**

2951 West 6th Street

**COMMUNITY PLAN AREA:**

WILSHIRE

**STATUS:**

Does Conform to Plan

Does NOT Conform to Plan

**AREA PLANNING COMMISSION:**

CENTRAL

**CERTIFIED NEIGHBORHOOD**

**COUNCIL:**

RAMPART VILLAGE

**EXISTING ZONING:**

CR-1 and C2-1

**MAX. DENSITY/INTENSITY  
ALLOWED BY ZONING:**

200 SF per DU / FAR 1.5:1 (C2-1 and CR-1) and 400 SF per DU / FAR 3:1 (proposed RAS4)

**GENERAL PLAN LAND USE:**

COMMUNITY COMMERCIAL

**MAX. DENSITY/INTENSITY  
ALLOWED BY PLAN**

**DESIGNATION:**

200 SF per DU / FAR 1.5:1 (C2-1 and CR-1) and 400 SF per DU / FAR 3:1 (proposed RAS4)

**PROPOSED PROJECT DENSITY:**

99 Guest 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.



Planning Assistant

(213) 978-1177

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

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

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

## Environmental Factors Potentially Affected:

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

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

### *Background*

**PROPONENT NAME:**

Nathan Freeman

**PHONE NUMBER:**

(213) 220-0170

**APPLICANT ADDRESS:**

440 S. Vermont Ave., Suite 201  
Los Angeles, CA 90020

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/16/2012

**PROPOSAL NAME (if Applicable):**

Grand Spa Hotel

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
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?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
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?			✓
<b>III. AIR QUALITY</b>				
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?		✓	
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				

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

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?		✓	
<b>VI. GEOLOGY AND SOILS</b>				
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?			✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>				
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?		✓	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
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	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
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?				✓
<b>X. LAND USE AND PLANNING</b>					
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?				✓
<b>XI. MINERAL RESOURCES</b>					
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?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
<b>XIII. POPULATION AND HOUSING</b>					
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?				✓
<b>XIV. PUBLIC SERVICES</b>					
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?			✓	
<b>XV. RECREATION</b>					
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?			✓	
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
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	Potentially significant unless 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-2012-3197-MND** and the associated case(s),

**CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR** . 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/](http://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:
NURI CHO	Planning Assistant	(213) 978-1177	08/05/2015

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

**I. AESTHETICS**

a.	NO IMPACT	<p>A significant impact would occur if a project were to introduce incompatible scenic elements within a field of view containing a scenic vista or substantially block views of a scenic vista. The project proposes a six-story hotel addition with a maximum height of 77 feet six inches to an existing three-story commercial and retail building. The subject property is situated on a level topography, and there are no tall topographic features on the project site from which scenic vistas may be viewed. Furthermore, scenic vistas in the area are limited due to the urbanized characteristics of the surrounding area. Neighboring properties are developed with three- to four-story office buildings, surface parking lots, two- to four-story multi-family residential building, and a church. The property located to the southeast of the project site is developed with a 20-story office building that houses the Los Angeles County Central Civil West Superior Court. The proposed six-story development would not block views into a scenic vista, as the bulk and height is compatible with surrounding developments. Therefore, the project will not have a substantial adverse effect on a scenic vista, and no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The project site is bound by Virgil Avenue to the west, 6th Street to the south, and Commonwealth Avenue to the east. 6th Street is a designated Secondary Highway, and Virgil Avenue and Commonwealth Avenue are designated as Local Streets. No streets are designated as a State Scenic Highway. Concurrently, no historic resources including trees, rock outcroppings, and historic buildings within a State Scenic Highway are located within the vicinity of the project site. Therefore, no impact with respect to scenic resources would occur.</p>	

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. The proposed project involves the addition of an approximately 78,400-square-foot six-story hotel to an existing three-story commercial and retail building. The proposed building height is 77 feet 6 inches including a two-level parking garage (one subterranean and one ground level). Land uses in the project vicinity vary in use and height. There are surface parking lots to the north and south, a one-story fast food establishment and three- to four-story office buildings to the west, a two- to four-story multi-family residential buildings and a four-story office building to the north, and the First Congregational Church of Los Angeles and a 20-story Los Angeles County Central Civil West Superior Court building to the east. The proposed project would be compatible with the bulk and height of these surrounding developments. Furthermore, the proposed project would remove the existing surface parking lot located at the corner of Commonwealth and 6th Streets and develop a hotel that would enhance rather than detract from the visual character of the area. Furthermore, the applicant prepared a shadow study that illustrates the project's potential shadow impacts on adjacent uses during the winter and summer solstices. The study shows that the proposed project would cast shadows on the two-story multi-family residential building, located directly north of the project site, during the winter solstice for approximately four hours between 11:00 AM to 3:00 PM. According to the LA CEQA Thresholds Guide, facilities and operations sensitive to the effects of shading include routinely usable outdoor spaces associated with residential. However, the south-facing façade of the multi-family building does not have any routinely usable outdoor spaces. Therefore, the proposed project's shadow impacts would be considered less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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d.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. The project site is located in an urbanized area within the Wilshire Community Plan area. Due to the urbanized nature of the immediate surroundings, a moderate degree of illumination already exists at the project site along Virgil Avenue, Commonwealth Avenue, and 6th Street. The project proposes to construct a six-story hotel on a portion of the project site that is currently developed as a surface parking lot. The project would incorporate night lighting to illuminate building entrances, parking areas, and walkways to provide adequate night visibility and security, which would increase ambient nighttime illumination levels. Urban glare is largely a daytime phenomenon, occurring when sunlight is reflected off the surfaces of buildings or objects. The proposed project's building exteriors would consist mainly of exterior cement plaster on all elevations. However, the project proposes to incorporate metal eyebrow canopies on windows, metal panels for decorative elements, and an accent metal band along the roofline of the proposed building. This material could increase the ambient reflectivity and glare in the area. The implementation of the referenced mitigation measures would reduce potential project impacts related to lighting and glare to a less-than-significant impact.</p>	<p>I-120, I-130</p>
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**II. AGRICULTURE AND FOREST RESOURCES**

a.	<p>NO IMPACT</p>	<p>A significant impact may occur if a project were to result in the conversion of State-designated agricultural land from agricultural use to another non-agricultural use. The project site does not contain properties identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency. Therefore, no impact would occur.</p>	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	A significant impact would occur if the proposed project conflicts with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is zoned CR-1 and C2-1. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Act contract. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact may occur if a project were to conflict with existing zoning for forest land. The project site is currently zoned CR-1 and C2-1. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact may occur if a project were to result in the loss of forest land. No forest land or timberland exists on the project site or in the vicinity of the project site. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if a project results in the conversion of farmland to another non-agricultural use or forest land to non-forest land. The project site is currently zoned CR-1 and C2-1 and is developed with surface parking lots and a three-story commercial and retail building. Neither the project site or nearby properties are currently utilized for farmland or forest land. Therefore, the project would have no impact on farmland or forest land.	

