



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** August 25, 2016  
**Time:** After 8:30 am  
**Place:** Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**Public Hearing:** July 8, 2016

**Appeal Status:** Conditional Use, Zone Variance,  
Zoning Administrator Adjustment  
and Site Plan Review are  
appealable to City Council.

**Expiration Date:** August 25, 2016

**Case No.:** CPC-2015-3215-CU-ZV-ZAA-  
SPR  
**CEQA No.:** ENV-2014-2475-MND  
**Council No.:** 12 – Englander  
**Plan Area:** Northridge  
**Specific Plan:** None  
**Certified NC:** Northridge South  
**GPLU:** Very Low I Residential  
**Zone:** RA-1

**Applicant:** Father Bishoy A. Bastawros, St.  
Mary & St. Anthanasius Coptic  
Orthodox Church  
**Representative:** Lee Ambers, California Property  
Consultants

**PROJECT LOCATION:** 17349 – 17455 W. Roscoe Boulevard, Northridge

**PROPOSED PROJECT:** The demolition of two (2) single family dwellings and the subsequent construction of two (2), senior citizen independent living residential buildings, one with 53 units (Phase IIA, at 17349 W. Roscoe Boulevard) and 53 parking spaces, and one with 24 units (Phase IIB, at 17455 W. Roscoe Boulevard) and 24 parking spaces, both three (3) stories, approximately 38 feet in height, and both with reduced 25-foot front yards along Roscoe Boulevard; and expansion of the existing, 45-child, church pre-school (17431 W. Roscoe Boulevard) to include a private elementary school, grades K through 5, with a maximum enrollment of 135 students, for a total of 180 school children on-site, all as accessory uses to the existing church.

- REQUESTED ACTIONS:**
1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24 W.9 and 12.24 U.24, a **Conditional Use** for:
    - a. The continued use and maintenance of a church, and a pre-school and senior citizen independent living residential building as accessory uses to the church, in the RA zone;
    - b. The addition of a private elementary school as an accessory use to the church, in the RA zone; and
    - c. The construction of two (2) additional senior citizen independent living residential buildings totaling 77 units as an accessory use to the church, in the RA zone;

2. Pursuant to LAMC Section 12.28 A, a **Zoning Administrator Adjustment** to permit the two (2) senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback);
3. Pursuant to LAMC Section 12.27 A, a **Zone Variance** to permit the continued use of 36 tandem parking spaces without attendants to park vehicles;
4. Pursuant to LAMC Section 16.05.C.1.(b), **Site Plan Review** of the 77 additional senior citizen independent living residential units in two (2) buildings totaling 60,179 square feet of new floor area;
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (CPRC), the adoption of **Mitigated Negative Declaration (ENV-2014-2475-MND)** for the project; and
6. Pursuant to Sections 21081.6 and 15097 of the CPRC, the adoption of the **Mitigation Monitoring Program for ENV-2014-2475-MND**.

**RECOMMENDED  
ACTIONS:**

1. **Adopt the Mitigated Negative Declaration (ENV-2014-2475-MND) and the Mitigation Monitoring Program (MMP)**, modified to include only those mitigations that are not related to new construction on the project site, and as specified in the environmental conditions of approval, as the environmental clearance pursuant to the California Environmental Quality Act;
2. **Approve a Conditional Use**, subject to the attached Conditions of Approval, for the continued use and maintenance in the RA zone of:
  - a. an existing church, with a maximum 600-seat sanctuary and 205 on-site parking spaces; and
  - b. an existing pre-school, with a maximum of 45 children, with three (3) faculty and staff, as an accessory use to the church; and
  - c. an existing 58-unit, senior citizen independent living residential building with 52 on-site parking spaces, as accessory uses to the church;
3. **Approve a Conditional Use** for the addition of a private elementary school, grades K through 5, with a maximum of 135 students and eight (8) faculty and staff, as an accessory use to the church in the RA zone, subject to the attached Conditions of Approval;

**The Conditional Use Permits approved in this Case No. CPC-2015-3215-CU-ZV-ZAA-SPP shall supersede and replace all previous Conditional Use grants for the St. Mary & St. Athanasius Coptic Orthodox Church: ZA 92-0930(CUZ), ZA 92-0930(CUZ)(PAD)(RV), CF 93-0961, and ZA 2001-0468(CU).**

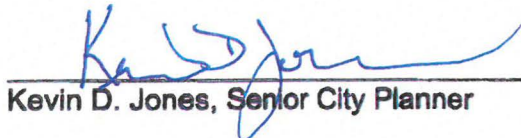
4. **Approve a Zone Variance** to permit the continued use of 36 tandem parking spaces without full-time attendants to park vehicles, subject to the attached Conditions of Approval;

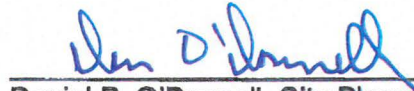


5. **Disapprove Without Prejudice a Conditional Use** for the construction of two (2) additional senior citizen independent living residential buildings totaling 77 units, as an accessory use to the church in the RA zone;
6. **Disapprove Without Prejudice a Zoning Administrator Adjustment** to permit the two (2) senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard, in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback);
7. **Disapprove Without Prejudice a Site Plan Review** for a development which would result in an increase of 50 or more dwelling units;
8. **Adopt** the attached Findings; and
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

VINCENT P. BERTONI, AICP  
Director of Planning

  
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- A – Maps
  - A-1 – Vicinity Map
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  - A-4 – Site Photos
- B – Project Plans
  - Renderings
  - Site Plan
  - Floor Plans
  - Elevations
  - Facade Details
  - Landscape Plan
- C – Department of Transportation Traffic Assessment Letter dated September 17, 2015
- D – Environmental Clearance – ENV-2014-2475-MND and Mitigation Monitoring Program



## PROJECT ANALYSIS

### **Project Summary**

The proposed project site, consisting of four (4) contiguous lots, is located on the north side of Roscoe Boulevard midblock between Louise Avenue on the east and Encino Avenue on the west within the Northridge Community Plan area (see Exhibits A-1 and A-2), and is currently developed with the St. Mary & St. Athanasius Coptic Orthodox Church, an accessory use, 45-child pre-school, and an accessory use, 58-unit, senior independent living residential building on the two (2) center lots.

The project proposes the continued use and maintenance of the existing church and pre-school, with 205 on-site parking spaces, including 36 tandem parking spaces without attendants to park vehicles, and the existing 58-unit residential building, with 52 on-site parking spaces. The project also proposes the addition of an accessory use, private elementary school, grades K through 5, with a maximum enrollment of 135 students and eight (8) faculty and staff, within an existing 11-classroom, 8,000 square-foot building on the church lot, which would bring the on-site student population to 180 (including the 45-child pre-school), with a total of 11 teachers and three (3) administrators. No new construction is proposed on the church lot or the existing residential building lot.

Also proposed is the demolition of two (2) single-family dwellings and the new construction of 77 additional senior independent living residential units as an accessory use to the church, in two (2) buildings located on adjacent lots immediately west of the existing church lot and immediately east of the residential building lot (see Exhibit B – Project Plans).

The proposed new senior independent living residential building to the west of the existing church lot would contain 24 units, with 20 one (1)-bedroom units, four (4) two (2)-bedroom units, and a total of 24 parking spaces. The proposed senior independent living residential building to the east of the existing 58-unit residential building lot is proposed to contain 53 units, with 28 one (1)-bedroom units, 25 two (2)-bedroom units, and a total of 53 parking spaces. Both proposed residential buildings would be three (3) stories, 37 feet, 9 inches in height.

In order to effectuate the project, the applicant is requesting the following entitlements: (1) A Conditional Use Permit to allow the continued use and maintenance of the church, the pre-school and the 58-unit residential building, and to allow the addition of the private elementary school and the construction of 77 additional senior independent living units as accessory uses to the church; (2) A Zone Variance to permit the continued use of 36 existing, tandem parking spaces without attendants to park vehicles; (3) A Zoning Administrator Adjustment to permit the two (2) senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard; and (4) Site Plan Review for a development project consisting of 50 or more dwelling units.

### **Background**

#### **Subject Property**

The subject property is a level, irregular-shaped, four (4)- lot site with a total lot area of 297,149 square feet (6.82 acres). The property has 744.50 linear feet of frontage along Roscoe Boulevard, a designated Boulevard II (previously Major Highway Class I). The Northridge Community Plan designates the project site for Very Low I Residential density land uses, with corresponding zones of RE20 and RA. Zoning on all four (4) of the lots is RA-1 (see Exhibit A-3 - Zoning Map). The



subject property is not within the boundary of any specific plan or supplemental use district; however, the keeping of farm animals, including horses, is permitted in the RA zone.

The St. Mary & St. Athanasius Coptic Orthodox Church's campus is currently improved with a church sanctuary building of 19,500 square feet, with a maximum capacity of 600 persons, and an 8,000 square-foot pre-school and Sunday school structure, containing 11 classrooms and an assembly room. There is an outdoor play area located in the rear portion of the campus, and additional outdoor play areas internal to the site, which are utilized by both the pre-school and Sunday school. Other existing structures include a Fellowship Hall/gymnasium of 8,512 square feet, used for membership assembly following weekly services, weddings, indoor sports activities, both Sunday school and pre-school events, holiday services, funerals and other special occasions, and an administration building of approximately 4,500 square feet. The existing 58-unit, senior citizen independent living residential building is located on the adjacent lot to the east of the church, which was acquired by the church subsequent to the church campus construction. This residential building is three (3) stories in height, and consists of only one-bedroom units. The church, through its membership, has also acquired the two outer parcels as part of the four-lot project site, both of which are currently improved with a single-family-dwelling and on which the two additional residential buildings are proposed.

The church was originally approved by a Zoning Administrator Conditional Use grant in 1993 (Case No. ZA 92-0930(CU)), which was appealed to the Board of Zoning Appeals (BZA) by both the applicant and two neighborhood associations. The BZA denied the appellants' appeal and modified the Zoning Administrator's conditions as requested by the applicant. The BZA action was further appealed to the City Council, and in 1994, the City Council acted in favor of the applicant and again denied the appellants' appeal and approved the conditional use grant, subject to 26 conditions of approval.

In 1996, a Determination of Status – Imposition of Additional Conditions determination was issued by a Zoning Administrator under Case No. ZA 92-0930(CUZ)(PAD)(RV), which added eight (8) additional conditions, mainly addressing construction of the church and the removal of several large, mature specimen and perimeter trees without the submittal of a tree survey, as required by the original grant.

In 2002, a Zoning Administrator granted a Conditional Use (Case No. 2001-0468-CU) permitting the continued use and maintenance of the church facilities and the addition of the existing pre-school, with an enrollment of up to 45 children, to share the Sunday school's 11 classrooms and play area. Included in that grant was the entitlement to construct the existing, 58-unit, senior citizen independent living residential building as an accessory use to the church, with a reduced 25-foot, front yard setback.

#### **Surrounding Properties (see Exhibit A-2)**

North, East and West: All surrounding properties in the block between Roscoe Boulevard on the south, Chase Street on the north, Louise Avenue on the east and Encino Avenue on the west are zoned RA-1 and improved with one- or two-story, single-family homes, with the exception of the northwest corner of Roscoe Boulevard and Louise Avenue, which is zoned QC2-1VL and P-1VL and developed with a neighborhood shopping center. A few of the properties in the church vicinity have farm animals, but staff could not verify the presence of horses, either by visual or olfactory means.

South: All properties south of the subject property across Roscoe Boulevard are zoned R1-1 and developed with one-story, single-family homes, with the exception of the southwest corner of Roscoe Boulevard and Louise Avenue, which is zoned RD2-1 and developed with a 107-unit, assisted living facility.



## **Streets and Circulation**

Roscoe Boulevard: The city's Mobility Plan 2035 designates Roscoe Boulevard as a Boulevard II (previously Major Highway Class I). It is dedicated to a width of 145 feet, fully improved (except for stretches of incomplete sidewalk on the north side of the street in front of existing single-family homes), with three travel lanes in each direction, a center turn lane, restricted on-street parking on both sides of the street, and a frontage road on the south side of the street, with one travel lane in each direction, on-street parking on both sides of the frontage road, and a planted parkway between the main roadway and the frontage road.

## **Related On-Site Cases**

ZA-2015-3215-ELD-SPR: On August 31, 2015, the applicant in this instant case filed for approval of the two proposed senior independent living residential buildings as Eldercare facilities pursuant to LAMC Section 14.3.1, and for Site Plan Review. However, it was later determined that the buildings did not meet the definition and requirements of that code section to qualify as Eldercare facilities, and the case, together with the conditional use case listed below (ZA-2014-2476-CU-ZV) for the private elementary school, was converted to the instant City Planning Commission Case on February 16, 2016.

ZA-2014-2476-CU-ZV: On July 10, 2014, an application was filed with the Zoning Administrator for the same project and entitlements requested with the instant application. The case was withdrawn by the applicant on March 2, 2016 in favor of the instant application before the City Planning Commission after it was determined that the Zoning Administrator did not have jurisdiction over the elementary school.

ZA-2008-1902-CU-ZV-SPR. Application for conditional use to the Zoning Administrator, filed on May 12, 2008, to expand an existing church by the addition of a senior citizen's residential complex and a youth facility, a zone variance for reduced parking and tandem parking without an attendant, and site plan review. The case was terminated on May 12, 2011.

ZA-2001-468-CU: On March 8, 2002, the Zoning Administrator granted conditional use approval for the continued use and maintenance of an approved church, the inclusion of an accessory use, private pre-school, not to exceed 45 children, the construction of an accessory use, 58-unit, senior citizen residential building, and a determination to permit a 25-foot front yard setback for the residential building in lieu of the required prevailing setback of adjacent parcels.

ZA 1992-930(CUZ): On January 15, 1993, a conditional use was granted by the Zoning Administrator to permit the existing church facility with 205 parking spaces in the RA zone. The grant was appealed to the Board of Zoning Appeals (BZA 4763) and to the City Council (CF 93-0961), and on March 16, 1994, the City Council granted the appeals in part by modifying conditions and approved the conditional use grant for the church.

**Related Off-Site Cases.** There are no other relevant discretionary entitlement actions within a 500-foot radius of the project site.

## **Reports Received**

A Traffic Assessment, prepared by the Department of Transportation (DOT) dated September 17, 2015 (see Exhibit C), was received prior to the completion of the Hearing Officer's report. DOT's assessment recommends that a Transportation Demand Management (TDM) program be implemented by the applicant to mitigate traffic impacts of the proposed private elementary school to a less-than-significant level, which has been included as a condition of approval for the project.



### **Hearing Officer Comments**

Staff's recommendation is for partial approval of the requests – in support of a Conditional Use Permit for the continued use and maintenance of the existing church, pre-school and 58-unit, senior independent living building, and of a new Conditional Use Permit to allow the addition of an elementary school as an additional accessory use to the church, subject to the attached Conditions of Approval. However, staff is recommending disapproval without prejudice of a Conditional Use Permit for the proposed two additional senior independent living buildings, and the related Zoning Administrator's Adjustment for front yard setbacks and for Site Plan Review for the buildings.

Disapproval without prejudice means that the applicant can re-file the disapproved portion of the project as a different discretionary entitlement request without any delay or bias as a result of the denial of the Conditional Use request.

Staff cannot support approval of the additional multi-family, senior independent living buildings as an accessory use to the church in the RA zone in that the required Conditional Use finding of conformance with the General Plan cannot be made. Multi-family residential development is not permitted in the RA zone by right, and should not be permitted by Conditional Use in a Very Low I residential density land use plan designation unless compelling justifications exist, which staff believes are not present in this case, as explained below. The appropriate entitlement request for these residential buildings is for a General Plan Amendment and Zone Change to a multi-family residential land use designation, which, if adopted, would bring the request into conformance with the General Plan.

### **Conditional Use for New Senior Independent Living Housing**

The applicant's stated purpose for the two residential buildings is to provide shelter and religious familiarity to senior citizens fleeing to the United States from the turmoil in Egypt. These are understandable reasons for wanting to construct senior housing in proximity to the church; but without a demonstrated care giver connection and relationship between the church use and the proposed senior independent living buildings, the buildings cannot be found to be an accessory use to the church. Therefore, staff recommends the proposed senior residential buildings not be approved as a Conditional Use.