### III. AIR QUALITY

a.	NO IMPACT	A significant impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of AQMP. The AQMP is prepared by the South Coast Air Quality Management District (SCAQMD). The most recent AQMP was adopted on December 7, 2012 to demonstrate attainment of the 2006 federal 24-hour fine particulate matter (PM2.5) ambient air quality standard and to update and further define measures to meet the federal and State eight-hour ozone (O3) standards. The 2012 AQMP also provides base year emissions and future baseline emission projections. The	
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Impact?	Explanation	Mitigation Measures
	<p>2012 AQMP incorporates, in part, Southern California Association of Government's (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2012-2035 RTP/SCS socio-economic forecast projections of regional population and employment growth. A project would not conflict with the AQMP if it is consistent with the population, housing and employment assumptions that were used in the development of the AQMP. The project proposes to construct a 99-room hotel in the Wilshire Community Plan Area and would not develop long-term residential dwelling units that would induce population growth. The proposed project does not conflict with SCAG's population, housing, and employment assumptions. The project would not result in an increase in population over that projected in the adopted Wilshire Community Plan or RTP/SCS. Therefore, the proposed project is considered to be consistent with growth assumptions included in the AQMP. No impact would occur.</p>	
<p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed project's construction and operation emissions were estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use projects. According to the CalEEMod model output, the project's estimated overall construction emissions (maximum daily) exceeds the SCAQMD threshold of 75 pounds per day (lbs/day) for the criteria pollutant Reactive Organic Compounds (ROG) and 100 lbs/day for Nitrogen Oxides (NOx) (see attached Air Quality Calculations table 2.1). The proposed project is required to comply with existing regulations, which contain regulations for construction practices and off-road equipment to reduce air pollutant emissions. The project is also required to comply with</p>	<p>III 0  <b>VII-10 Greenhouse Gas (architectural coatings):</b> Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.</p>

Impact?	Explanation	Mitigation Measures
	<p>SCAQMD District Rule 1113 to limit the volatile organic compound content of architectural coatings and to reduce on-site facility nitrogen oxide emissions. Furthermore, the referenced mitigation measure would reduce potential impacts related to ROG and NOx to a less-than-significant impact. The proposed project would not exceed the SCAQMD threshold of 550 lbs/day for the criteria pollutant Carbon Monoxide (CO), 150 lbs/day for Sulfur Dioxide (SO2), 150 lbs/day for Respirable Particulate Matter 10 (PM10), and 55 lbs/day for PM2.5 as a result of overall construction. Additionally, the project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions (see attached Air Quality Calculations table 2.2). The project is estimated to generate less than the SCAQMD threshold of 55 pounds per day (lbs/day) for ROG, 55 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Average daily traffic associated with the proposed project is estimated to be less than significant according to the Los Angeles Department of Transportation's Transportation Study Assessment dated April 2, 2015. Therefore, with mitigation measures, the proposed project would result in a less-than-significant impact related to regional operational emissions.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project results in a cumulative net increase in any criteria pollutant above threshold standards. The proposed project would not result in a cumulatively considerable net increase of criteria pollutants. The proposed project and the whole of the Los Angeles metropolitan area are located within the South Coast Air Basin (Basin), which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for O3, respirable</p>	

Impact?	Explanation	Mitigation Measures
	<p>particulate matter (PM10), PM2.5, and lead (Pb) and a federal attainment/maintenance area for carbon monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO2), sulfur oxides (SOX), and Pb. Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. Operational and construction regional emissions would not exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants. Therefore, the proposed project would not contribute to a cumulatively considerable increase in operational emissions, and impacts would be less than significant.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed five sample construction scenarios to be used as models for analyzing construction-related localized air quality impacts for projects less than five acres. The five scenarios are based on the size of the project area (one-acre, two-acre, three-acre, four-acre, and five-acre sites). The project site is approximately one acre. The proposed project is a seven-story hotel development with 99 guest units and approximately 15,200 square feet of spa and fitness. A minor demolition is proposed for the addition of a hotel to an existing commercial building, and the project requires the export of approximately 13,200 cubic yards of dirt. Based on the project and site characteristics, the</p>	



Impact?	Explanation	Mitigation Measures
	<p>sample construction scenario for a one-acre site was used to estimate the proposed project's localized construction emissions and compared to SCAQMD's Localized Significance Thresholds (LSTs). The project site is located within the Sensitive Receptor Area (SRA) 1, which covers the Central Los Angeles area. The project site is surrounded by multi-family residential uses and commercial and retail uses. Given the proximity of these sensitive receptors to the Project Site, the LSTs with receptors located within 25 meters (82.02 feet) have been used to address the potential localized air quality impacts associated with the construction-related emissions. The proposed project would not expose sensitive receptors to substantial pollutant concentrations, particularly localized criteria pollutant Nitrogen Dioxide (NO<sub>x</sub>), Carbon Monoxide (CO), and Respirable Particulate Matters (PM<sub>10</sub> and PM<sub>2.5</sub>), during construction. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would result in a less-than-significant impact.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A project-related significant adverse impact could occur if construction or operation of the proposed project would result in generation of objectionable odors that would be perceptible in adjacent sensitive areas. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The project proposes to construct a six-story hotel addition to an existing commercial and retail building. As the project does not propose land uses related to these types of activities, no odors are anticipated. During the</p>	

Impact?	Explanation	Mitigation Measures
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	<p>construction phase, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be temporary and intermittent and would not be considered a significant impact. Operational activities associated with the proposed commercial, retail, and residential uses for the hotel would not result in objectionable odors that would affect a substantial number of people. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p>	
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**IV. BIOLOGICAL RESOURCES**

a.	NO IMPACT	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in a highly urbanized area within the Wilshire Community Plan Area of the City of Los Angeles. The site is currently fully improved with surface parking lots and a three-story commercial and retail building. Landscaping on site is limited to ornamental trees and shrubs and does not include any native and significant vegetation. Therefore, the project site is not deemed adequate to contain any habitat or support any species that is identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat or contain any streams or watercourses that are necessary to support riparian habitat. Therefore, the proposed project would not have any impact on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. fish and Wildlife Service. No impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	

A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site is currently fully developed with surface parking lots and a three-story building. The site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. Therefore, the proposed project would not have any effect on federally protected wetlands. No impact would occur.

A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The project site is located in a highly urbanized area within the City of Los Angeles and is currently fully developed with surface parking lots and a three-story commercial and retail building. The project site does not support habitat for native resident or migratory species or contain native nurseries due to lack of major water body and vegetation. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites. No impact would occur.

A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Both the MBTA and CFGC protect migratory birds that may use trees on or adjacent to the project site for nesting and may be disturbed during construction of the proposed project. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with any adopted habitat conservation plan. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan is applicable to the project site. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impact would occur.	
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**V. CULTURAL RESOURCES**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The project site is currently developed with a three-story commercial and retail building and surface parking lots. Although the existing building on the site was built in 1954, it is not listed in any of the listings, databases, or sources identifying historical resources, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, California Points of Historical Interest, and the City's Historic Preservation Overlay Zone Map. In addition, the Historic Resources Survey Report for the Wilshire Community Plan Area, prepared by the City of Los Angeles Office of Historic Resources, did not identify the existing building as a significant historic resource. However, the First Congregational Church of Los Angeles located at 540 S. Commonwealth Ave., directly east of the project site is designated as a Los Angeles Historic Monument for its distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction and an excellent example of English Gothic Revival architecture. The proposed project does not involve any construction or operational activities on this historic monument and is not anticipated to alter or affect any of these character-defining features. Therefore, impacts related to historic resources would be less than significant.	
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Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	
c.	LESS THAN SIGNIFICANT IMPACT	

A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. The project site is not known to contain any archaeological resources (City of Los Angeles, Environmental and Public Facilities Maps, Prehistoric & Historic Archaeological Sites & Survey Areas, 1994). Construction of the proposed project would have no impacts on known archaeological resources. However, there is a remote possibility that archaeological resources exist below the surface, which could be encountered during site preparation and subsurface excavation. 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 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. Therefore, the impact would be less than significant.

A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The project site is not known to contain any paleontological resources (City of Los Angeles, Environmental and Public Facilities Maps, Vertebrate Paleontological Resources, 1994). Construction of the proposed project would have no impacts on known

Impact?	Explanation	Mitigation Measures
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		<p>paleontological resources. However, there is a remote possibility that paleontological resources exist below the surface, which could be encountered during site preparation and subsurface excavation. 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, time frame, and the extent to which any monitoring of earthmoving activities shall be required. Any paleontology resources found 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 less than significant.</p>	
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d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Although the potential is very low, human remains may be unexpectedly encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains may be unexpectedly encountered during construction. To ensure that the proposed project would not disturb any human remains, the project applicant would be required to comply with the City's regulations related to the protection and treatment of human remains. Therefore, impacts to human remains would be less than significant.</p>	
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**VI. GEOLOGY AND SOILS**

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to ZIMAS, the project site is not located</p>	
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Impact?	Explanation	Mitigation Measures
	<p>within a State-designated Alquist-Priolo Zone. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. Therefore, no impact would occur.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. 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 fault (e.g., Elysian Park, Puente Hills, and Compton), can generate seismic shaking that could affect the project site. The project site is located approximately 0.29 miles from the nearest Puente Hills Blind Thrust Fault (City of Los Angeles, ZIMAS). 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 City of Los Angeles Building Code. 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.</p>	

Impact?	Explanation	Mitigation Measures
c.	NO IMPACT	
		<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of liquefaction or other ground failure caused by ground shaking. According to ZIMAS, the project site is not located within a liquefaction zone, which is an area where historical occurrence of liquefaction, or local geological, geotechnical, and ground water conditions indicate a potential for permanent ground displacements such at mitigation as defined in Public Resources Code Section 2693(c) would be required. Therefore, the project is not anticipated to expose people or structures to potential substantial adverse effects related to liquefaction, and no impact would occur.</p>
d.	LESS THAN SIGNIFICANT IMPACT	
		<p>A significant impact would occur if the proposed project would be implemented on a site located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The project site is located within the City-designated Special Grading Area (Bureau of Engineering Basic Grid Map A-13372), which is an area identified to be located in the hillside. However, the project site is relatively flat and is developed with a three-story commercial and retail building and paved surface parking lots. The proposed development is unlikely to expose people or structures to potential substantial adverse effects related to landslides. Furthermore, according to ZIMAS, the project site is not located within an earthquake-induced landslide zone, which is an area where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Therefore, the project's impacts related to landslides would be less than significant.</p>
e.	LESS THAN SIGNIFICANT IMPACT	
		<p>A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could</p>



Impact?	Explanation	Mitigation Measures
	<p>create the potential for soil erosion to occur. Site preparation would require the removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. In addition, excavation activities would be necessary to accommodate the proposed project, which would include one level of subterranean parking and the export of approximately 13,200 cubic yards of earth materials. However, construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. With the implementation of the required construction best management practices and the City's regulations related to soil erosion, the project's impacts related to erosion or the loss of topsoil would be less than significant.</p>	
<p>f. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The project proposes to construct a six-story hotel addition to an existing three-story commercial and retail building with one level of subterranean parking. The project does not involve groundwater withdrawal or petroleum production that could cause the permanent collapse of the pore space previously occupied by the removed fluid. Furthermore, according to ZIMAS, the project site is not located within an earthquake-induced landslide zone or a liquefaction area. The proposed project would be required to implement standard construction practices and comply with all applicable building codes and regulations, including those established by the California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117" for liquefaction hazards, the International Building Code as adopted by the State of California and County of Los Angeles, and State and County laws, ordinances, and code requirements. In addition, with adherence to existing regulations, impacts related to liquefaction would be reduced to less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project building, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral content and are usually found in areas where underlying formations contain an abundance of clay minerals. Due to high clay content, expansive soils expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the requirements of the City of Los Angeles Building Code and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.</p>	
h.	NO IMPACT	<p>A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.</p>	

**VII. GREEN HOUSE GAS EMISSIONS**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's greenhouse gas (GHG) emissions targets, for both existing and future generation of GHG emissions. In order to further implement the LA Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the LA Green Building Code, and in some cases, outlines stricter GHG reduction measures available to development projects in the City of Los Angeles. The LA Green Building Code requires projects to achieve a 20 percent</p>	VII-10
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Impact?	Explanation	Mitigation Measures
	<p>reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards. As the LA Green Building Code applicable provisions of the CALGreen Code, a new development project that can demonstrate it complies with the LA Green Building Code is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LA Green Building Code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Furthermore, the project shall implement the referenced mitigation measure to reduce volatile organic compound emissions from architectural coating. Compliance with existing regulations and implementation of the referenced mitigation measure would ensure the project's impacts related to greenhouse gas emissions would be less than significant.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide an infill development proximate to a major transportation corridor along Wilshire</p>	