An accessory use, as defined in Section 12.03 of the LAMC, is "a use which is *customarily incidental* (emphasis added) to that of the main building or the main use of the land, and which is located in the same zone or a less restrictive zone and on the same lot with a main building or main use." While the housing of clergy is customary and incidental to churches, a multi-family apartment building, even if intended exclusively for elderly members of the church congregation, is not. Since the church by law cannot discriminate against tenants based on religion, the units cannot be restricted to congregants of the church or even solely to members of the Coptic Orthodox faith, and the buildings, in essence, would be market rate, multi-family apartments, which is not a permitted conditional use in the RA zone.

For the existing residential building, testimony by the applicant revealed that 15 of the existing 58 units are occupied by persons who are not members of the church. Further, the church is not directly involved in the management of the existing residential building, nor does the church provide any services or programs, such as assisted living care, skilled nursing care, and/or Alzheimer's/Dementia care, for the seniors living in the buildings. That is why a previously-filed, Eldercare Facility entitlement request for the buildings could not be processed. (An Eldercare Facility must combine at least one of the above types of housing in addition to senior independent living). The church does provide religious and spiritual help to some of the tenants, such as



through a monthly prayer meeting and occasional visits with the sick to give them communion in the building,

The applicant does not propose a different operating program that provides care giver services for the proposed senior independent living buildings. Based on this available information, staff concludes that the proposed residential buildings will operate as market rate, multi-family apartment buildings, not customarily incidental to the main church use.

### **Continued Conditional Use for the Existing Church, Pre-school and Senior Independent Living Building**

It was evident in both oral and written opposition testimony presented at the Hearing Officer public hearing that the church has not adhered to some of the conditions of approval imposed by the original and subsequent Conditional Use Permits. In order to address this, staff has included the following remedial conditions of approval on the recommended grant: additional shade tree plantings in the surface parking lot; submittal of an Arborist Report regarding the trimmed Eucalyptus trees in the rear yard play area; a restriction on the use and hours of operation of the rear yard play area; a requirement for valet parking in connection with certain church activities and events; and the recording of a Covenant and Agreement restricting the existing senior residential building to persons 62 years and older.

As originally approved, the surface parking lot was required to plant one shade tree for every four parking spaces. With 205 parking spaces, a total of 52 trees should have been planted. However, the landscape plan submitted with this application shows far fewer than that have actually been planted. Since the parking lot is existing and the property requires all of the current 205 parking spaces to meet peak parking demand, staff is recommending a minimum of nine (9) additional shade tree planting, as shown on the submitted project landscape plan.

Several large, existing Eucalyptus trees, located along the rear yard wall of church property which were planted with the original construction of the church, have been severely trimmed. These trees had provided a visual and sound buffer for the abutting single-family homes to the north of the church, and should be allowed to grow, if healthy, or replaced, if not healthy. Therefore, staff is recommending that an Arborist Report be submitted to Planning which assesses the health of the trees, and recommends on the planting of replacement trees, if the existing trees are determined not to be healthy and should be removed.

Numerous complaints expressed at the Hearing Officer public hearing concerned the noise generated by pre-school children using the rear yard setback play area. Children are dropped off as early as 7:00 a.m., and begin to use the play area almost immediately. In order to permit a reasonable amount of peaceful enjoyment of the properties adjacent to the church's rear yard, a condition is recommended that restricts the hours of use of the rear yard play area by pre-school children to no earlier than 9:00 a.m. and no later than 6:00 p.m. The church has available other outdoor play areas located interior to the site where the children can play while awaiting the start of, and at the conclusion of, classroom instruction. The church has also agreed to a condition that prohibits the new elementary school students from using the rear yard play area at any time during school hours.

The greatest number of complaints from the surrounding community was regarding parking issues. The neighbors stated that some congregants, instead of parking in the church parking lot, park on Roscoe Boulevard or on the frontage road on the south side of Roscoe and jaywalk across the street, as well as block driveways along the frontage road, among other complaints. This occurs most frequently on religious holidays and during special events, occasions when large number of people are in attendance. Therefore, staff is recommending, and the applicant has



agreed to, a requirement to provide valet parking services in connection with a number of major religious holidays and special events.

At the time of issuance of the building permit and Certificate of Occupancy for the existing 58-unit, senior independent living residential building, no Covenant and Agreement restricting occupancy of the units to persons 62 years and older was required by the City to be recorded by the church. The building was permitted reduced on-site parking as a result of its approval as a senior citizen building, and the property needs to be reserved for only that purpose, or LAMC required parking standards for a multi-family residential building should be applied.

### **Conditional Use for the Private Elementary School**

As is the case with the existing church pre-school, a parochial elementary school has customarily been considered an incidental and accessory use to churches. Many churches throughout Los Angeles operate pre- and elementary schools on their site. The addition of a 135-student elementary school to the church's existing 45-child pre-school is an appropriate, additional accessory use on this site, as the church already has the classrooms, play areas and on-site parking necessary to accommodate it, and no new construction is required. With the imposition of operational conditions recommended in the Conditions of Approval, impacts to the immediate neighbors and to the surrounding community should be reduced to less-than-significant levels. Included is a condition to submit a Condition Compliance Report in 2 years following the certificate of occupancy for the school, and again 1 year after all 5 of the grade levels have commenced, to verify compliance with the imposed conditions, and to determine if additional conditions are required. Therefore, the findings for a new Conditional Use to permit the addition of an elementary school as an accessory use to the church can be made.

According to the traffic study for the project prepared by a traffic consultant and the traffic assessment prepared by the Department of Transportation (DOT) (see Exhibit C), the addition of the elementary school to the church site will result in a significant traffic impact at the intersection of Balboa Boulevard and Roscoe Boulevard, which can be mitigated through the implementation of a Transportation Demand Management (TDM) plan by the applicant. The TDM plan requires that no more than 50% of the enrolled students arrive between 7:30 a.m. and 8:00 a.m. each school day by staggering the arrival times between 7:00 a.m. and 9:00 a.m. A condition of approval has been included that specifies different drop-off times by grade level, which should achieve the required 50% reduction in arrivals between 7:30 a.m. and 8:00 a.m.

To address the issue of excessive noise generated by children playing in the rear yard setback play area, located directly adjacent to the single-family lots to the north, a condition of approval is recommended which prohibits the use of this play area by elementary school students, in addition to a prohibition on use of the area by pre-school children before 9:00 a.m.

It is recommended that the Conditional Use grants contained in this action by the City Planning Commission supersede and replace all the previous Conditional Use actions issued for the church, the pre-school and the existing senior independent living residential building. All of the relevant conditions from those preceding actions have been incorporated into the recommended conditions of approval for this grant; only those conditions regarding the original construction of the church have been omitted.

### **Zone Variance for Existing Tandem Parking**

Staff is recommending conditional approval of the variance to permit the existing 36 tandem parking spaces to continue without a full-time valet service. The existing church surface parking lot was approved through the original Conditional Use entitlement in 1994, with a total of 205 parking spaces required. The approved plans identify the 36 tandem parking spaces located



along the easterly church property line as part of the 205 total parking spaces, but no covenant or affidavit was required to be recorded by the City regarding the provision of valet parking for these tandem spaces.

The intent of the zoning regulation requiring valet service for tandem parking is to ensure that users of the spaces have access their vehicle if another vehicle is parked behind it. The church's tandem spaces have historically been utilized by employees, volunteers and the church clergy who arrive before and stay beyond the time that congregants and special event guests would utilize these spaces. Church staff do not need access to their vehicles during church activities. These 36 parking stalls comprise a small part of the 205 required church parking spaces, and are not needed to satisfy the on-site parking demand the majority of the time. However, numerous complaints from neighbors at the public hearing regarding congregants using on-street parking instead of the parking lot could be addressed by a valet parking service on-site to assist in the better utilization of the on-site parking during peak parking demand events on the site.

Therefore, staff recommends that the grant be conditioned to require the church to provide valet parking services during the high-demand periods of Good Friday, Easter, Christmas and the Epiphany, and special events such as weddings, funerals, and festivals/fundraisers when the church knows that more than 200 persons will be in attendance.

### **Zoning Administrator's Adjustment**

Section 12.28 A of the LAMC permits deviations from required yards and setbacks, and the applicant has requested that the two (2) senior citizen independent living residential buildings be permitted to observe a 25-foot front yard setback along Roscoe Boulevard in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback). Because staff is recommending disapproval without prejudice of the two (2) senior independent living buildings containing 77 dwelling units, the request for relief from the required front yard setback is moot, and no Zoning Administrator Adjustment approval is necessary or recommended by staff.

### **Site Plan Review**

Section 16.05 C.1(b) of the LAMC requires Site Plan Review for projects which propose the development of 50 or more dwelling units. Because staff is recommending disapproval without prejudice of the two (2) senior independent living buildings containing 77 dwelling units, and no other aspect of the proposed project exceeds the development thresholds required for Site Plan Review, no Site Plan Review approval is necessary or recommended by staff.

### **Modifications to Proposed Mitigated Negative Declaration**

A Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program (MMP) were prepared as Case No. ENV-2014-2475-MND (see Exhibit D – Environmental Clearance). Due to the staff recommendation of disapproval without prejudice for the construction of the two accessory residential buildings, the construction-related mitigations contained in the MND have been removed, as no construction is proposed for the entitlements that are recommended for approval as part of this grant. Specifically, the mitigation measures regarding air quality, biological resources, geology and soils, greenhouse gas emissions, noise, public services, transportation/traffic, and utilities and service systems were removed.

Should the City Planning Commission decide to approve the proposed two residential buildings by means of this Conditional Use entitlement request, the construction-related mitigations should be reinstated into the MND.



### **Design Review of the Proposed Senior Independent Living Buildings**

The plans for the proposed two senior independent living buildings were reviewed by the Department of City Planning's Urban Design Studio Professional Volunteer Program (PVP) on August 9, 2016. There were 10 architects present, and they offered the following comments:

- Building B (westerly 24-unit structure) should be closer to the street to match the setback of Building A (easterly 53-unit building), and the buildings should be more similar in design to create a more campus-like appearance.
- Surface parking should be minimized in front of Building B.
- Building A creates too much of a street wall effect.
- Both buildings should be thinner and longer.
- There should be walkways between the buildings and the church property.
- Building A should its entry in-line with the entrance of existing 58-unit residential building.
- The buildings do not "feel" like senior housing.
- The buildings need common social spaces on the ground floor.
- There should be a greater setback on the east side of Building A, and the front of the building should be stepped back to lessen a street wall effect.
- Some of the units in Building A have very little light in the living room – seniors need more light.
- Hallways in the buildings shouldn't be completely linear – create some alcoves.
- The elevations of both buildings need more articulation.
- More trees should be planted in all the parking lots.
- The existing church parking lot should be restriped to create better vehicle flow, additional trees should be installed, and possibly increase the number of parking spaces.

Only the final two points pertain to the portion of the project recommended for conditional approval, and staff has addressed the issue of more tree plantings in the church parking lot through a recommended condition of approval.

If the City Planning Commission determines that the proposed two residential buildings shall be approved by means of this Conditional Use entitlement request, staff recommends that the comments of the PVP be incorporated as conditions of approval by the Commission.

### **CONCLUSION**

For the reasons stated in this staff report and in the attached findings, the proposed multi-family, residential buildings cannot be considered as accessory uses to the church, and therefore cannot be found to be consistent with the General Plan land use designation of Very Low I Residential. All of the required findings for a Conditional Use grant cannot be made, and the R3-density apartment buildings should not be permitted by Conditional Use in the RA zone. With the attached recommended conditions of approval incorporated, Conditional Use approval is appropriate for the continued use of the property as a church, pre-school and existing senior independent living residential building, and the addition of a private elementary school to the existing church pre-school, in that all of the required findings can be made.



## CONDITIONS OF APPROVAL

### A. Conditional Use

1. **Grant.** Conditional Use approval pursuant to Sections 12.24 W.9 and 12.24 U.24 of the LAMC for the continued use and maintenance of an existing, maximum 600-seat church, a 45-child pre-school and a 58-unit, senior citizen independent living residential building, and the addition of a private elementary school, grades K through 5, with a maximum of 135 students. A total of 11 teachers and three (3) administrators are permitted for both the pre-school and the elementary school.

**This grant shall supersede and replace all previous Conditional Use grants for the St. Mary & St. Athanasius Coptic Orthodox Church: ZA 92-0930(CUZ), ZA 92-0930(CUZ)(PAD)(RV), CF 93-0961, and ZA 2001-0468(CU).**

2. **Plan Conformance.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked **Exhibit A**, dated **July 22, 2016**, and attached to the administrative case file, except as modified by this grant. Prior to the issuance of any permits, including a change of use permit, or a Certificate of Occupancy for the private elementary school, by the Department of Building and Safety relative to this grant, 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 (DCP) for review and approval. Minor deviations may be allowed in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
3. **Conduct of Use.** The authorized use of the property shall be conducted at all times with due regard for the character of the surrounding community, and the right is reserved to DCP to impose additional corrective conditions or initiate revocation proceedings, if, in the opinion of the Department, such actions are proven necessary for the protection of persons in the community or occupants of adjacent property.
4. **Covenant and Agreement for Existing Senior Housing.** Prior to the issuance of any permit, including a change of use permit, or a Certificate of Occupancy for the private elementary school, by the Department of Building and Safety relative to this grant, the applicant shall execute a Covenant and Agreement reserving the existing 58 senior independent living residential units located at 17401 W. Roscoe Boulevard for persons 62 years and older for a period of 55 years, to the satisfaction of DCP. The Department shall approve the Covenant and Agreement prior to recordation with the County Recorder, and a certified copy shall be provided to DCP by the applicant for inclusion in the administrative case file.
5. **Arborist Report.** Prior to the issuance of any permit, including a change of use permit, or a Certificate of Occupancy for the private elementary school, by the Department of Building and Safety relative to this grant, the applicant shall hire a certified arborist to produce a report documenting the condition of the eucalyptus trees located in the rear yard playground area of the church property. If the trees are determined by the arborist to be a hazard, or unlikely to survive or grow to their previous height and canopy prior to their being topped and trimmed, the arborist report shall recommend suitable replacement plantings, including species and size at time of planting, which will ultimately achieve a height and canopy sufficient to screen the view of the church buildings from, and reduce the noise from the church rear yard playground to, the adjacent single family residences to the north. The arborist report shall be submitted to DCP for review and approval and,



if the report recommends new plantings, such plantings shall take place prior to the issuance of any permit or Certificate of Occupancy relative to this grant.

6. **Landscaping (Existing Church Surface Parking Area).** Prior to the issuance of any permit, including a change of use permit, or a Certificate of Occupancy for the private elementary school, by the Department of Building and Safety relative to this grant, a minimum of nine (9) additional shade trees shall be planted within the existing church surface parking lot, in accordance with the submitted landscape plan. Trees shall be a minimum 24-inch box size at the time of planting, shall be the same or a compatible species to those trees already planted in the parking lot, and shall be protected by minimum 6-inch high curbing or other suitable measures, to the satisfaction of DCP.
7. **Maximum Church Capacity.** The church sanctuary building shall not exceed a maximum seating capacity of 600 seats.
8. **Parking.** A minimum of 205 on-site parking spaces shall be provided and maintained on the church site, including, as approved and conditioned by the Zone Variance grant herein, the 36 existing tandem parking spaces without a full-time attendant for parking.
9. **Pre-School.**
  - a. **Enrollment and Teacher/staff limitation.** A maximum of 45 children, ages up to six years old, and three (3) teachers/staff, are permitted.
  - b. **Hours of Operation.** The pre-school shall not be operated before 7:00 a.m. nor after 6:00 p.m., Monday through Friday, nor on Saturday or Sunday, except for teacher preparation and periodic parent/teacher conferences, with no more than two (2) such conferences per enrolled child per semester/quarter of the school year.
  - c. **Rear Yard Play Area Restriction.** There shall be no use of the rear yard setback play area by pre-school children or Sunday school students prior to 9:00 a.m. or after 6:00 p.m., seven days a week.
10. **Elementary School.**
  - a. **Enrollment and Teacher/staff limitation.** A maximum of 135 students and eight (8) teachers/staff are permitted.
  - b. **Hours of Operation.** The elementary school shall not be operated before 7:00 a.m. nor after 6:00 p.m., Monday through Friday, nor on Saturday or Sunday, except for teacher preparation and periodic parent/teacher conferences, with no more than two (2) such conferences per enrolled child per semester/quarter of the school year.
  - c. **Elementary School Drop-off.** In order to prevent the arrival of a large number of vehicles dropping off elementary school students on weekday (Monday through Friday) mornings in a short period of time, the following staggered drop-off schedule shall be observed:
    1. 7:00 a.m. to 7:30 a.m.: Drop-off for all grades.
    2. 7:30 a.m. to 8:00 a.m.: Drop-off for only three grade levels.
    3. 8:00 a.m. to 8:45 a.m.: Drop-off for the remaining three grade levels.



Parents of elementary school students shall be informed in writing by the school of the staggered drop-off schedule at the time of school registration, and that they shall be strictly adhered to.

- d. **Transportation Demand Management (TDM) Plan.** Traffic impacts identified by the project's traffic study at the intersection of Balboa Boulevard and Roscoe Boulevard as a result of the addition of the private elementary school will be mitigated to a less-than-significant level by reducing the net vehicle trips produced by the elementary school through the implementation and monitoring of a Transportation Demand Management (TDM) program that will encourage the use of rideshare/carpools, public transportation and privately operated bus shuttle services. This program shall be submitted to the Los Angeles Department of Transportation (LADOT) for approval at the beginning of each school year.
1. To reduce elementary school-generated vehicle trips adjacent to the site by no less than fifteen percent (15%) during the hours of 7 a.m. to 9 a.m. (the "trip cap"), the program shall include staggered school drop-off hours such that no more than 50% of enrolled students arrive between 7:30 a.m. and 8:00 a.m. each school day.
  2. All student drop-off and loading shall take place on site. Prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety, the school shall prepare a school site access and student drop-off circulation plan for vehicles for review and approval by LADOT. To provide adequate queuing space, the plan shall require vehicles to circulate through the greater portion of the main parking area before reaching the entrance plaza during a period beginning 30 minutes before the first class starting time and lasting until 15 minutes after the final class starting time.
  3. The school shall include provisions for enforcement, disciplinary procedures and penalties for parents/guardians of enrolled students that habitually disregard the rules as set forth by the TDM program.
  4. The monitoring component of the program shall include an annual compliance report that shows the breakdown of each grade's starting class time, total enrollment per grade, and vehicle counts at the school's driveways by a licensed traffic engineer to verify compliance with the trip cap. The compliance report shall be submitted to LADOT by December 1st each year, and made available to DCP upon request.
  5. If the school exceeds the trip cap, they shall submit a follow up compliance report to DOT by May 1st of the following year. If the school continues to be in excess of the trip cap in the follow up report, they shall pay a \$1,000 penalty to the City for each vehicle trip the school generates in excess of the trip cap or reduce the student enrollment for the following school year an amount equal to the number of peak hour trips in excess of the trip cap.
  6. If the school meets the trip cap for five consecutive years, the school shall no longer be required to prepare annual compliance reports.
- e. **Special Events.** No special events for the elementary school shall take place on weekends. Weekday events shall end by 10:00 p.m.



- f. **Rear Yard Play Area Restriction.** There shall be no use of the rear yard setback play area by students of the elementary school at any time during school hours. Elementary school students shall utilize the existing outdoor play areas that are internal to the church/school campus.
11. **Activity Restrictions.** The activities listed below shall be conducted with the following restrictions:
  - a. **Sunday Services.** In order to lessen the impact of a large numbers of vehicles arriving for Sunday services at the same time, two (2) mass services instead of one (1) shall be conducted on non-holiday Sundays. The first service shall begin no earlier than 7:00 a.m., and the second service shall begin no earlier than 9:00 a.m. Sunday school after mass services shall conclude by 12:30 p.m.
  - b. **Festivals/Fundraisers.** A maximum of two (2) indoor festivals and/or fundraising events shall be permitted on-site annually. They shall conclude no later than 10:00 p.m. Sunday through Thursday, and no later than 11:00 p.m. on Friday and Saturday.
  - c. **Special Events.** No permitted special events shall be conducted on-site simultaneously with any other function of the church, pre-school and/or elementary school. Weddings, funerals, festivals/fundraisers and similar activities for members of the church shall only take place indoors and shall conclude no later than 10:00 p.m. Sunday through Thursday, and no later than 11:00 p.m. on Friday and Saturday.
  - d. **Fellowship Hall/Gymnasium.** All use of the Fellowship Hall/Gymnasium shall conclude no later than 10:00 p.m. Sunday through Thursday, and no later than 11:00 p.m. on Friday and Saturday.
  - e. **Non-church Activities.** No non-church sponsored activities shall be permitted on-site, nor shall any outside rental use of the church/school facilities be permitted.
12. **Fellowship Hall/Gymnasium Windows.** The upper row of windows along the north and west walls of the Fellowship Hall shall be permanently blacked out or otherwise prevented from casting light from inside the Hall onto adjacent single-family properties.
13. **Bells.** The ringing of church bells is prohibited.
14. **Amplified Sound.** There shall be no loudspeaker or public address system installed or operated on any open portion of the property.
15. **Alcohol Consumption.** No alcoholic beverages shall be consumed at any time on the premises, except at communion services.
16. **Graffiti.** All graffiti on the site shall be removed or painted over within 24 hours of notification to church authorities.
17. **Plan Approval/Condition Compliance Report.** No later than two (2) years from the date of the issuance of a Certificate of Occupancy for the elementary school, and then again within one (1) year of the commencement of instruction at all five grade levels, the applicant shall file a Condition Compliance Report, pursuant to the authority and procedures for a Plan Approval as set forth in Section 12.27.1 of the LAMC, with the Director of Planning and the applicable Council District Office, for the purpose of evaluating the project's compliance with the use and operating requirements of this grant,



and to evaluate the effects of the project upon the surrounding community. At the time of issuance, the applicant shall provide a copy of the Certificate of Occupancy to DCP, and shall provide written notice to DCP at the beginning of the academic school year in which the last of the five grade levels commences, for inclusion in the administrative case file. If the Compliance Report provides evidence that corrective measures are necessary, as determined by the Director, the Director may require modifications to the conditions or impose additional conditions of approval, and shall make findings accordingly in a written determination. The Director may also require the applicant to submit additional future Compliance Reports. The Condition Compliance shall require a public hearing by the Director, or the City Planning Commission on appeal. Public notice of the hearing shall be made to owners and occupants of property within a radius of 500 feet. The Compliance Report must be accompanied by the payment of appropriate fees and be accepted as complete by DCP.

18. **Condition Publication.** A copy of all the grant conditions herein shall be published in the church newsletter and distributed to all congregants, with a copy provided to DCP for inclusion in the administrative case file.

**B. Zone Variance**

19. **Grant.** A zone variance approval pursuant to Section 12.28 A of the LAMC for the continued operation and maintenance of 36 tandem parking spaces in an existing 205-space surface parking lot without a full time valet parking service.
20. **Valet Parking Requirement.** Valet parking shall be provided by the church during the following activities and events:
- a. Mass services on Good Friday, Easter Sunday, Christmas and the Epiphany.
  - b. Weddings, funerals, festivals/fundraisers and similar special occasions when it is known to the church that attendance will exceed 200 persons.

**C. Environmental (ENV-2014-2475-MND)**

21. **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.
22. **Aesthetics (Landscaping).** 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 and an automatic irrigation plan, prepared by an Architect, a licensed Landscape Architect, or a licensed Landscape Contractor and to the satisfaction of the decision maker and/or DCP.
23. **Human Health Hazard (Vector Control).**
- a. The property shall be maintained in a neat, attractive, and safe condition at all times.
  - b. On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
  - c. Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
  - d. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.



- e. Trash and garbage collection containers shall be emptied a minimum of once per week.
- f. Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

**24. Emergency Evacuation Plan.** Prior to the issuance of any permits relative to this grant, 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, and the location of nearest hospitals and fire stations.

**25. Land Use/Planning.** An air filtration system shall be installed and maintained for the elementary school with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

**D. Administrative**

**26. Final Plans.** Prior to the issuance of any permits for the Project by the Department of Building and Safety, the applicant shall submit all final plans that are awaiting issuance of a permit by the Department of Building and Safety for final review and approval by DCP. All final plans 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 administrative case file.

**27. Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a 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.

**28. 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 DCP prior to clearance of any permits, for placement in the subject file.

**29. 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.

**30. Department of Building and Safety.** The granting of entitlements herein 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 DCP for additional review and sign-off prior to the issuance of any permit in connection with those plans.

**31. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.



32. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of DCP.
33. **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 DCP for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to DCP for attachment to the subject file.
34. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide DCP with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
- a. Within 30 days of the effective date of this land use entitlement and prior to any DCP clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to DCP which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, and the applicable monitoring agency during the post-construction / maintenance phase (post-issuance of certificate of occupancy).
  - b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to DCP and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to DCP regarding compliance with post-construction / maintenance conditions.
  - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
  - d. The applicant and any future owners, successors, heirs or assigns shall reimburse DCP for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
35. **Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement,



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

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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.



## FINDINGS

### A. General Plan/Charter

#### 1. General Plan Land Use Designation

The subject property is located within the Northridge Community Plan, which was last updated and adopted by the City Council on February 24, 1998. The Plan Map designates the subject property for Very Low I Residential land uses, with corresponding zones of RE20 and RA.

Proposed Residential Buildings. The Conditional Use request to allow two multi-family, senior independent living residential buildings at the R3 density as accessory uses to a church in the Very Low I Residential land use category IS NOT CONSISTENT with the land use designation of the Northridge Community Plan, a portion of the land use element of the General Plan. Multi-family residential development is not permitted in the RA zone by right, and should not be permitted by Conditional Use in the Very Low I Residential land use category unless compelling justifications exist, which are not present in this case.

The proposed residential buildings do not meet the Los Angeles Municipal Code (LAMC) definition of an accessory use, which is a use customarily incidental to the main use of the site. While the housing of clergy is customary and incidental to churches, a multi-family apartment building, even if intended exclusively for elderly members of the church congregation, is not. Since the church by law cannot discriminate against tenants based on religion, the units cannot be restricted to congregants of the church or even to members of the Coptic Orthodox faith, and the buildings, in essence, would be market rate, multi-family apartments, which is not a permitted conditional use in the RA zone.

Existing Uses. The continued use of the church, pre-school and existing senior independent living residential building by Conditional Use Permit, with the imposed conditions of approval, is consistent with the General Plan, having been found so by the City Council (CF 93-0961), and by the Zoning Administrator through Case No. ZA 2001-468-CU, and those findings are incorporated herewith. The existing pre-school and senior housing have been providing a beneficial educational and social service to the City for more than 10 years, and those beneficial services should be continued through approval of a renewed Conditional Use Permit.

Proposed Elementary School. The addition of 135 new elementary school students to the existing and authorized 45-child pre-school will further provide a beneficial educational and social service to the City, and will result in a more efficient utilization of the existing eleven classrooms, which also are utilized by the pre-school and Sunday school. Parents with a child in the church pre-school often desire the ongoing familiarity with a similar church elementary school, with its parochial programs and policies. It has therefore been requested that the pre-school be permitted to expand to include grades K-5. Being a private school, the added grade levels will take a burden away from the LAUSD and allow for both the required and a desired elementary school curriculum.

#### 2. General Plan Text

##### Land Use Element – Northridge Community Plan

The Northridge Community Plan sets forth planning goals, objectives, policies, and programs for the Northridge community that 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 addition of a private elementary school would be in conformance with the following goal, objectives, and policies of the Northridge Community Plan:

**GOAL 6. APPROPRIATE LOCATIONS AND ADEQUATE FACILITIES FOR SCHOOLS TO SERVE THE NEEDS OF THE EXISTING AND FUTURE POPULATION.**

**Objective 6-1:** *To site schools in locations complimentary to existing land uses, recreational opportunities and community identity.*

**Policy 6-1.2.** *Encourage compatibility in school locations, site layout and architectural design with adjacent land uses and community character and, as appropriate, use schools to create a logical transition and buffer between differing uses.*

**Program:** *The decision-maker involved in discretionary review of proposed schools should adopt a finding which supports the application of this policy.*

Elementary School. Though a private school facility, the proposed elementary school will meet the above policies and programs by being sited where a church and pre-school already exists, and will share the existing classrooms and outdoor and indoor play areas, resulting in no new construction on the site. The existing church and pre-school have been a part of the community identity for many years, and the proposed elementary school will compliment that identity.

3. **Charter.** Pursuant to Section 556 of the City Charter, the subject Conditional Use grants approved herein are in substantial conformance with the purposes, intent and provisions of the General Plan. However, the subject Conditional Use request to construct two senior independent living residential buildings disapproved without prejudice herein IS NOT in substantial conformance with the purposes, intent and provisions of the General Plan. The LAMC permits the filing, review, and determination of conditional use applications as outlined in Section 12.24. Provided findings of fact are made herein for the subject case action, the decision maker may act appropriately.

**B. Entitlement**

1. **Conditional Use.** Pursuant to LAMC Sections 12.24 U.24 and 12.24 W.9, a **Conditional Use** to permit the continued use and maintenance of an approved church, pre-school and senior independent living residential building, and the addition of a private elementary school as an accessory use to the church, all within the RA zone.

The conditions imposed on the project by this Conditional Use grant are necessary to ensure the peaceful enjoyment of neighboring properties, and to mitigate the traffic and parking impacts of the private elementary school on the surrounding community.

- 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.*

Existing Uses. The determination was already made by the Los Angeles City Council under CF 93-0961 that the subject site is desirable to the public convenience and welfare for a place of worship. It was also stated in deliberations by the Board of



Zoning Appeals, in Case Nos. 5282 and 5283, that the subject place of worship is not a neighborhood church but provides its outreach to the region. The church has operated under a conditional use grant for 20 years, and has provided a service that is beneficial to the local and regional Coptic Orthodox population.

The existing pre-school and senior housing have been providing a beneficial educational and social service to the City for more than 10 years, and those beneficial services should be continued through approval of a renewed Conditional Use Permit. To the extent any of the existing approved uses conflict with the zone or General Plan designation, those approved uses are legal nonconforming uses on the two original lots.

Elementary School. The addition of 135 new elementary school students to the existing and authorized 45-child pre-school on the original church lot will further provide a beneficial educational and social service to the City, and will result in a more efficient utilization of the existing eleven classrooms, which also are utilized by the pre-school and Sunday school. Parents with a child in the church pre-school often desire the ongoing familiarity with a similar church elementary school, with its parochial programs and policies. It has therefore been requested that the pre-school be permitted to expand to include grades K-5. Being a private school, the added grade levels will take a burden away from the LAUSD and allow for both the required and a desired elementary school curriculum.

Proposed Residential Buildings. The two proposed residential buildings will not enhance the built environment as they will replace the open space and the existing single family dwellings on two different lots in the RA zone, with an intense urban use more consistent with the R3 zone. Therefore, it would detract from the suburban, single family residential character of the adjacent RA properties and the R1 properties across the street.

- 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.*

Existing Uses / Elementary School. Typically, places of worship provide community-oriented uses such as parochial schools, nursery schools, head start programs, child care centers and day nurseries, and adult care services that consist of nutritional, educational and recreational activities geared to adults.

The church already has in place the necessary buildings and infrastructure to accommodate an elementary school without any additional construction, as a pre-school has been operating on the site for over 10 years. The existing classroom building includes eleven classrooms, as well as designated play areas, which are located on the interior portion of this campus and well separated and buffered from all neighboring residences.

Therefore, the elementary school's location, size, height, operation and other significant features, as conditioned, will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.

Proposed Residential Buildings. The proposed residential buildings will not be compatible with the neighborhood because they will introduce a more intense multi-



family apartment building use with smaller setbacks into the existing, less dense, single family suburban, RA and R1 zoned neighborhood.