Impact?	Explanation	Mitigation Measures
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	Boulevard and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS.	
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**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project involves the addition of an approximately 78,400-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial and retail building. The project will include an on-site parking garage that consists of a ground level and a subterranean level. Construction of the proposed project would involve the temporary use of hazardous materials that are typically necessary for construction of commercial and residential developments (e.g., paints, building materials, cleaners, and fuel for construction equipment). However, the transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, State, and Federal regulations governing such activities. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in residential and commercial developments, including lubricants, paints, cleaning supplies, pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances or create a public hazard through transport, use, or disposal. The project proposes a hotel development and therefore would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. The proposed project's limited use of common hazardous materials can typically be disposed of at Class II or III landfills, which accept most common waste materials, such as those identified above. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous</p>	
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Impact?	Explanation	Mitigation Measures
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		<p>materials, 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 impacts would be less than significant.</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. As discussed in Section VIII(a) above, all hazardous materials on site would be utilized in limited quantities and would comply with federal, State, and local regulations. Therefore, operational impacts would be less than significant. The project site is currently improved with a three-story commercial and retail building and surface parking lots. A minor demolition is proposed for the addition of a hotel to an existing commercial building. Therefore, the project is not anticipated to create a significant hazard related to the release of asbestos containing materials (ACMs), lead-based paint (LBP), or polychlorinated biphenyls (PCBs). However, the project site is located within a known methane zone, which has a risk of methane intrusion emanating from geologic formations (ZIMAS). The proposed project is subject to the City's regulations pertaining to ventilation and methane gas detection systems and LAMC Chapter IX Article 1 Division 71, Building Code – Methane Seepage Regulations. By complying with the City's regulations, the project would have a less-than-significant impact related to a significant hazard through reasonable foreseeable upset and accident conditions.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project site is located within one-quarter mile of an existing or proposed school site and is projected to release toxic emissions which would pose a health hazard beyond regulatory thresholds. The project site is located within one-quarter mile of several schools in the area, including Larchmont Charter School at 2801 West 6th Street, Los Angeles, CA 90057, approximately 0.2 miles to the east of the project site; Pilgrim High School at 540 Commonwealth Ave, Los Angeles, CA 90020, approximately 0.1 miles to the east of the project site;</p>	

Impact?	Explanation	Mitigation Measures
	<p>Newton International College at 2975 Wilshire Boulevard # 200, Los Angeles, CA 90010, approximately 0.2 miles to the south; and Immaculate Heart Of Mary Preschool at 423 South Commonwealth Avenue, Los Angeles, CA 90020 approximately 0.2 miles to the north. However, as discussed in Section VIII(a) and (b), the potentially existing hazardous materials located at the project site would be removed in accordance with applicable regulatory requirements prior to construction of the project, and the project will comply with the City's regulations pertaining to methane ventilation and seepage. By complying with the City's regulations, the project would have a less-than-significant impact.</p>	
d.	<p>NO IMPACT</p> <p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
e.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project exposed persons residing or working in the area to risks associated with the proximity of an airport or airstrip. The project site is not located in an airport land use plan area or within two miles of any public or public use airports or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	A significant impact would occur if the proposed project exposed persons residing or working in the area to risks associated with the proximity of an airport or airstrip. The project site is not located in an airport land use plan area or within two miles of any public or public use airports or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impact would occur.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact would occur if the proposed project impaired the implementation of an emergency response or evacuation plan or blockage of an emergency route. The nearest emergency/disaster routes to the project site are Vermont Avenue to the west, Third Street to the north, and Wilshire Boulevard to the south (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1995). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). However, the project exceeds 75 feet in building height, which may impact emergency evacuation exits and route in the surrounding area. With the implementation of the referenced mitigation measure, the project would have less-than-significant impacts.	VIII-80
h.	NO IMPACT	A significant impact would occur if the proposed project would expose people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

**IX. HYDROLOGY AND WATER QUALITY**

Impact?	Explanation	Mitigation Measures
a. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems. A significant impact would also occur if the proposed project would not comply with all applicable regulations with regard to surface water quality as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). As required under the National Pollution Discharge Elimination System (NPDES), the project applicant is responsible for preparing a Storm Water Pollution Prevention Plan (SWPPP) to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The SWPPP would incorporate the required implementation of Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for stormwater quality. The project site is currently almost entirely covered with impervious surfaces. As such, the surface water runoff from the project site would continue to be directed to adjacent storm drains and would not percolate into the groundwater table beneath the site. Potential impacts to surface water runoff would be mitigated to a level of insignificance by incorporating stormwater pollution control measures. City of Los Angeles Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the LAMC addresses grading, excavations, and fills. Full compliance with the applicable regulations and implementation of BMPs would ensure that the operation of the proposed project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, the project's water quality impacts would be less than significant.</p>	



Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. The project site is currently almost entirely developed with a three-story building and surface parking lots. As such, the project site is almost entirely impervious, and the development of the proposed project would continue to direct surface water runoff to adjacent storm drains and would not percolate into the groundwater table beneath the site. The project proposes an onsite parking garage with one level of subterranean parking. Excavation activities for the subterranean parking level would extend to approximately 12 feet six inches below the existing surface grade. The proposed project is not anticipated to interfere with current groundwater flows, the existing groundwater level, or groundwater recharge. With adherence to existing regulations, impacts related to groundwater would be reduced to less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. The project site is located in an urbanized area within the Wilshire Community Plan Area. No natural watercourses, including streams and rivers, exist on the project site or in the project vicinity, and the project site does not drain towards a natural watercourse. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related Best Management Practices and the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is currently almost entirely impervious, impermeable surfaces resulting from the development of the proposed project would not substantially change the volume or direction of storm water runoff. Accordingly, significant</p>	

Impact?	Explanation	Mitigation Measures
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		<p>alterations to existing drainage patterns within the project site and surrounding area would not occur. Therefore, the proposed project would result in a less-than-significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. During the project operation, stormwater or any runoff irrigation water would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. The project site is currently almost entirely developed with a three-story commercial and retail building and surface parking lots, and the project site is almost entirely impermeable. The development of the proposed project would maintain existing drainage patterns, and site-generated surface water runoff would continue flowing to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the</p>	

Impact?	Explanation	Mitigation Measures
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	<p>capacity of existing or planned drainage systems. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.</p>	
f.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project would substantially degrade water quality. As required under the National Pollution Discharge Elimination System (NPDES), the project applicant is responsible for preparing a Storm Water Pollution Prevention Plan (SWPPP) to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The SWPPP would incorporate the required implementation of Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for stormwater quality. The project site is currently almost entirely covered with impervious surfaces. As such, the surface water runoff from the project site will continue to be directed to adjacent storm drains and would not percolate into the groundwater table beneath the site. Potential impacts to surface water runoff would be mitigated to a level of insignificance by incorporating stormwater pollution control measures. City of Los Angeles Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the LAMC addresses grading, excavations, and fills. The proposed project is required to comply with the City's regulations specified in LAMC and the Ordinances. Full compliance with the applicable regulations and implementation of BMPs would ensure that the operation of the proposed project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, the project's water quality impacts would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	A significant impact would occur if the proposed project would place housing within a 100-year flood plain or other flood hazard delineation map. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 06037C1610F (September 2008), the project site is not located within a 100-year flood plain. Therefore, the proposed development would not place housing within a 100-year flood plain, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect water flows. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 06037C1610F (September 2008), the project site is not located within a 100-year flood plain. Therefore, the proposed development would not place structures which would impede or redirect flood flows. No impact would occur.	
i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site is not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site is not located within a flood hazard area. Accordingly, the proposed project would not be inundated by seiche, tsunami, or mudflow. Therefore, the proposed project would have no impact.	

**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 freeway with limited access between neighborhoods on either side of the	
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Impact?	Explanation	Mitigation Measures
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		<p>freeway or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, which involves the construction of a new hotel addition to an existing commercial and retail building in an urbanized area in Los Angeles, would not divide an established community. Therefore, the proposed project would have no impact related to the division of an established community.</p>	
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b.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would be inconsistent with applicable plans, policies, and zoning regulations. The project site is located in the Wilshire Community Plan Area of the City of Los Angeles. The project site is zoned CR-1 and C2-1 and is designated for Community Commercial land uses by the Wilshire Community Plan. With the approval of the request entitlements, the proposed project would be consistent with applicable plans, policies, and zoning regulations. Furthermore, approval of the project's discretionary requests would not result in any adverse environmental impacts. In approving the requests, the decision makers would be required to make additional findings demonstrating that the approval of these requests will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property. Therefore, impacts related to the project would be less than significant.</p>	
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c.	<p>NO IMPACT</p>	<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 not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.</p>	
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**XI. MINERAL RESOURCES**

a.	<p>NO IMPACT</p>	<p>A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits (City of Los Angeles, Environmental and Public Facilities Maps, Areas Containing Significant Mineral Deposits in the City of</p>	
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Impact?	Explanation	Mitigation Measures
	<p>Los Angeles, 1995). Furthermore, the project site is not identified by the City as being located in an oil field or a mineral extraction land use (City of Los Angeles, General Plan Safety Element Exhibit E, Oil Field &amp; Oil Drilling Areas in the City of Los Angeles, 1996). Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.</p>	
<p>b. NO IMPACT</p>	<p>A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits (City of Los Angeles, Environmental and Public Facilities Maps, Areas Containing Significant Mineral Deposits in the City of Los Angeles, 1995). Furthermore, the project site is not identified by the City as being located in an oil field or a mineral extraction land use (City of Los Angeles, General Plan Safety Element Exhibit E, Oil Field &amp; Oil Drilling Areas in the City of Los Angeles, 1996). Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.</p>	
<b>XII. NOISE</b>		
<p>a. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact may occur if the proposed project would generate excess noise that would cause the ambient noise environment at the project site to exceed noise level standards set forth in the City of Los Angeles General Plan Noise Element and the City of Los Angeles Noise Ordinance. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise</p>	

Impact?	Explanation	Mitigation Measures
	<p>levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. With compliance with the applicable regulations, the project would have less-than-significant impacts.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact may occur if the proposed project would generate excessive groundborne vibration or groundborne noise levels that would cause a long-term annoyance or harm to human receptors or structural damage to buildings and foundations. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the project would result in a less-than-significant impact related to construction vibration.</p>	
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. As discussed in Section XII(a), upon completion and operation of the proposed project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed on the new structure. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the existing buildings</p>	

Impact?	Explanation	Mitigation Measures
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		in the project vicinity. Furthermore, the project would be required to comply with the City's noise regulations. Therefore, impacts related to permanent increase in ambient noise levels would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>A significant impact would occur if the proposed project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed in Section XII(a), construction activities of the proposed project would result in temporary increases in noise levels in the project area on an intermittent basis. Compliance with the City's regulations related to noise and implementation of the referenced mitigation measure would reduce the project's potential impacts to a less-than-significant level.</b>	XII-20
e.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is not located within two miles of a public airport or public use airport. The project site is located outside of the Los Angeles International Airport Land Use Plan area. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	

### XIII. POPULATION AND HOUSING

a.	NO IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project involves the construction of a hotel, which will be added to the existing three-story	
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Impact?	Explanation	Mitigation Measures
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		<p>commercial and retail development. The Los Angeles Municipal Code defines hotel as a residential use. However, the 99 units will be considered guest rooms, and the development would not be considered as long-term residential dwelling units that will induce substantial population growth. Therefore, the project would have no impacts related to substantial population growth.</p>	
b.	NO IMPACT	<p>A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences. The project proposes an addition of a hotel to the existing commercial and retail building. The subject property currently does not contain any residential units, and the project would not displace existing housing. Therefore, no impact would occur.</p>	
c.	NO IMPACT	<p>A potentially significant impact would occur if the proposed project would displace a substantial number of people. The project proposes an addition of a hotel to the existing commercial and retail building. The subject property currently does not contain any residential units, and the project would not displace residents. Therefore, no impact would occur.</p>	

**XIV. PUBLIC SERVICES**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by two LAFD stations: Station 6 located at 326 N. Virgil Ave., approximately one mile north from the project site and Station 11 located at 1819 W. 7th St., approximately one mile southeast from the project site. The project proposes a six-story 78,400-square-foot hotel addition to the existing three-story 35,235-square-foot commercial and retail building. The increased activities associated with the proposed project could increase the number of emergency calls and demand for LAFD fire and emergency services. However, given that two fire stations are located in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service</p>	
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Impact?	Explanation	Mitigation Measures
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		ratios, response times, or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact related to LAFD fire protection services.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAPD's West Bureau Olympic Station located at 1130 S. Vermont Ave., approximately 1.4 miles south from the project site. The proposed hotel development would result in increased activity levels on the subject property. However, the project is not anticipated to create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project involves the construction of a hotel development in addition to the existing commercial and retail building. The project does not propose long-term residential dwelling units on the subject property and therefore would not result in increased numbers of residents in the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The project proposes a hotel development in addition to the existing commercial and retail development. The project does not propose long-term residential units and is not anticipated to result in substantial adverse impacts to the existing local park system. Furthermore, the project site is located in close proximity to various parks and recreation centers (within one mile) including Lafayette Park, Community Center, and Skate Park located at 625 S. La Fayette Park Pl.; Shatto Park and Recreation Center located at 3191 W. 4th St.; and Macarthur Park, Lake, and Recreation Center located at 2230 W. 6th St. Therefore, the proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The Los Angeles Public Library (LAPL) System provides library services for the City of Los Angeles. The LAPL System includes the Central Library, seven regional branch libraries, and 65 community branches. The LAPL operates three libraries that are within two miles of the project site, including the Felipe DeNeve Branch Library at 2820 W. 6th St., Pico Pico Library at 694 S. Oxford Ave., and Pico Union Branch Library at 1030 S. Alvarado St. Accordingly, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. Therefore, the proposed project would result in a less-than-significant impact on</p>	

Impact?	Explanation	Mitigation Measures
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library services.