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

Existing Uses / Elementary School. The subject property is designated in the Northridge Community Plan as Very Low I Residential, with the corresponding zones of RE20 and RA. The subject site is zoned RA, which is consistent with the General Plan and all its elements. The goals, policies and objectives of the General Plan are to ensure that proposed land uses are compatible with surrounding uses. Churches and private schools are first permitted by-right in the RAS3 Zone. It is widely recognized that churches and schools are best located within or near residential communities, inasmuch as they serve those residents of the respective community and avoid congestion in more intense land use areas. Therefore, the addition of 135 students to this existing church's pre-school with its expansion to include grades K-5 is consistent with the purpose, intent and provisions of the General Plan and the Northridge Community Plan. There is no applicable Specific Plan associated with this campus.

Proposed Residential Buildings. The Conditional Use request to allow two multi-family, senior independent living residential buildings at the R3 density as accessory uses to a church in the Very Low I Residential land use category, with corresponding zones of RE20 and RA, IS NOT CONSISTENT with the land use designation of the Northridge Community Plan, a portion of the land use element of the General Plan. Multi-family residential development is not permitted in the RA zone by right, and should not be permitted by Conditional Use unless compelling justifications exist, which are not present in this case. The proposed buildings do not meet the LAMC definition of an accessory use, which is a use customarily incidental to the main use of the site. While the housing of clergy is customary and incidental to churches, a multi-family apartment building, even if intended exclusively for elderly members of the church congregation, is not. Since the church by law cannot discriminate against tenants based on religion, the units cannot be restricted to congregants of the church or even to members of the Coptic Orthodox faith, and the buildings, in essence, become market rate, multi-family apartments, which is not a permitted conditional use in the RA zone.

The church is not proposing to be directly involved in the management of the buildings, nor is it proposing to provide any services or programs, such as assisted living care, skilled nursing care, and/or Alzheimer's/Dementia care, for the seniors living in the building. Without a demonstrated connection and a direct relationship between the church use and the proposed senior independent living buildings, the buildings will be market rate apartment buildings that cannot be found to be an accessory use to the church, and are therefore not eligible for approval as a Conditional Use.

2. Zone Variance. Pursuant to Section 12.27.A of the Municipal Code, the applicant is requesting a Zone Variance from Section 12.21 A.5(h) to allow the existing 36 on-site tandem parking spaces to remain without a full-time parking attendant.
  - a. *That the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.*



There are a total of 205 on-site parking spaces that are required by the LAMC. Previous City actions for this church also mandated 205 parking spaces, which have been and will continue to be maintained. The existing 58-unit senior citizen residential structure requires 58 on-site parking spaces. A 600-seat sanctuary requires 120 parking spaces (one per five seats). Additionally, the 11 classrooms are an accessory use to this church and share the parking spaces, since the church is dormant during school hours and the Sunday school does not generate an additional demand for parking, as the enrollees arrive and depart with their families attending Sunday services. In essence, this campus is over parked, as there are 205 spaces provided for the church and school, whereas 120 are required. The 36 tandem parking stalls are included to maintain the mandated 205 parking spaces and have been without an attendant since the establishment of St. Mary & St. Athanasius Coptic Orthodox Church. The intent of the zoning regulation is to ensure that the use of tandem parking does not result in the inability of users to access their vehicle if another vehicle is parked behind it. These tandem spaces have historically been utilized by employees, volunteers and the clergy who arrive before and stay beyond the time that others would utilize these spaces, and they do not need access to their vehicles during church activities. These 36 parking stalls comprise a small part of the 205 required church parking spaces, and are not needed to satisfy the on-site parking demand the majority of the time. To address the issue of the use of these tandem spaces during periods of high demand for parking on site, the grant has been conditioned to require the church to provide valet parking during the high-demand periods of Good Friday, Easter, Christmas, the Epiphany and special events such as weddings.

- b. *There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.*

The subject property cannot be compared to other properties in this neighborhood of Northridge located in the RA zone in that it is the only church and pre-school, and the only property with a very large surface parking lot to accommodate its congregation. No other property needs or has the use of tandem parking in the area. The uniqueness of the property constitutes a special circumstance, and an unnecessary hardship would be created if the church were required to maintain a parking valet on-site full time, when there are ample parking spaces available the majority of the time. To address the issue of the use of these tandem spaces during periods of high demand for parking on site, the grant has been conditioned to require the church to provide valet parking during the high-demand periods of Good Friday, Easter, Christmas, the Epiphany and special events such as weddings.

The request to maintain the existing 36 tandem parking spaces without a full-time attendant does not conflict with the functioning of the on-site circulation pattern. Persons attending services at St. Mary & St. Athanasius Coptic Orthodox Church utilize the non-tandem spaces, as these 36 spaces are mainly occupied by clergy and those that assist with the service of refreshments and those cleaning up afterwards.

- c. *The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*

The subject property cannot be compared to other properties in this neighborhood of Northridge located in the RA zone in that it is the only church and pre-school, and the



only property with a very large surface parking lot to accommodate its congregation. No other property needs or has the use of tandem parking in the area. The uniqueness of the property constitutes a special circumstance, and an unnecessary hardship would be created if the church were required to maintain a parking valet on site full time, when there are ample parking spaces available the majority of the time. To address the issue of the use of these tandem spaces during periods of high demand for parking on site, the grant has been conditioned to require the church to provide valet parking during the high-demand periods of Good Friday, Easter, Christmas, the Epiphany and special events such as weddings.

- d. *The granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.*

The granting of the variance to allow the continued use of 36 tandem parking spaces without a full-time parking attendant will not be materially detrimental to the public welfare in that this situation has existed on-site for 20 years, and while the church has experienced parking demand issues during certain periods of high parking demand, the majority of the time the property has more than ample parking available. To address the issue of the use of these tandem spaces during periods of high demand for parking on-site, the grant has been conditioned to require the church to provide valet parking during the high demand periods of Good Friday, Easter, Christmas, the Epiphany and special events such as weddings.

- e. *The granting of the variance would not adversely affect any element of the General Plan.*

No element of the General Plan will be adversely affected by the granting of a variance to permit tandem parking without a full-time parking attendant, which has existed on the site for 20 years, in that on-site vehicle parking, whether tandem or not, is not addressed by any element of the General Plan.

3. **Site Plan Review.** Pursuant to Section 16.05 of the LAMC, the applicant is requesting a Site Plan Review for a project that results in an increase of 50 or more dwelling units.

The requested Site Plan Review has been denied without prejudice, as has the underlying Conditional Use grant for the two (2) proposed senior citizen independent living residential buildings, in that they do not qualify as an accessory use to the existing church, and the proposed density is inconsistent with the Northridge Community Plan land use designation of Very Low I Residential.

4. **Zoning Administrator Adjustment.** Pursuant to LAMC Section 12.28 A, the applicant is requesting a Zoning Administrator Adjustment to permit the two (2) proposed senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback).

The requested Zoning Administrator Adjustment has been denied without prejudice, as has the underlying Conditional Use grant for the two (2) proposed senior citizen independent living residential buildings, in that they do not qualify as an accessory use to the existing church, and the proposed density is inconsistent with the Northridge Community Plan land use designation of Very Low I Residential.



**C. CEQA**

A Mitigated Negative Declaration (ENV-2014-2475-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 beginning on October 28, 2015 and ending on November 17, 2015, with no public comments received. The analysis found that the proposed project would result in potentially significant adverse impacts on aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use planning, noise, public services, transportation/traffic, and utilities and service systems; however, these potential impacts would be mitigated to a less-than-significant level with the imposition of mitigation measures contained in the MND and incorporated herein as conditions of approval.

The MND has been modified by removing those mitigation measures related to construction impacts, as the approved entitlements do not require any new construction on the project site. Construction-related mitigation measures removed include those regarding air quality, biological resources, geology and soils, greenhouse gas emissions, noise, public services, transportation/traffic, and utilities and service systems.

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**

### **Public Hearing**

The Hearing Officer public hearing for this case was held at the Marvin Braude Constituent Center on Friday, July 8, 2016. Twenty three people were in attendance, including the project's applicant, representative and architect, a representative from the Office of Councilmember Mitch Englander (Council District 12), who did not speak officially, and a representative of the Northridge South Neighborhood Council. Ten persons provided oral testimony: 3 speakers in support, 7 speakers in opposition. Eight letters in opposition to the case were received.

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

#### Points in Favor

- The applicant's representative restated the requested entitlements for the project, and that this was the third filing for the requests for the elementary school and two additional senior independent living buildings associated with the church. The two previous filings (conditional use by the Zoning Administrator for the school and as an Eldercare Facility for the senior independent living buildings) were later determined by the Planning Department to be inappropriate for the requests, even though that is how the applicant was instructed to file the cases by the Department.
- The applicant has met with the Neighborhood Council on four or five occasions regarding the requests, and has had five or six on-site meetings with them.
- Similar to the existing pre-school on-site, the elementary school would be part of the church and would result in a total of 180 students on-site, to be accommodated within the existing 8,500 square-foot fellowship hall's 11 classrooms, currently utilized by the existing 45-child pre-school and for Sunday school. No new church or school construction would take place.
- The church property has 205 parking spaces, which will be used by the pre-school and new elementary school on weekdays, and by the church and Sunday school on Sundays. It is requested that the existing 36 tandem parking spaces be permitted to continue without a valet through a zone variance; the church was issued a building permit and a certificate of occupancy in 1993 with the tandem parking without a variance ever being issued.
- The church employs 4 security guards that help control the flow of traffic.
- The proposed two additional senior independent living buildings, one with 53 units and one with 24 units, would be comparable in scale and design to the existing 58-unit building, with the units reserved by covenant for seniors and each with its own kitchen and one parking space. The applicant also requests that the two buildings be permitted to observe a 25-foot setback from Roscoe Blvd., which would match the setback permitted for the existing senior building.
- The overwhelming majority of tenants are church members, but about 15 units have been rented to non-church members.
- More senior units will mean that they walk instead of drive to church.



- One neighbor who lives across Roscoe Blvd. stated that he never sees any problem with the church property.

Points in Opposition

- There is on-going problem with parking, noise and trash because of the church, and we would like to see the existing problems addressed now.
- Members of the congregation who park all along the south side of Roscoe Blvd. have been jaywalking across the boulevard at great peril to themselves and to those driving on Roscoe.
- Those members who park in the adjacent neighborhood across Roscoe have also been in violation of parking laws, with driveways being blocked on Sundays and when the church holds events, such as weddings, parties and religious holidays.
- The church should consider adding a parking structure. Instead, they are becoming apartment developers.
- We have learned that the existing apartments are not totally being rented out to seniors. Since the church has misrepresented this first set of rental units, we have no assurances that the proposed buildings will be exclusively a senior living complex.
- The parking ratio of one space per unit for the buildings is going to further exacerbate the parking problem.
- We recognize there is a housing shortage, in particular, safe and secure facility for seniors. That need does not mean that those three story buildings should be allowed in a neighborhood of one and two story homes. Perhaps two buildings would be more acceptable to the neighborhood.
- Promises of replanting the trees that they destroyed have not been met. Promises of replacing security lighting that would not shine directly into neighbor's homes have not been met.
- They have demonstrated a 20 year lack of concern for the existing neighborhood and zoning code and conditions of approval from prior entitlements.
- The noise from the rear yard play area is already excessive - more children will only make it worse.
- The elementary school and new apartment buildings will just add more noise and more traffic. The new buildings should not exceed 2 stories, and they should be painted a color that conforms to the neighborhood. Parking should be underground.
- Having a 3 story apartment building towering over your backyard takes away privacy and your quality of life. Construction in an established neighborhood should conform to the neighborhood.
- Granting any kind of expansion to the church at this point would basically amount to turning a blind eye to current violations which have never been addressed.



- The trees that were originally planted by the church could grow to over 20' tall, but the church keeps them trimmed.
- The church does not have enough seniors from the ministry to fill up these 3 story buildings. We have 75 senior housing units in our area, Cedars, it is not filled up, and we do not need any more of these.
- The proposed building height and density will overshadow the surrounding homes.
- The pre-school play area is located very close to neighbors to the north, with a lot of noise before school and after school.
- 12 Eucalyptus trees that helped block the view and noise were severely trimmed, and are now dead.
- Existing trees on the site were supposed to be kept, but they were cut down on a holiday when no City workers could stop them.
- The church has met with neighbors but nothing ever changes.
- The playground should be moved to the center area of the campus.
- Object to reduced parking for senior living buildings, and to no parking attendant for the tandem parking.
- The traffic study should be updated – it was done at 1 in the morning.
- The start of school and end of school should be specified.
- The existing residential building is advertised as for seniors, but there could be many families in the 2 bedroom units.
- The area is losing its rural quality of life.
- The church is not taking responsibility for its congregation.