**XV. RECREATION**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the existing park system and result in substantial physical deterioration of the facilities. The project site is located in close proximity to various parks and recreation centers (within one mile) including Lafayette Park, Community Center, and Skate Park located at 625 S. La Fayette Park Pl.; Shatto Park and Recreation Center located at 3191 W. 4th St.; and Macarthur Park, Lake, and Recreation Center located at 2230 W. 6th St. The project proposes a hotel development in addition to the existing commercial and retail development. The project is not expected to exceed the existing service capacity of these parks, as the project does not propose long-term residential units. Therefore, the proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios or other performance objectives for parks. The project proposes a hotel development in addition to the existing commercial and retail development. The project does not propose long-term residential units and is not anticipated to result in substantial adverse impacts to the existing local park system. Furthermore, the project site is located in close proximity to various parks and recreation centers (within one mile) including Lafayette Park, Community Center, and Skate Park located at 625 S. La Fayette Park Pl.; Shatto Park and Recreation Center located at 3191 W. 4th St.; and Macarthur Park, Lake, and Recreation Center located at 2230 W. 6th St. Therefore, the proposed project would not create capacity or service level</p>	

Impact?	Explanation	Mitigation Measures
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	<p>problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>	
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**XVI. TRANSPORTATION/TRAFFIC**

a.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact may occur if the project conflicted with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Rifkin Transportation Group, dated March 5, 2015, for the proposed hotel development project. The future traffic for the proposed project has been analyzed for impact at three critical signalized intersections: 6th Street and Virgil Avenue, Wilshire Boulevard and Virgil Avenue, and 6th Street and Commonwealth Avenue. The project is estimated to generate a net increase of 688 daily trips, 44 trips in the a.m. peak hour, and 50 trips in the p.m. peak hour. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, LADOT measured the significance of the project's traffic impacts in terms of change to the volume-to-capacity (V/C) ratio with the proposed project. Based on the LADOT's traffic impact criteria, the proposed hotel development is not expected to result in significant traffic impacts at any of the three intersections identified for detailed analysis. Therefore, impacts would be less than significant.</p>	
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b.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact may occur if the adopted California Department of Transportation (Caltrans) and Los Angeles County Metropolitan Transportation Authority (Metro) thresholds for a significant project impact would be exceeded. The Congestion Management Program (CMP) was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections</p>	
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Impact?	Explanation	Mitigation Measures
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		<p>are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Rifkin Transportation Group, dated March 5, 2015, for the proposed hotel development project. The future traffic for the proposed project has been analyzed for impact at three most critical signalized intersections: 6th Street and Virgil Avenue, Wilshire Boulevard and Virgil Avenue, and 6th Street and Commonwealth Avenue. The project is estimated to generate a net increase of 688 daily trips, 44 trips in the a.m. peak hour, and 50 trips in the p.m. peak hour. The project is not expected to add more than 50 trips during both the a.m. or p.m. peak hours, as established by CMP. Therefore, impacts would be less than significant.</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would interfere with air traffic patterns. Therefore, no impact would occur.</p>	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features. However, the proposed project will include a new ingress-only vehicular access driveway on 6th Street, which, if not properly designed and constructed, could potentially conflict with pedestrian circulation in the project area. Furthermore, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards due to a design feature would be reduced to less-than-significant levels.</p>	XVI-40

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	<p>A significant impact may occur if the project design would not provide emergency access meeting the requirements of the Los Angeles Fire Department, or in any other way threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster routes to the project site are Vermont Avenue to the west, Third Street to the north, and Wilshire Boulevard to the south (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities &amp; Lifeline Systems, 1995). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.</p>	
f.	NO IMPACT	<p>A significant impact may occur if the proposed project would conflict with adopted polices or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the proposed project would not interfere with any Class I or Class II bikeway systems. 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.</p>	

**XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). It is important to consider the existing and anticipated wastewater generation of the project in relation to current average daily flows experienced at Hyperion Treatment Plant (HTP), as well as in proportion to remaining capacity of the system. The HTP experiences an average daily flow of 362 million gallons per day (mgd), below a capacity of 450 mgd. As a proportion of</p>	
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Impact?	Explanation	Mitigation Measures
	<p>total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and power (LADWP) conducts water planning based on forecast population growth. The proposed project involves the construction of a 99-guest-unit hotel in addition to the existing commercial and retail building and would not result in significant population growth. The addition of 99 guest units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	



Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related Best Management Practices and the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is currently almost entirely impervious, impermeable surfaces resulting from the development of the proposed project would not substantially change the volume or direction of storm water runoff. Accordingly, significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Therefore, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. Additionally, as discussed, Los Angeles Department of Water and Power is anticipated to be able to meet the water demand for the proposed project. Further, the proposed project would be required to comply with the City's water conservation policies, further reducing the proposed project's water demand. Therefore, the proposed project would not require new or expanded entitlements. Project impacts related to water supplies would be less than significant.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (b).	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	Solid waste generated within the City of Los Angeles is disposed of at privately owned landfill facilities throughout Los Angeles County. Existing land uses within the City of Los Angeles are served by the Sunshine Canyon Landfill and the Chiquita Canyon Landfill. The waste produced by the long-term use of the property will be typical of residential uses from the proposed hotel development and commercial uses from the existing commercial and retail uses and would not create a special need for disposal of hazardous materials. Therefore, the long-term impacts of the proposed project are considered less than significant.	
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g.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste generated on-site by the proposed project would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste. The amount of project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in accordance with the City's Solid Waste Management Policy Plan (CiSWMPP) and the Source Reduction and Recycling Element (SRRE). The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687 with regard to all new development. With the implementation of the regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. As the proposed project would comply with local, State and federal regulations, project impacts would be less than significant.	
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the	
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Impact?	Explanation	Mitigation Measures
	<p>proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. With compliance to existing regulations, potential impacts to these resources would be reduced to less-than-significant levels.</p>	
b.	<p><b>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</b></p>	<p><b>XVIII-20</b></p>
c.	<p><b>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</b></p>	<p><b>XVIII-30</b></p>