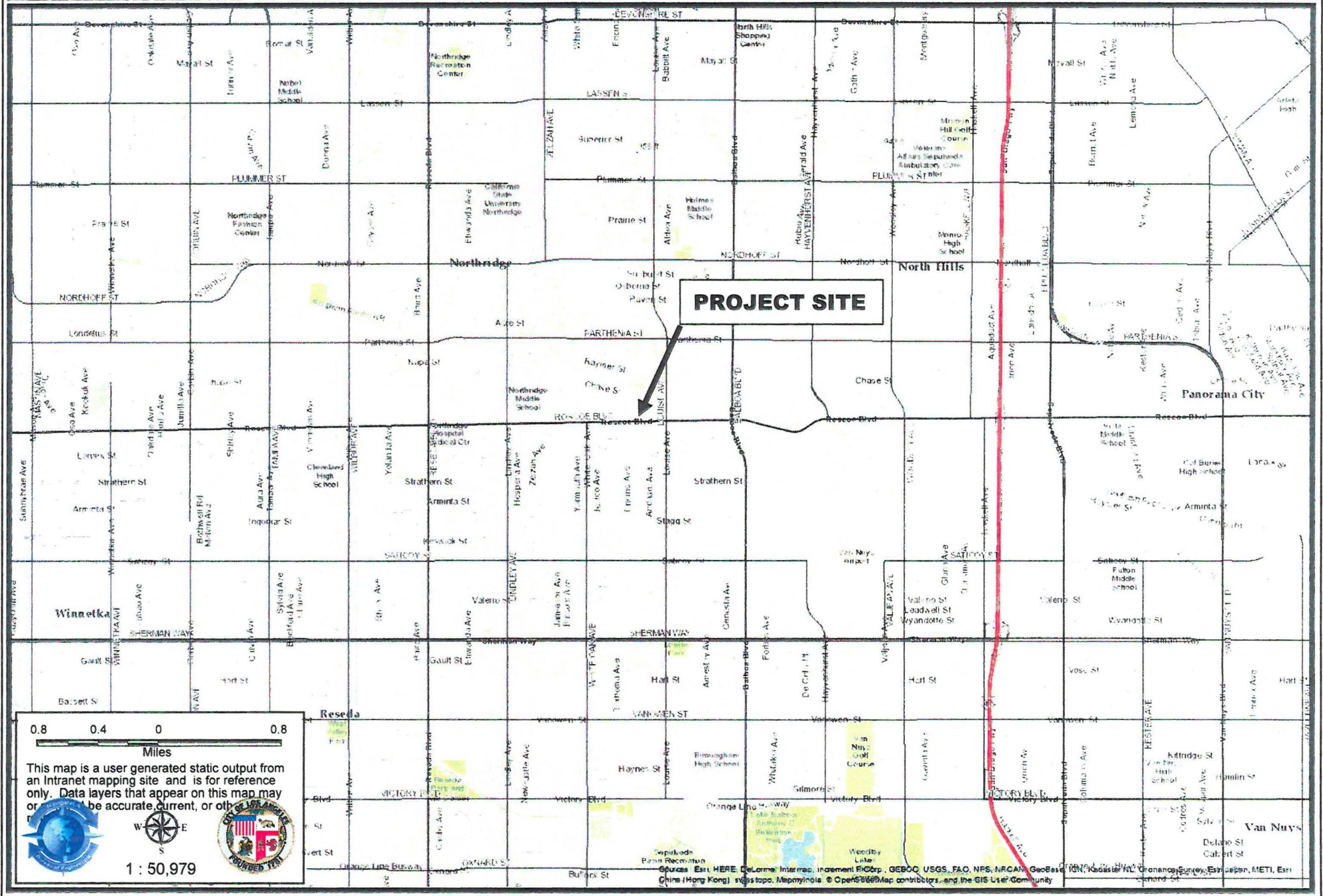
# **EXHIBIT A-1**

## **VICINITY MAP**



# VICINITY MAP

17349 - 17455 W. Roscoe Boulevard



# **EXHIBIT A-2**

## **RADIUS MAP**

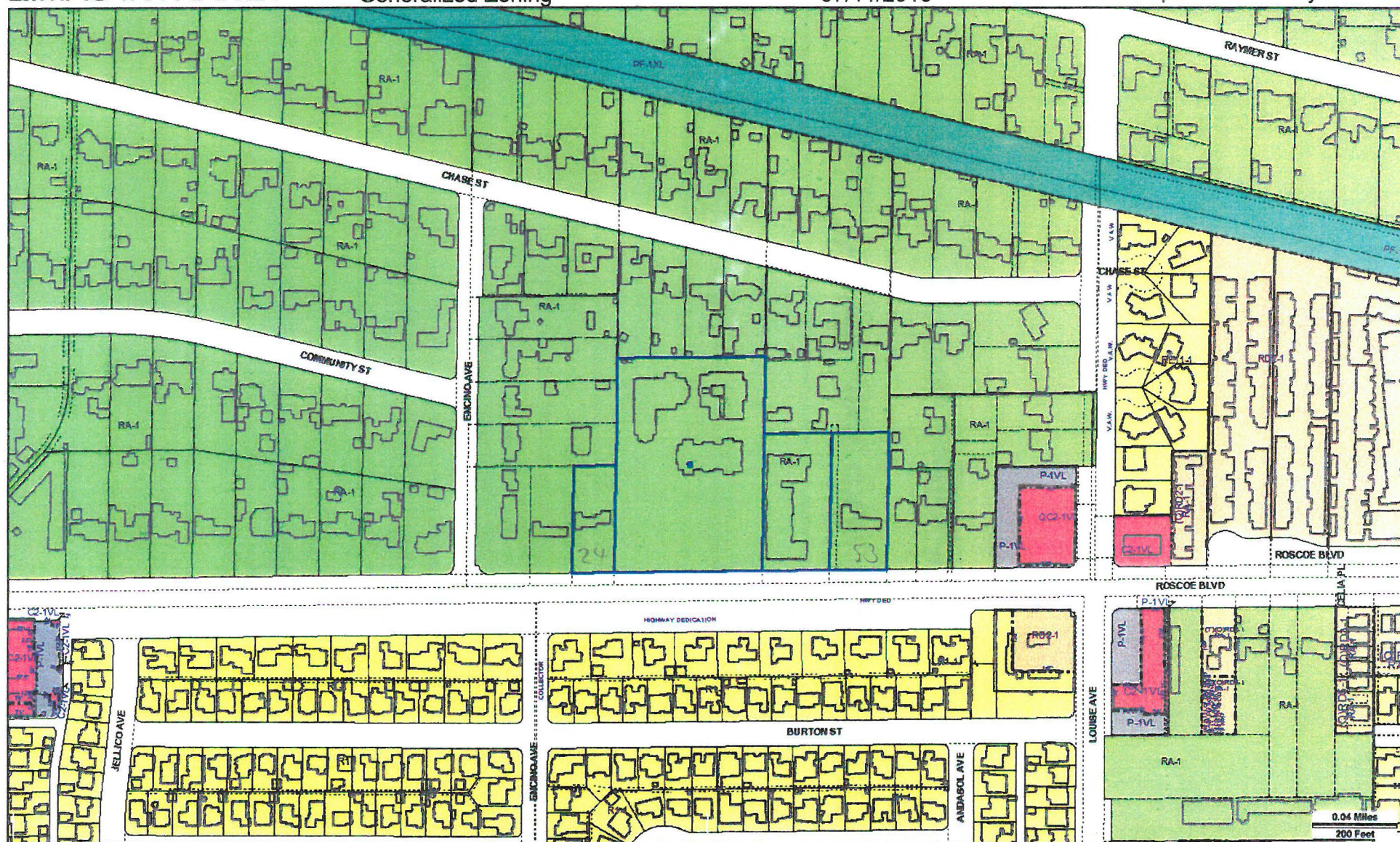




**EXHIBIT A-3**

**ZIMAS ZONING MAP AND AERIAL PHOTO**





Address: 17431 W ROSCOE BLVD

Tract: EX MISSION DE SAN  
FERNANDO

Zoning: RA-1

APN: 2787018006

Block: None

General Plan: Very Low I Residential

PIN #: 192B129 252

Lot: PT SW 1/4 SEC 25 T2N R16W

Arb: None







Address: 17431 W ROSCOE BLVD

Tract: EX MISSION DE SAN  
FERNANDO

Zoning: RA-1

APN: 2787018006

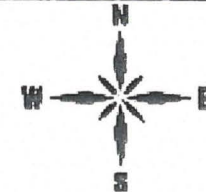
Block: None

General Plan: Very Low I Residential

PIN #: 192B129 252

Lot: PT SW 1/4 SEC 25 T2N R16W

Arb: None





# **EXHIBIT A-4**

## **SITE PHOTOS**



Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**  
Date: April 16, 2014 Time: 1:30 pm Site Address: 17431 Roscoe Blvd. Job No. #: C 2013-10500

**ROSCOE BLVD.**

EX MISSION D. SAN FERNANDO

ZA 2014 2476  
FR PCL 39 100 77-108565-350  
ZA 2015-32 175  
(252)





Google earth

feet 500  
meters 100



## AERIAL PHOTOGRAPH

Aerial photograph of the property-in-question as viewed from an outer space satellite showing this 6.83 acre site, along with its surrounding neighbors. Note: this 4-parcel subject site fronts on a secondary highway.



Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**

Date: April 16, 2014 Time: 1:30 pm Site Address: 17431 Roscoe Blvd. Job No. #: C 2013-10500



3. Property located at 17401 Roscoe Boulevard, currently 58 unit, senior citizen residential accessory use to the existing and adjacent church at 17431 Roscoe Boulevard.



4. Property located at 17361 Roscoe Boulevard, currently a single-family-dwelling, to become a 53 unit, senior citizen residential accessory use to the existing church at 17431 Roscoe Boulevard.



Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**

Date: April 16, 2014 Time: 1:30 pm Site Address: 17431 Roscoe Blvd. Job No. #: C 2013-10500



1. Property located at 17455 Roscoe Boulevard, currently a single-family-dwelling, to become a 24 unit, senior citizen residential accessory use to the existing and adjacent church at 17431 Roscoe Boulevard.



2. Existing site of St. Mary & St. Athanasius Coptic Church, where the only physical change will be a reconfiguration of the parking and an use modification to increase the school to include grades to fifth.



# **EXHIBIT B**

## **PROJECT PLANS**









**ST. MARY AND ST. ATHANASIOUS COPTIC ORTHODOX CHURCH**  
**17431 ROSCOE BLVD, NORTHRIDGE CA 91325**





**ST. MARY AND ST. ATHANASIOS  
COPTIC ORTHODOX CHURCH**

**FUTURE BUILDING "A"**  
17361 ROSCOE BLVD, NORTHRIDGE CA 91325





**ST. MARY AND ST. ATHANASIOS  
COPTIC ORTHODOX CHURCH**

**FUTURE BUILDING "B"**

**17455 ROSCOE BLVD, NORTHRIDGE CA 91325**



SE. CITIZEN HOUSING (24 UNITS)

PHASE II BUILDING B

UNITS	B	C1	C2	E1	TOTAL	AREA (SF)	PATIO BALCONY
100%	110	110	110	110	440	1,100	1,100
80%	88	88	88	88	352	880	880
60%	66	66	66	66	264	660	660
40%	44	44	44	44	176	440	440
20%	22	22	22	22	88	220	220
TOTAL	110	110	110	110	440	1,100	1,100

CHURCH (EXISTING)

USE	AREA (SQ. FT.)	FIXED SEATS	RATIO	PARKING REQ.
WELLSHED	8,512	384	1/5 SEATS	77
ATLANTA	4,480	-	1/500 SF	20
PROSELYT	6,300	11	CLASSRM	11
SANCTUARY	19,500	251 OCC	1/5 OCC	150
		643 OCC	1/5 OCC	129
PARKING PROVIDED				377
123 STANDARD (7 HC)				
82 COMPACT (42%)				
TOTAL PROVIDED				205

SE. CITIZEN HOUSING (53 UNITS)

PHASE II BUILDING A

	UNIT	TWO	TOTAL
EXISTING UNITS	50		50
NEW UNITS IN A	20	25	35
NEW UNITS IN B	26	4	30
TOTAL	96	29	125 UNITS

	UNIT	TWO	TOTAL
STANDARD	49	50	99
COMPACT		2	2
COMPACT		2	2
TOTAL	(1) 53 UNITS	51 UNITS	104 UNITS

COMMON OPEN SPACE REQUIRED FOR BUILDING "B":  
20' W x 100' D = 2,000 SF  
20' W x 125' D = 2,500 SF

COMMON OPEN SPACE PROVIDED:  
SECTION "A" = 921 SF  
SECTION "B" = 921 SF  
TOTAL = 1,842 SF

PRIVATE OPEN SPACE PROVIDED:  
SECTION "A" = 250 SF  
SECTION "B" = 250 SF  
TOTAL = 500 SF

REAR BALCONIES:  
- 10 UNITS x 50 SF = 500 SF

REAR BALCONIES:  
- 10 UNITS x 50 SF = 500 SF

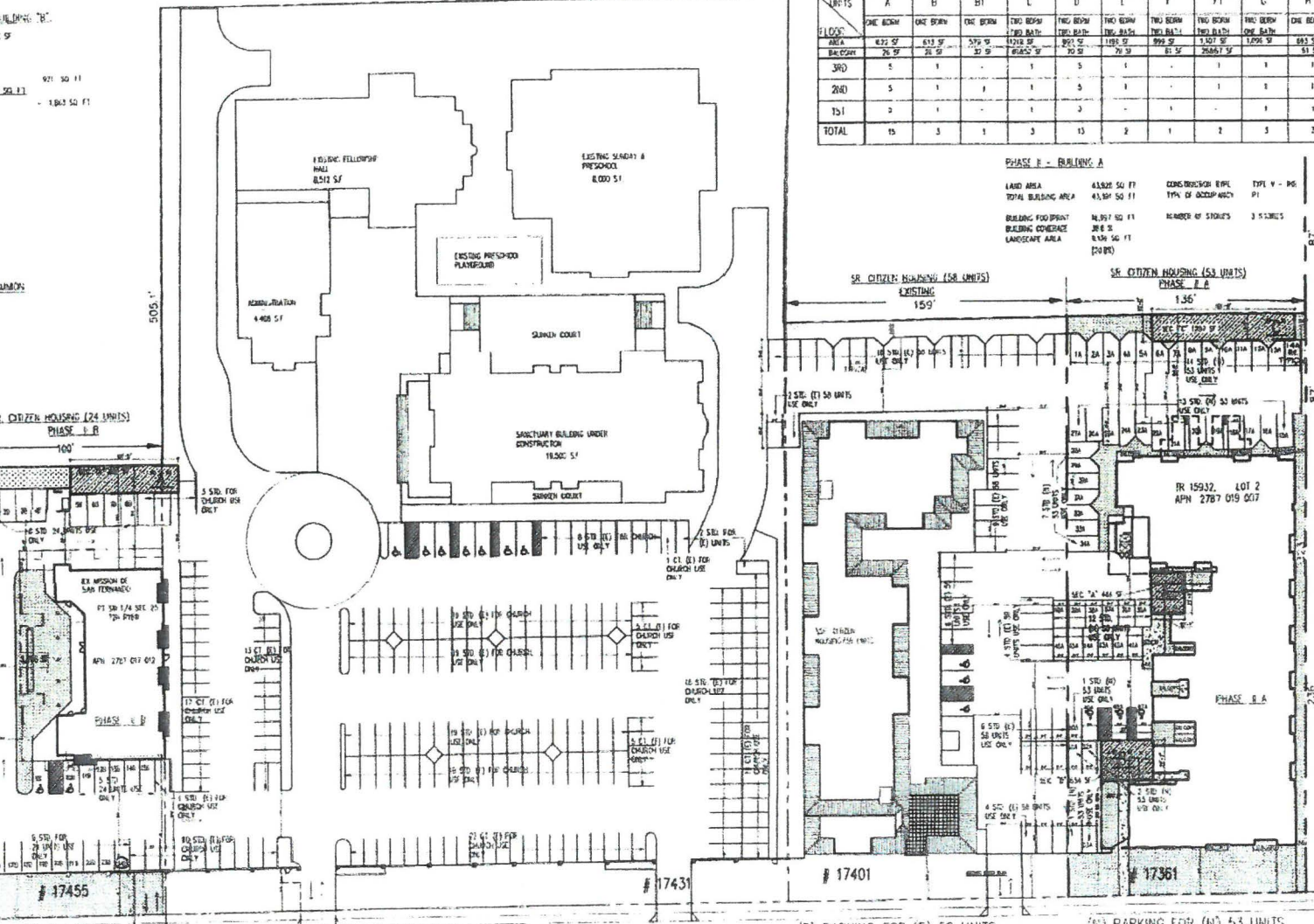
TOTAL: 1,792 SF

TOTAL OF PRIVATE OPEN SPACE & COMMON OPEN SPACE:  
1,842 SF + 500 SF = 2,342 SF

PHASE II - BUILDING B

LAND AREA: 20,200 SQ. FT.  
TOTAL BUILDING AREA: 14,700 SQ. FT.  
BUILDING FOOTPRINT: 3,352 SQ. FT.  
BUILDING COVERAGE: 16.6%  
LANDSCAPE AREA: 16,848 SQ. FT.  
CONSTRUCTION TYPE: TYPE V - 90%  
TYPE OF OCCUPANCY: R1  
NUMBER OF STORIES: 3 STORIES

- LEGEND:
- 1. INDICATES LANDSCAPE
  - 2. INDICATES LANDSCAPE
  - 3. INDICATES COMMON OPEN SPACE
  - 4. PARKING STALLS LABELED "R 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 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COMMON OPEN SPACE REQUIRED FOR BUILDING "A":  
20' W x 100' D = 2,000 SF  
20' W x 125' D = 2,500 SF  
PROVIDED: 6583 SF

COMMON OPEN SPACE PROVIDED:  
SECTION "A" = 444 SF  
SECTION "B" = 654 SF  
SECTION "C" = 1,285 SF  
TOTAL = 2,383 SF

FIRST FLOOR LOUNGE AREA = 1,010 SF  
THIRD FLOOR TERRACE AREA = 1,804 SF  
TOTAL = 2,814 SF

PRIVATE OPEN SPACE PROVIDED:  
SECTION "A" = 500 SF  
SECTION "B" = 500 SF  
SECTION "C" = 500 SF  
TOTAL = 1,500 SF

REAR BALCONIES:  
- 11 UNITS x 50 SF = 550 SF

REAR BALCONIES:  
- 11 UNITS x 50 SF = 550 SF

TOTAL PRIVATE OPEN SPACE: 1,500 SF

TOTAL OF PRIVATE OPEN SPACE & COMMON OPEN SPACE:  
2,383 SF + 1,500 SF = 3,883 SF

- LEGEND:
- 1. INDICATES LANDSCAPE
  - 2. INDICATES LANDSCAPE
  - 3. INDICATES COMMON OPEN SPACE
  - 4. PARKING STALLS LABELED "A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

(N) PARKING FOR 24 UNITS  
STANDARD 22 + (2 HC)

(E) PARKING FOR CHURCH  
STANDARD 123 (7 HC)

COMPACT: 62 (40%)  
TOTAL: 295 CARS

(E) PARKING FOR (E) 58 UNITS  
(E) STANDARD 49 + (3 HC)

(N) PARKING FOR (N) 53 UNITS  
STANDARD 50 + (3 HC)

SITE PLAN (PHASE II)

LA 2014 2476

LA 2014 2476

OWNER: ST. MARY'S AND ST. ATHANASIOS CHURCH  
ADDRESS: 17431 ROSCOE BLVD., NORTHridge, CA 91325

PROJECT: 53 UNIT & 24 UNIT SENIOR HOUSING  
SHEET TITLE: PLOT PLAN  
PLOT PLAN: 53 UNITS & 24 UNITS

DATE: 1/27/14  
SHEET NO: A-1



# SR CITIZEN HOUSING (74 UNITS)

PHASE II - BUILDING B									
FLOOR	UNITS	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM	TOTAL	BLDG	PATIO	BALC
AREA	613 SF	660 SF	997 SF	852 SF					
BALCONY	61 SF	67 SF	70 SF	61 SF					
3RD	4	2	2	2	10		1,142	624	
2ND	4	2	2	2	10		1,142	624	
1ST	3	1	-	-	4		2,471	244	
TOTAL	11	5	4	4	24		10,183	1,500	

## COMMON OPEN SPACE REQUIRED FOR BUILDING "B"

28 DU x 100 SF/DU = 2,800 SF

## COMMON OPEN SPACE PROVIDED

SECTION "A" = 47' x 50' FT  
 100' x 100' AREA & MULTI-PURPOSE RM = 942 SQ. FT.  
 TOTAL = 1,400 SQ. FT.