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

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## 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

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## Aesthetics

### **I-120 Aesthetics (Light)**

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

**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:** Plan approval

### **I-130 Aesthetics (Glare)**

Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

**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:** Plan approval

## Air Quality

### III-0 Construction Equipment and Fugitive Dust

- All construction equipment shall be equipped with Tier 3 diesel engines or better to reduce nitrogen oxide (NOx) emissions.
- The applicant shall apply water every 3 hours to disturbed areas within a construction site.
- On-site vehicle speeds on unpaved roads shall be limited to 15 mph by radar enforcement.
- All trucks hauling dirt, sand, soil, or other loose materials shall be tarped with a fabric cover and maintain a freeboard height of 12 inches.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** South Coast Air Quality Management District and Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

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

## Green House Gas Emissions

### Greenhouse Gas (architectural coatings):

Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

**Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD

**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



## Hazards and Hazardous Materials

### **VIII-80 Emergency Evacuation Plan (Building over 75 feet in height)**

Environmental impacts may result from project implementation due to limitations of emergency response equipment. However, these potential impacts will be mitigated to a less than significant level by the following measure:

- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-operation; Operation

**Monitoring Frequency:** Once, for Plan approval prior to operation

**Action Indicating Compliance:** Plan approval prior to operation (Pre-operation)

## Noise

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

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

**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 field inspection

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

## Transportation and Traffic

### XVI-40 Safety Hazards

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction and/or construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation

**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 permit.

## Mandatory Findings of Significance

### XVIII-10 Cumulative Impacts

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future

projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

**XVIII-20      Effects on Human Beings**

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

**XVIII-30      End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

# Regulatory Compliance Measures

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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.

## **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 measuresThe 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 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.

## 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.

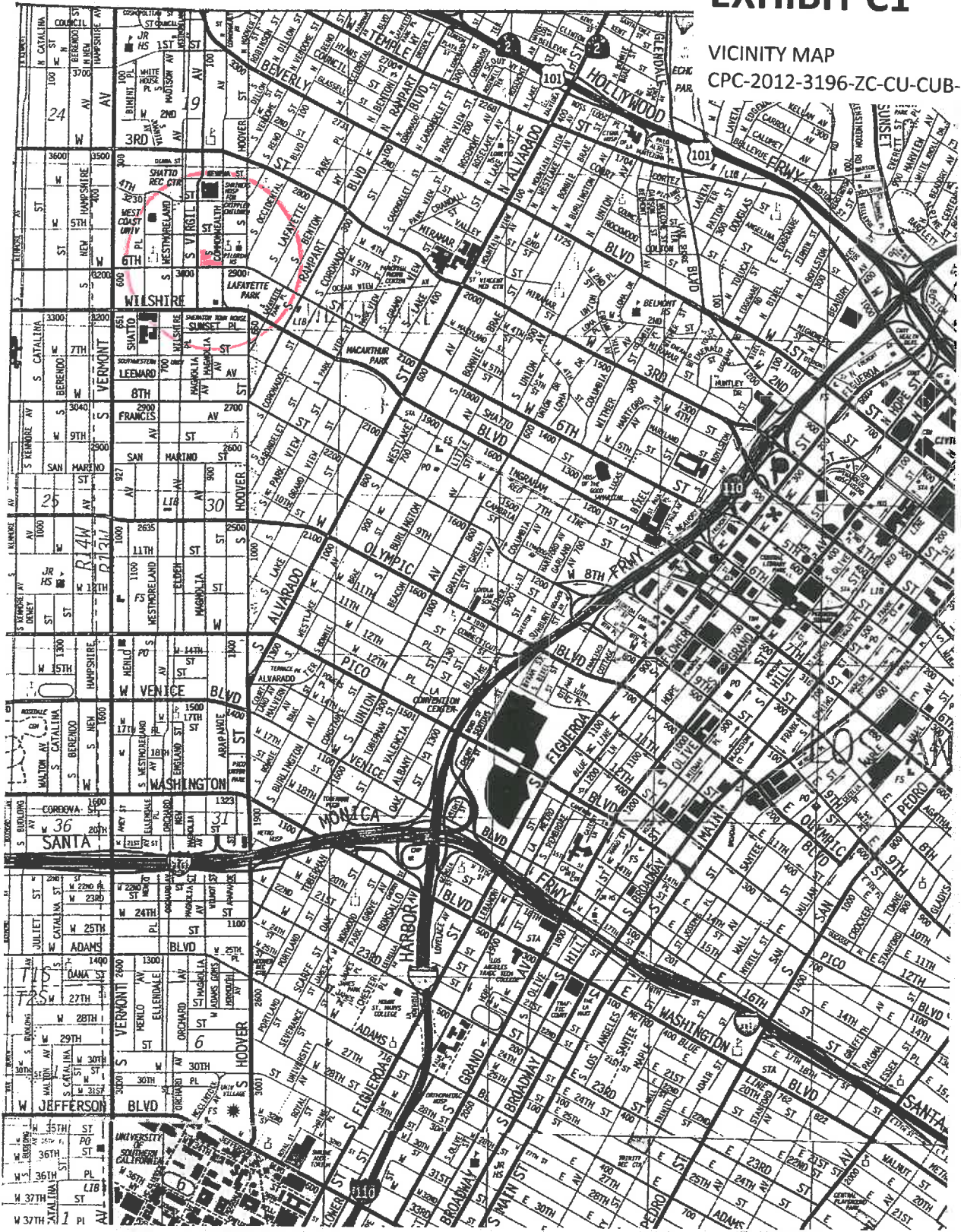
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials 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.