## PRIVATE OPEN SPACE PROVIDED

SEE FLOOR PLANS

5 UNITS x 50 SF = 250 SF

2ND FLR. BALCONY

10 UNITS x 50 SF = 500 SF

3RD FLR. BALCONY

10 UNITS x 50 SF = 500 SF

TOTAL = 1,250 SF

## TOTAL OF PRIVATE OPEN SPACE & COMMON

OPEN SPACE

1,250 SF + 1,400 SF = 2,650 SF

TOTAL = 2,650 SF

## PHASE II - BUILDING B

LAND AREA 25,200 SQ. FT.

TOTAL BUILDING AREA 16,700 SQ. FT.

BUILDING FOOTPRINT 1,250 SQ. FT.

BUILDING COVERAGE 20.8 %

LANDSCAPE AREA 8,004 SQ. FT.

(3.7%)

CONSTRUCTION TYPE TYPE V - 1HR

TYPE OF OCCUPANCY R1

NUMBER OF STORIES 3 STORIES

PROPOSED SR. CITIZEN BUILDING (24 UNITS) Phase II B

APN: 2707 017 007

12 ST. (1) FOR CHURCH USE ONLY

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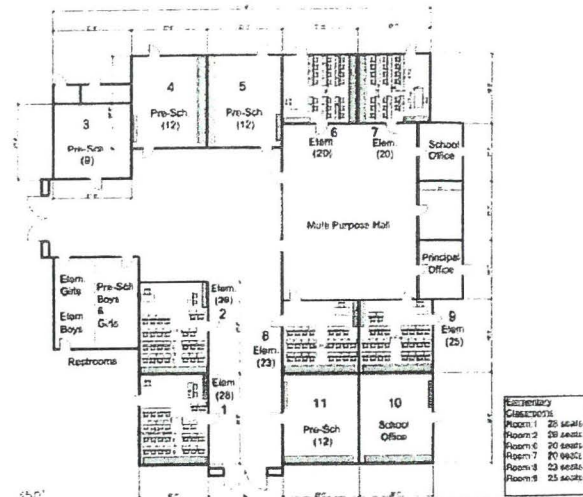
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# SR CITIZEN HOUSING (58 UNITS)

PHASE I - BUILDING A									
FLOOR	UNITS	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM	TOTAL	BLDG	PATIO	BALC
AREA	622 SF	613 SF	979 SF	1216 SF	862 SF				
BALCONY	26 SF	26 SF	52 SF	86 SF	78 SF				
3RD	5	1	-	1	5	1	1,142	624	
2ND	5	1	-	1	5	1	1,142	624	
1ST	5	1	-	1	5	1	2,471	244	
TOTAL	15	3	-	3	15	3	10,183	1,500	

## SR CITIZEN HOUSING (53 UNITS)

PHASE II - BUILDING A									
FLOOR	UNITS	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM	TOTAL	BLDG	PATIO	BALC
AREA	622 SF	613 SF	979 SF	1216 SF	862 SF				
BALCONY	26 SF	26 SF	52 SF	86 SF	78 SF				
3RD	5	1	-	1	5	1	1,142	624	
2ND	5	1	-	1	5	1	1,142	624	
1ST	5	1	-	1	5	1	2,471	244	
TOTAL	15	3	-	3	15	3	10,183	1,500	

## PHASE I - BUILDING A

LAND AREA 43,920 SQ. FT.

TOTAL BUILDING AREA 43,920 SQ. FT.

BUILDING FOOTPRINT 16,947 SQ. FT.

BUILDING COVERAGE 38.6 %

LANDSCAPE AREA 9,130 SQ. FT.

(20.8%)

CONSTRUCTION TYPE TYPE V - 1HR

TYPE OF OCCUPANCY R1

NUMBER OF STORIES 3 STORIES

PROPOSED SR. CITIZEN BUILDING (53 UNITS) Phase II A

APN: 2707 019 007

13 ST. (1) FOR CHURCH USE ONLY

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13 ST. (1) FOR CHURCH USE ONLY

## COMMON OPEN SPACE REQUIRED FOR BUILDING "A"

28 DU x 100 SF/DU = 2,800 SF

PROVIDED: 6583 SF

## COMMON OPEN SPACE PROVIDED

SECTION "A" = 444 SQ. FT.

SECTION "B" = 654 SQ. FT.

SECTION "C" = 1,207 SQ. FT.

TOTAL = 2,305 SQ. FT.

FIRST FLOOR LOUNGE AREA = 1,000 SQ. FT.

WARD FL. TERRACE AREA = 1,000 SQ. FT.

TOTAL = 5,183 SQ. FT.

## PRIVATE OPEN SPACE PROVIDED

SEE FLOOR PLANS

7 UNITS x 50 SF = 350 SF

2ND FLR. BALCONY

11 UNITS x 50 SF = 550 SF

3RD FLR. BALCONY

10 UNITS x 50 SF = 500 SF

TOTAL PRIVATE OPEN SPACE: 1,400 SF

TOTAL OF PRIVATE OPEN SPACE & COMMON

OPEN SPACE:

5,183 SF + 1,400 SF = 6,583 SF

TOTAL = 6,583 SF

13 ST. (1) FOR CHURCH USE ONLY

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## SITE PLAN (PHASE II)

- 1. INDICATES LANDSCAPE
- 2. INDICATES HARDSCAPE
- 3. INDICATES COMMON OPEN SPACE
- 4. PARKING STALLS LABELED "1A, 2A, 3A ETC." INDICATE THAT THOSE STALLS BELONG TO BUILDING "A" (PHASE I A)

- 1. INDICATES LANDSCAPE
- 2. INDICATES HARDSCAPE
- 3. INDICATES COMMON OPEN SPACE
- 4. PARKING STALLS LABELED "1A, 2A, 3A ETC." INDICATE THAT THOSE STALLS BELONG TO BUILDING "A" (PHASE I A)

(N) PARKING FOR 24 UNITS  
 STANDARD 22 + (2 HC)

(E) PARKING FOR CHURCH  
 STANDARD 123 (7 HC)

COMPACT 82 (40%)  
 TOTAL 205 CARS

(E) PARKING FOR (C) 58 UNITS  
 (E) STANDARD 49 + (3 HC)

(N) PARKING FOR (N) 53 UNITS  
 STANDARD 50 + (3 HC)

ST. MARY'S AND ST. ATHANASIOS CHURCH  
 17431 ROSCOE BLVD.  
 NORTHridge, CA 91325

ART + TECH  
 ARCHITECTURE + PLANNING  
 17361/17431 ROSCOE BLVD.  
 NORTHridge, CA 91325

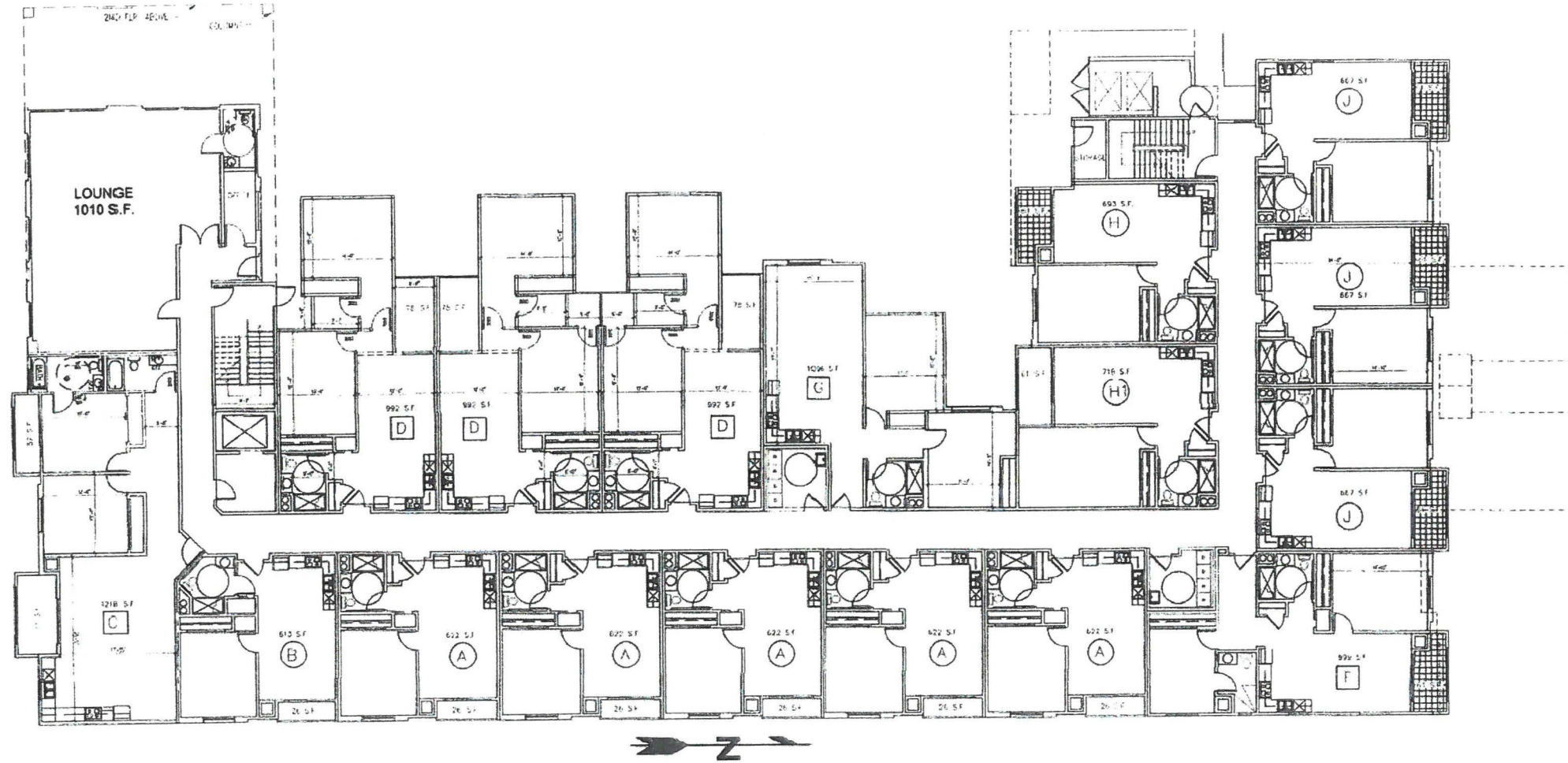
PROJECT  
 53 UNIT & 24 UNIT SENIOR HOUSING  
 17361/17431 ROSCOE BLVD.  
 NORTHridge, CA 91325

SHEET TITLE  
 PLOT PLAN  
 53 UNITS &  
 24 UNITS

DATE: 10/14/14  
 SHEET NO.

A-1

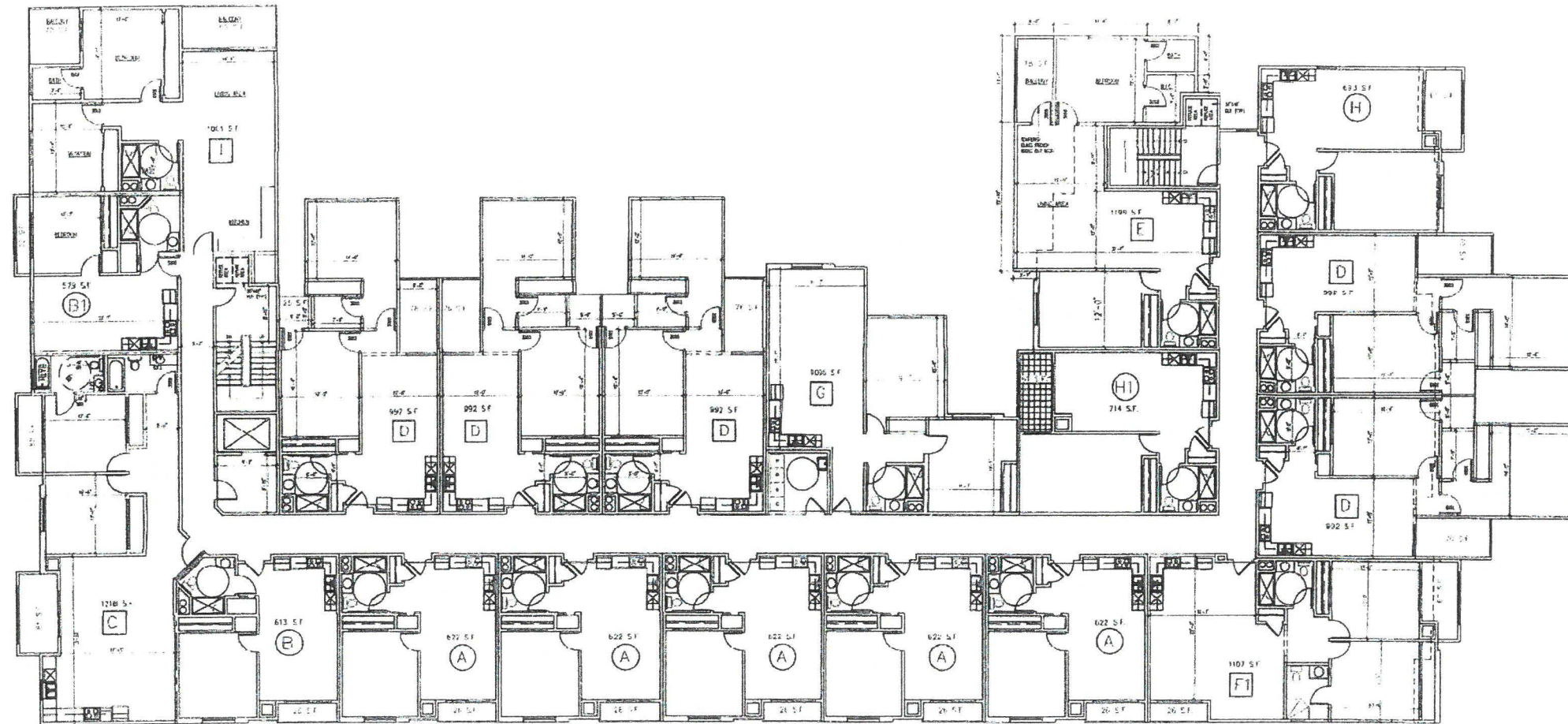




**GROUND FLOOR PLAN**  
**53 UNITS BUILDING "A"**

PROJECT	53 UNIT SENIOR HOUSING	ART-TECH ARMEN TER-OGANESIAN ARCHITECTURE & PLANNING 17361/17431/17455 ROSCOE BLVD. NORTHBRIDGE, CA 91325 TEL: (818) 343-1103	OFFICE ST. MARY'S AND ST. ATHANASIOS CHURCH 17431 ROSCOE BLVD. NORTHBRIDGE, CA 91325
JOB NO.	17361/17431/17455		
SHEET TITLE	53 UNITS BUILDING "A" GROUND FLOOR		
NOT FOR CONSTRUCTION			
ISSUED FOR PERMIT			
CHECKED FOR CONSTRUCTION			
SCALE 1/8" = 1'-0" AND			
SHEET NO.	<b>A-2</b>		