# EXHIBIT C1

VICINITY MAP  
CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR



VICINITY MAP

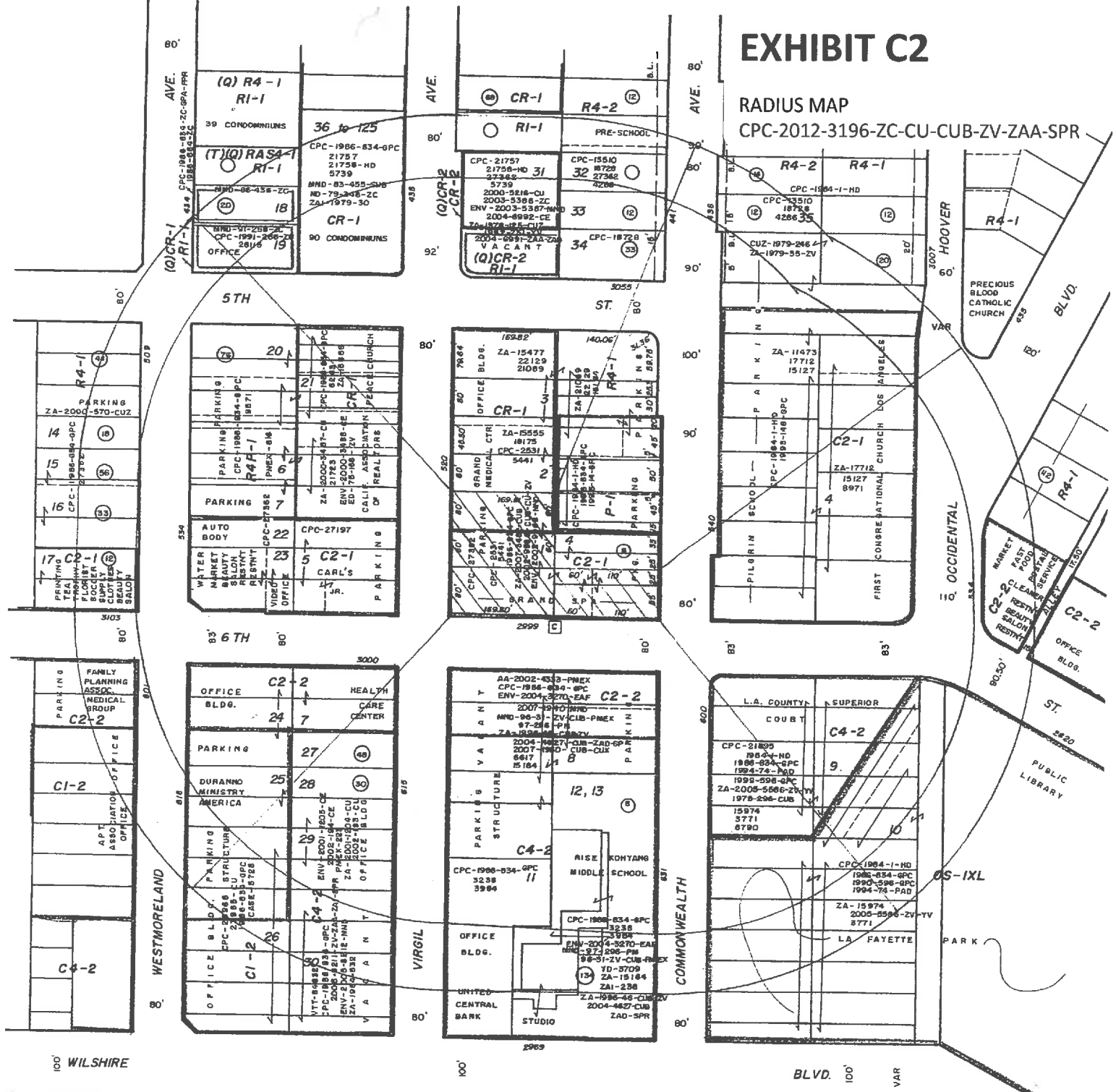
SCALE 1" = 2800'

CPC 2012-3196



# EXHIBIT C2

RADIUS MAP  
CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR



## ~~ZONING ADMINISTRATOR ADJUSTMENT~~

CONDITIONAL USE - A.B. ON SITE / CONDITIONAL USE - Z.A.  
SITE PLAN REVIEW / HEIGHT DISTRICT CHANGE

LEGAL: S'LY 25' OF LOT 8, LOT 9, BLOCK 23, SOUTH HALF OF THE WEST END UNIVERSITY ADDITION M.R. 24-59/60 LOTS 46, 47 & 48, COMMONWEALTH TRACT M.B. 8-57

CASE NO.  
DATE OCT. 30, 2012  
D.M. 135A201  
135 B 197  
SCALE 1"=100'  
USES FIELD

T.B.  
PAGE 634 GRID B-2  
C.D. 13 C.T. 2111.20  
P.A. 106 WIL

- LEGEND
- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - ON-SITE CONSUMPTION OF BEER AND/OR WINE
  - △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - ◇ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

▨ C2-1 TO C2-2

F M G  
440 S. VERMONT AVE. STE. 201  
LOS ANGELES, CA 90010  
(213) 220-0170

CPC 2012-3196

# EXHIBIT D

SENSITIVE USES LISTING  
CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR

## 2999 W. 6TH STREET SENSITIVE USES WITHIN 600' RADIUS

L. A. COUNTY SUPERIOR COURT      600 S. Commonwealth Ave.  
PEACE CHURCH      505 S. Virgil Ave.  
DURANNO MINISTRY AMERICA      616 S. Westmoreland Ave.  
RISE KOHYANG MIDDLE SCHOOL      631 S. Commonwealth Ave.  
FIRST CONGREGATIONAL CHURCH      540 S. Commonwealth Ave.  
FIRST CONGREGATIONAL PILGRIM SCHOOL      540 S. Commonwealth Ave.  
IMMACULATE HEART OF MARY PRE-SCHOOL      423 S. Commonwealth Ave.  
PRECIOUS BLOOD CATHOLIC CHURCH      435 Occidental Blvd.  
FELIPE DE NEVE BRANCH LIBRARY      2820 Wilshire Blvd.  
LA FAYETTE PARK      625 La Fayette Park Pl.

CPC 2012-3196

2999 W. 6TH STREET  
SENSITIVE USES WITHIN 600' – 1000' RADIUS

SOUTH WESTERN LAW SCHOOL	3050 Wilshire Blvd.
DONGGUK ROYAL UNIVERSITY	440 S. Shatto Pl.
WORLD MISSION UNIVERSITY	500 S. Shatto Pl.
KOREA-SEAN GAK SA BUDDHIST TEMPLE	505 S. Shatto Pl.
NOBEL UNIVERSITY	505 S. Shatto Pl. #300
FIRST LUTHERAN CHURCH & SCHOOL	514 S. Shatto Pl.
NEW COVENANT ACADEMY	3119 W. 6th St.
SHRINES HOSPITAL	3160 Geneva St.

CPC 2012-3196

2999 W. 6TH STREET  
600' – 1000' RADIUS ALCOHOL ESTABLISHMENTS

B

CAFÉ MAK      612 S. Shatto Place  
On-site consumption of beer and / or wine

CPC 2012-3196

2999 W. 6TH STREET  
600' RADIUS ALCOHOL ESTABLISHMENTS

C

GRAND SPA      2999 W. 6th Street  
On-site consumption of full line alcoholic beverages

CPC 2012-3196