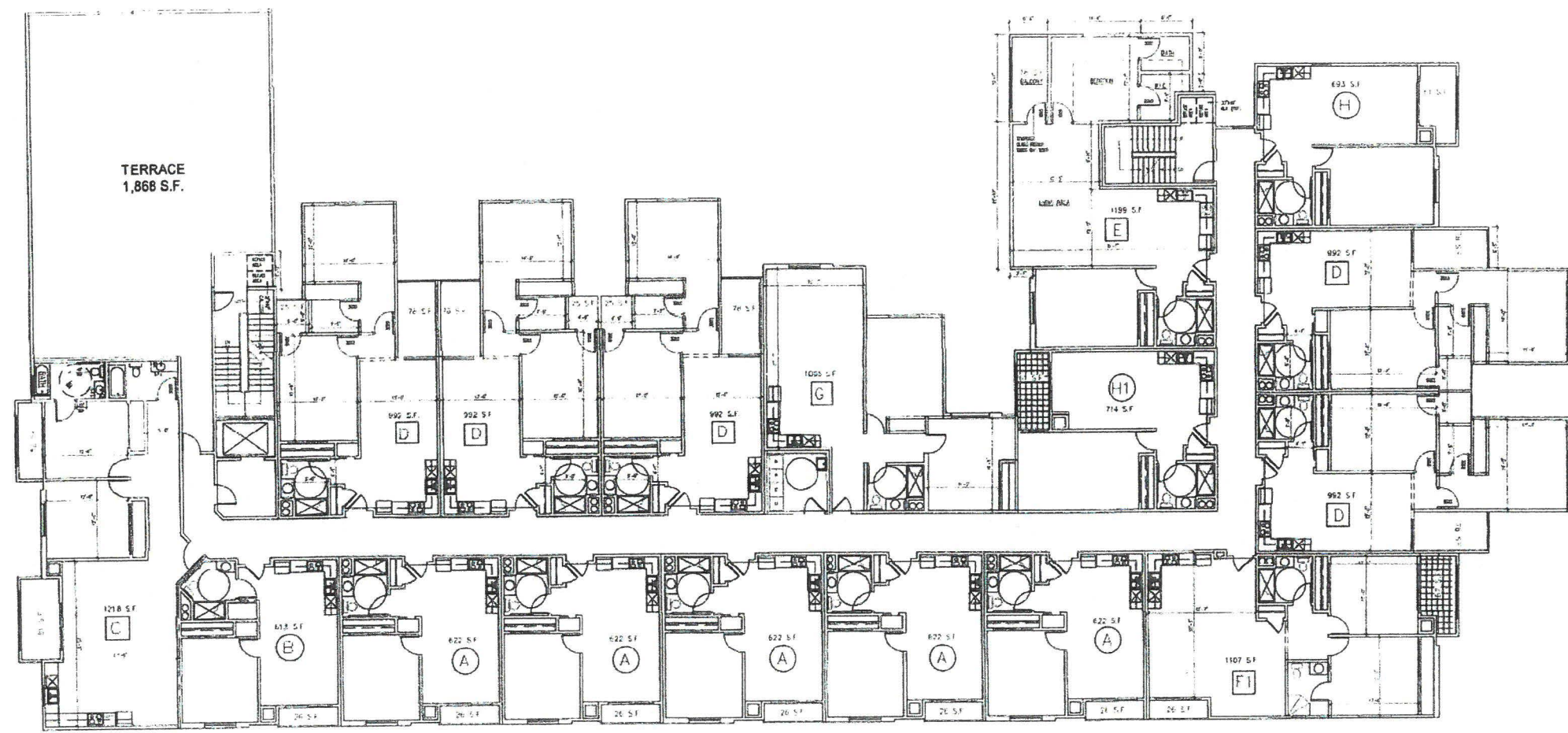




SECOND FLOOR PLAN  
53 UNITS BUILDING "A"

OWNER	ST. MARY'S AND ST. ATHANASIOS CHURCH 17431 ROSCOE BLVD. NORTHridge, CA 91325
PROJECT	53 UNIT SENIOR HOUSING 17361/17431/17455 ROSCOE BLVD. NORTHridge, CA 91325
ARCHITECT	ART+TECH ARMENIAN-ORIENTAL ARCHITECTURE + PLANNING 141 S. 19TH ST. 2ND FLOOR SUNNYVALE, CA 95087 TEL: (415) 951-1100
JOB NO.	...
SHEET TITLE	53 UNITS BUILDING "A" SECOND FLOOR
NOT FOR CONSTRUCTION	
ISSUED FOR PERMIT	
ISSUED FOR CONSTRUCTION	
SCALE	1/8" = 1'-0" UNLESS NOTED
SHEET NO.	A-3





THIRD FLOOR PLAN  
53 UNITS BUILDING "A"

OWNER	ST. MARY'S AND ST. ATHANASIOS CHURCH	
	17431 ROSCOE BLVD. NORTHridge, CA 91325	
ARCHITECT	ART-TECH ARMEN TER-OGANESIAN ARCHITECTURE & PLANNING 17351/17431 ROSCOE BLVD. NORTHridge, CA 91325 TEL: 818 940-1440	
	PROJECT: 53 UNIT SENIOR HOUSING	
JOB NO.	17351/17431/17455 ROSCOE BLVD. NORTHridge, CA 91325	
	SHEET TITLE 53 UNITS BUILDING "A" THIRD FLOOR	
NOT FOR CONSTRUCTION DESIGNED FOR PERMIT DESIGNED FOR CONSTRUCTION	SCALE: 1/8" = 1'-0" LONG	
	SHEET NO.	
	A-4	





WEST ELEVATION  
53 UNITS BUILDING "A"



EAST ELEVATION  
53 UNITS BUILDING "A"

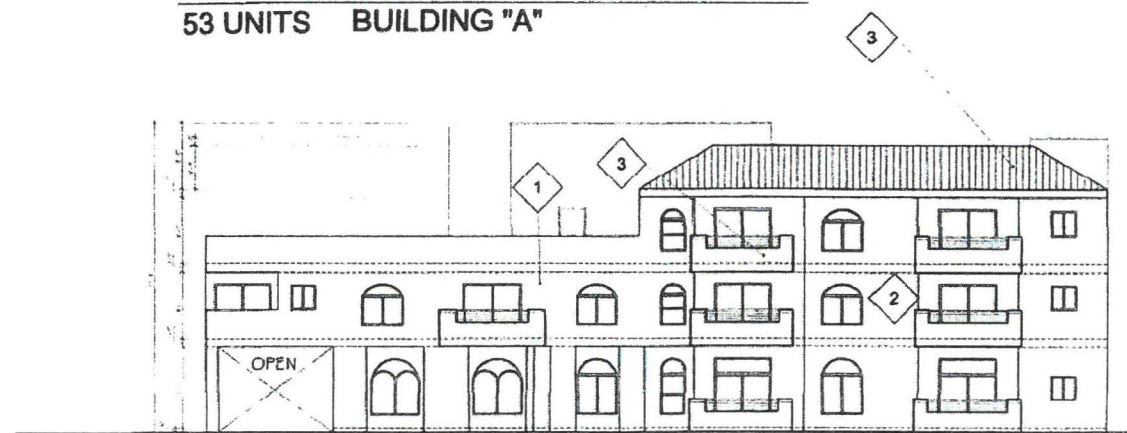
- 1 ARCHED WINDOW
- 2 STUCCO (GRAY COLOR)
- 3 TILE ROOF

<b>ART-TECH</b> ARMENIAN-OSGANESEAN ARCHITECTURE • PLANNING 144 S. 1ST ST. STE. 201 LOS ANGELES, CA 90012 TEL: (213) 624-1100	OWNER ST. MARY'S AND ST. ATHANASIOS CHURCH ADDRESS 17431 ROSCOE BLVD. NORTHridge, CA 91325
	PROJECT 53 UNIT SENIOR HOUSING ADDRESS 17361/17431/17455 ROSCOE BLVD. NORTHridge, CA 91325
SHEET TITLE 53 UNITS BUILDING "A" ELEVATIONS	
NOT FOR CONSTRUCTION PREPARED FOR PERMIT ISSUED FOR CONSTRUCTION	
SCALE 1/8"=1'-0" UNLESS NOTED SHEET NO. <b>A-5</b>	





NORTH ELEVATION  
53 UNITS BUILDING "A"



SOUTH ELEVATION  
53 UNITS BUILDING "A"

- 1 ARCHED WINDOW
- 2 STUCCO (GRAY COLOR)
- 3 TILE ROOF

ST. MARY'S AND ST. ANTHONY'S CHURCH  
17431 ROSCOE BLVD.  
NORTHridge, CA 91325

ART-TECH  
ARMENIAN-OSSEANIAN  
ARCHITECTURE & PLANNING  
144 S. WEST ST. STE. 201  
PUEBLO, CO 81007  
TEL: 719.587.1100

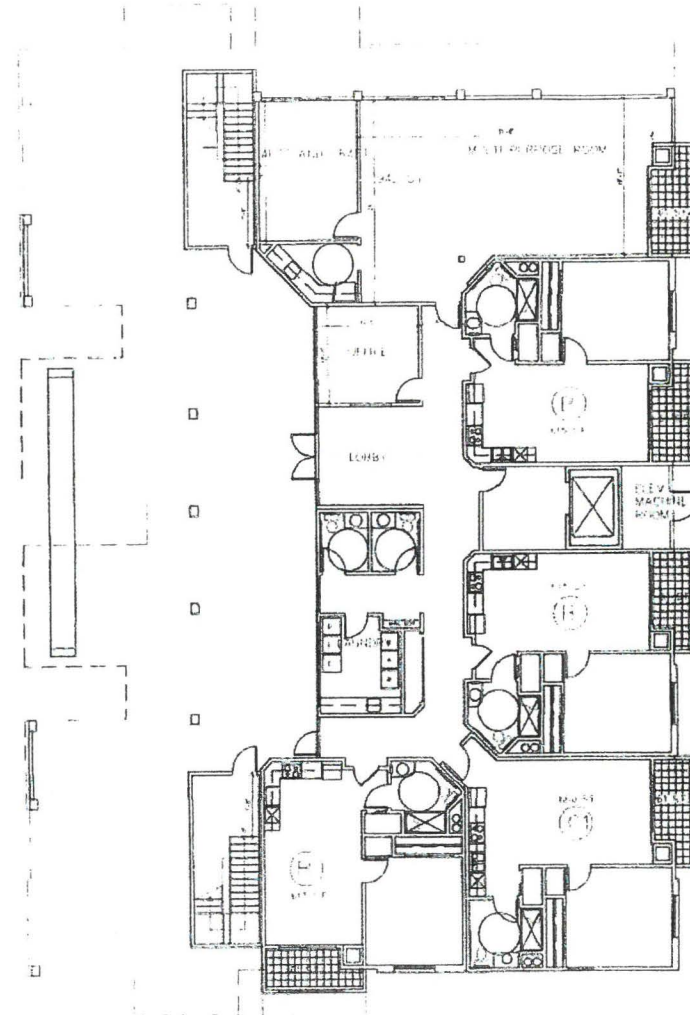
PROJECT: 53 UNIT SENIOR HOUSING  
ADDRESS: 17361/17431/17455 ROSCOE BLVD.  
NORTHridge, CA 91325

JOB NO.:  
SHEET TITLE:  
53 UNITS  
BUILDING "A"  
ELEVATIONS

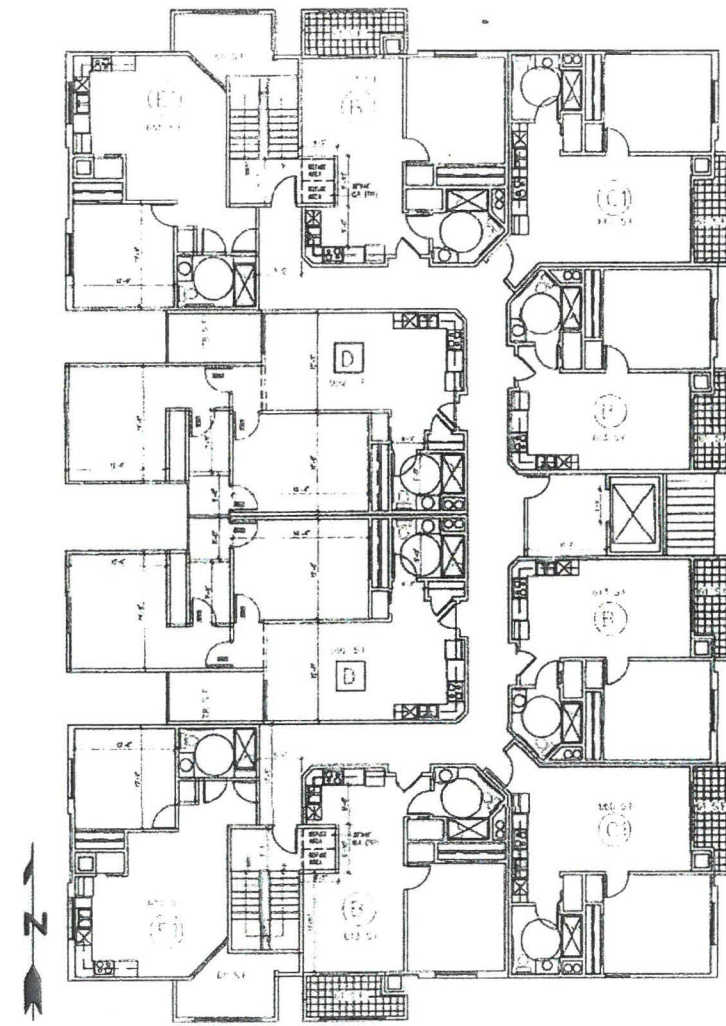
NOT FOR CONSTRUCTION  
DESIGNED FOR PERMIT  
REVISIONS FOR PERMIT  
SCALE: 1/8" = 1'-0" BIRD  
SHEET NO.

**A-6**





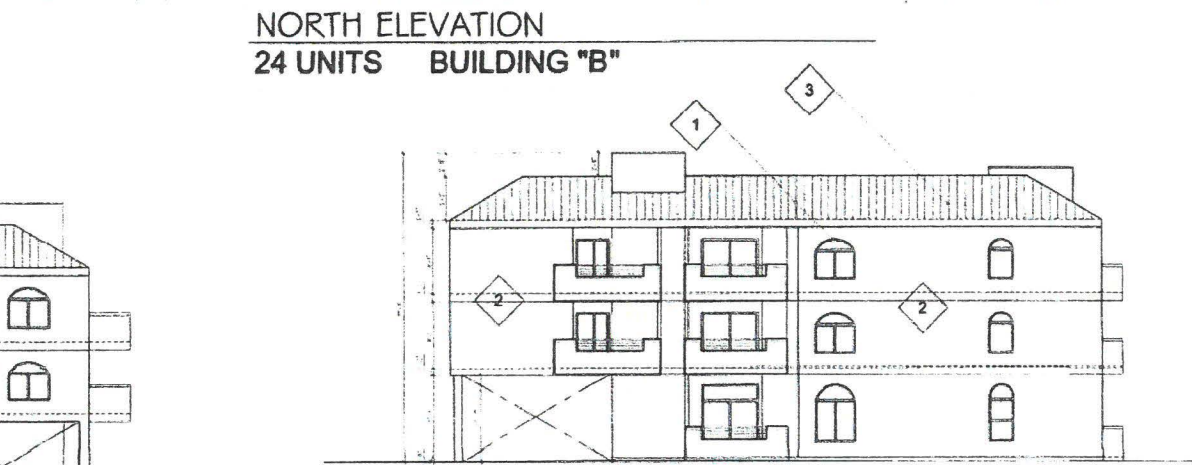
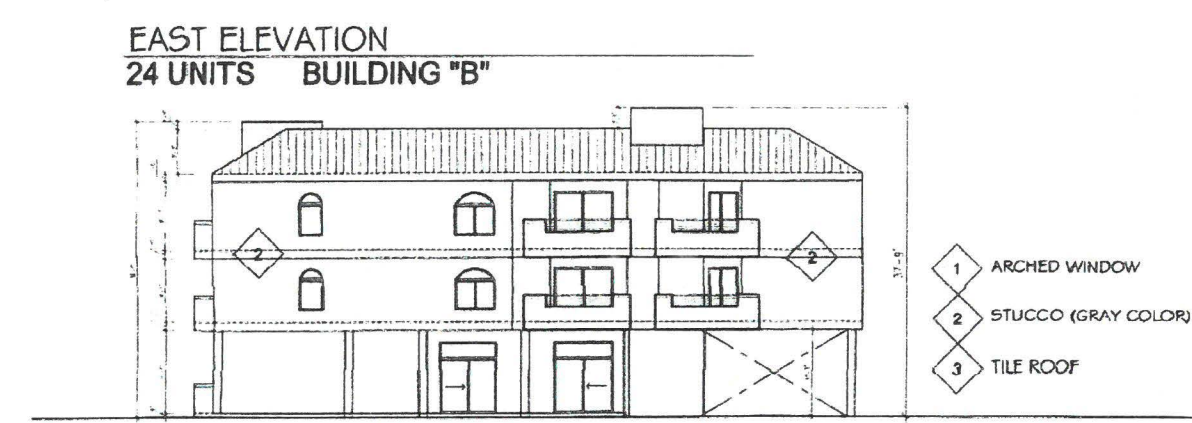
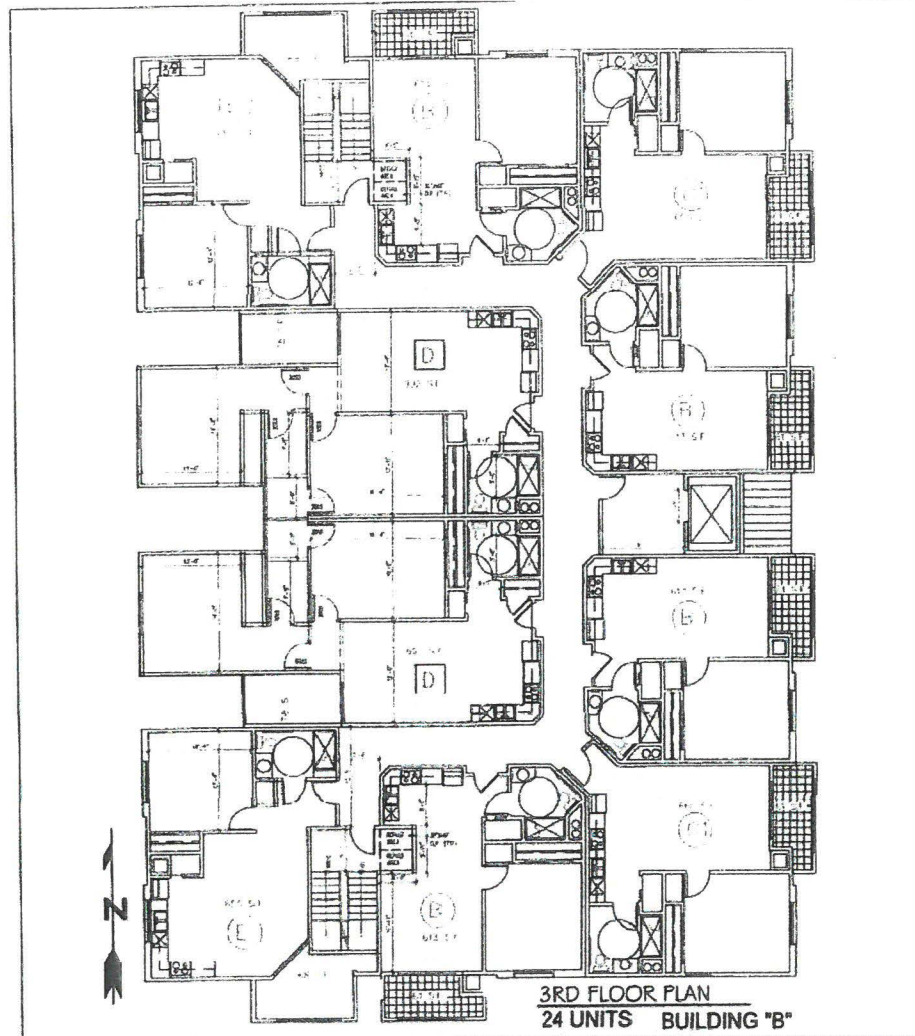
GRND FLOOR PLAN  
24 UNITS BUILDING "B"



2ND FLOOR PLAN  
24 UNITS BUILDING "B"

OWNER	ST. MARY'S AND ST. ANTHONY'S CHURCH	
	17431 ROSCOE BLVD. NORTHridge, CA 91325	
ARCHITECT	ART-TECH ARMENIAN-GEORGIAN ARCHITECTURE & PLANNING	
	144 S. IMPERIAL ST. #2 LOS ANGELES, CA 90015 TEL: (213) 511-1100	
PROJECT	24 UNIT SENIOR HOUSING	
ADDRESS	17361/17431/17455 ROSCOE BLVD. NORTHridge, CA 91325	
SHEET TITLE	24 UNITS BUILDING "B"	
DATE FOR CONSTRUCTION	1982.11.15	
DATE FOR PERMIT	1982.11.15	
DATE FOR CONSTRUCTION	1982.11.15	
SCALE	1/8"=1'-0" UNO	
SHEET NO.	A-7	



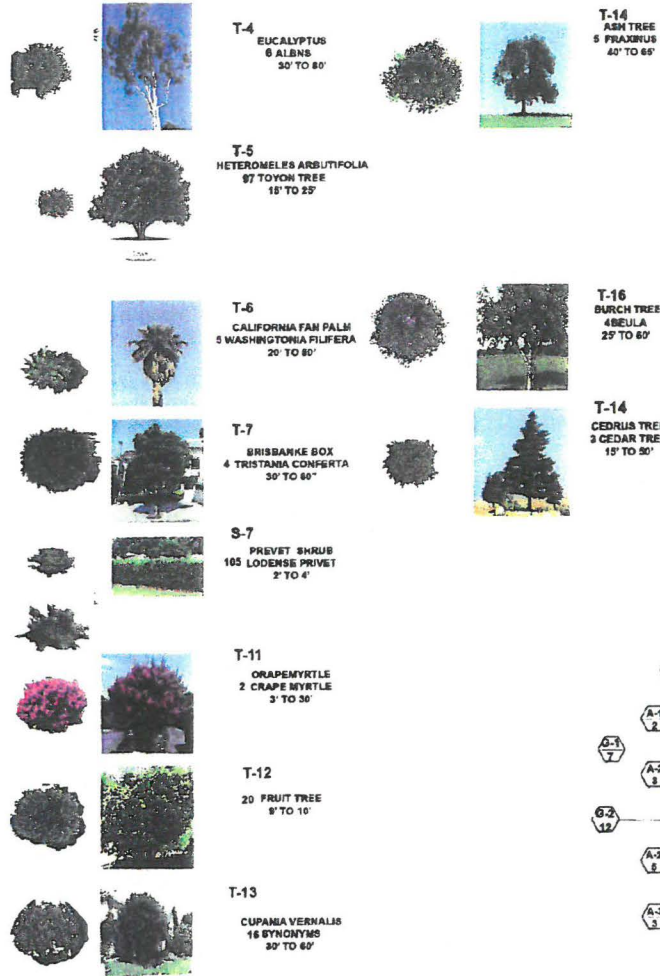


- 1 ARCHED WINDOW
- 2 STUCCO (GRAY COLOR)
- 3 TILE ROOF

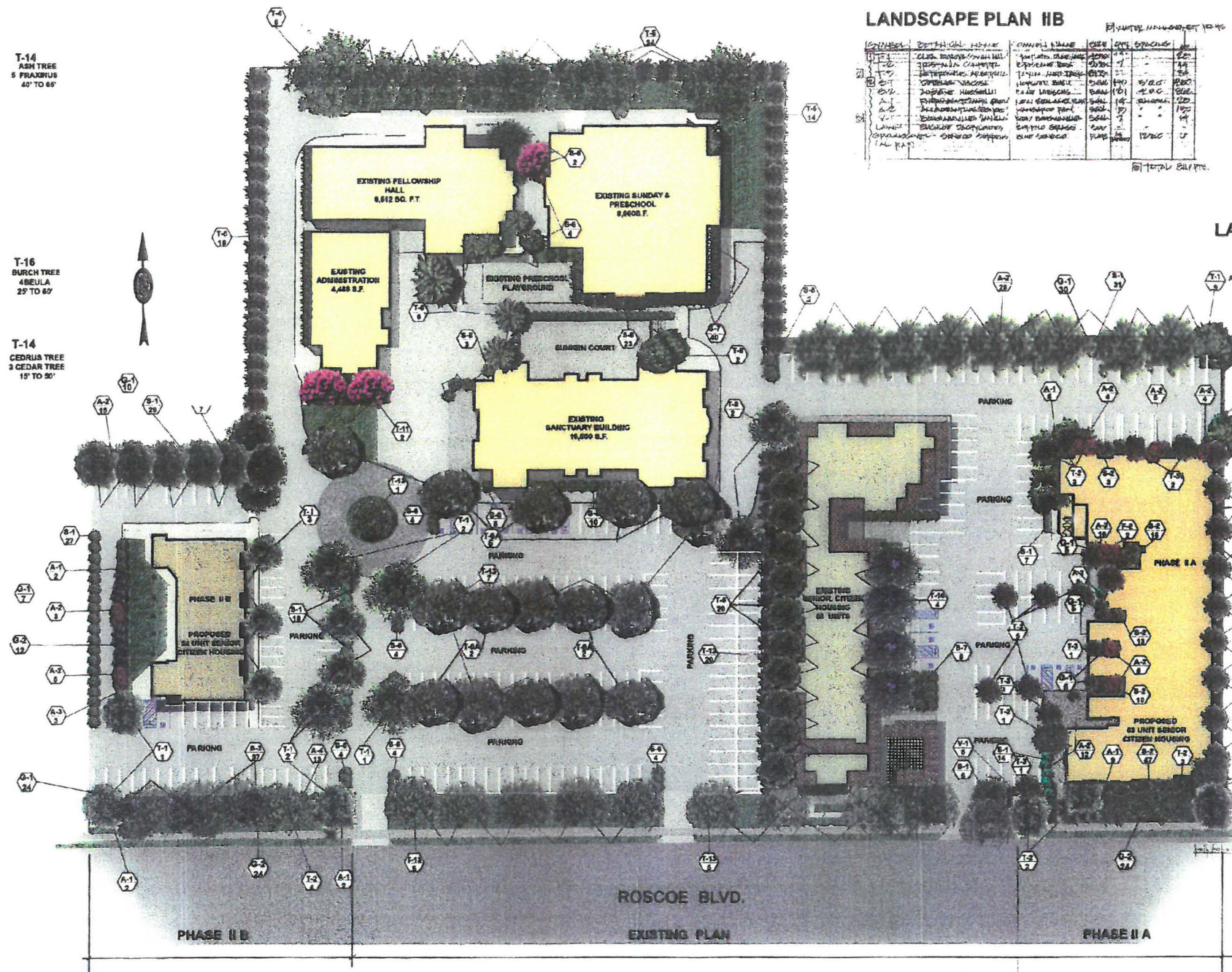
OWNER	ST. MARY'S AND ST. ANTHONY'S CHURCH
ADDRESS	17431 ROSCOE BLVD. NORTHridge, CA 91325
ARCHITECT	ART-TECH ARMENIAN-OSGANESEAN ARCHITECTURE • PLANNING
PROJECT	24 UNIT SENIOR HOUSING
JOB NO.	17361/17431/17455
SHEET TITLE	24 UNITS BUILDING "B" 3RD FLOOR PLAN
SCALE	1/4" = 1'-0"
SHEET NO.	A-8



## EXISTING LANDSCAPE PLAN



## PROPOSED ADDITION PLANTING TO EXISTING PLAN



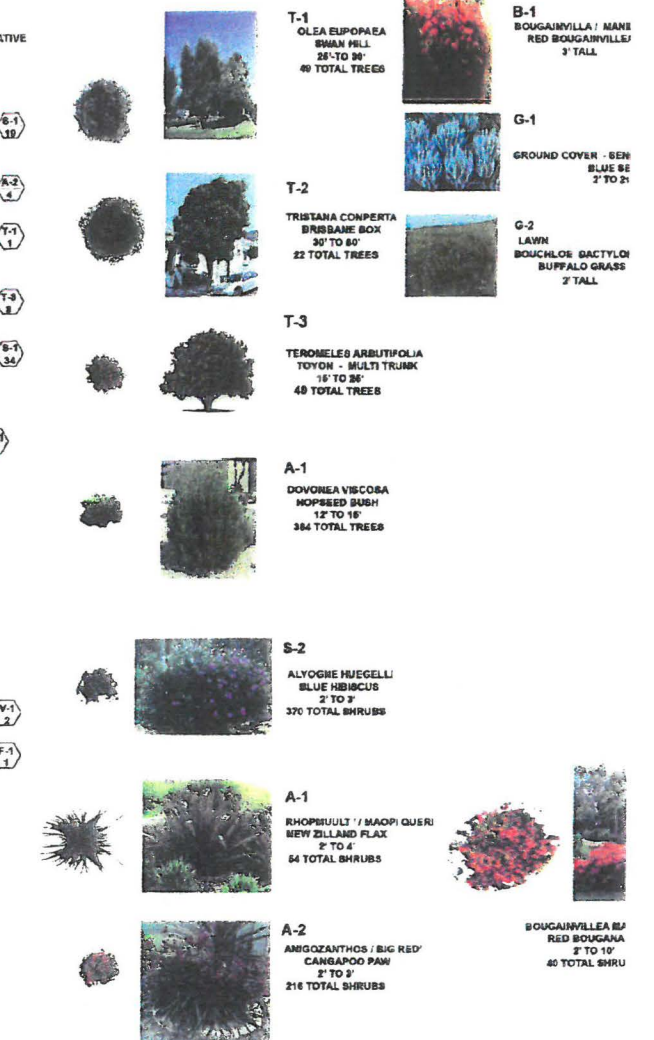
## LANDSCAPE PLAN IIB

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	NOTES
T-1	OLEA EUPOAEA	SWAN HILL	25' TO 30'	40		
T-2	TRISTANA CONPERTA	BRISBANE BOX	30' TO 40'	22		
T-3	TEROMELES ARBUTIFOLIA	TOYON - MULTI TRUNK	15' TO 30'	40		
A-1	DOVONIA VISCOSA	HOPPED BUSH	12' TO 15'	344		
S-2	ALYOGNE RUECELLI	BLUE HIBISCUS	2' TO 3'	370		
A-1	RHOPIRULI / MAOPI QUSU	NEW ZILLAND FLAX	2' TO 4'	64		
A-2	AMIGOZANTHOS / BIG RED	CANGAPOO PAM	2' TO 3'	216		

## LANDSCAPE PLAN IIA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	NOTES
T-1	OLEA EUPOAEA	SWAN HILL	25' TO 30'	40		
T-2	TRISTANA CONPERTA	BRISBANE BOX	30' TO 40'	22		
T-3	TEROMELES ARBUTIFOLIA	TOYON - MULTI TRUNK	15' TO 30'	40		
A-1	DOVONIA VISCOSA	HOPPED BUSH	12' TO 15'	344		
S-2	ALYOGNE RUECELLI	BLUE HIBISCUS	2' TO 3'	370		
A-1	RHOPIRULI / MAOPI QUSU	NEW ZILLAND FLAX	2' TO 4'	64		
A-2	AMIGOZANTHOS / BIG RED	CANGAPOO PAM	2' TO 3'	216		

## LANDSCAPE PLAN / PHASE IIA / PHASE IIB



ST. MARY'S AND ST. ATHANASIUS CHURCH  
17431 ROSCOE BLVD.  
NORTHRIDE, CALIFORNIA 91325

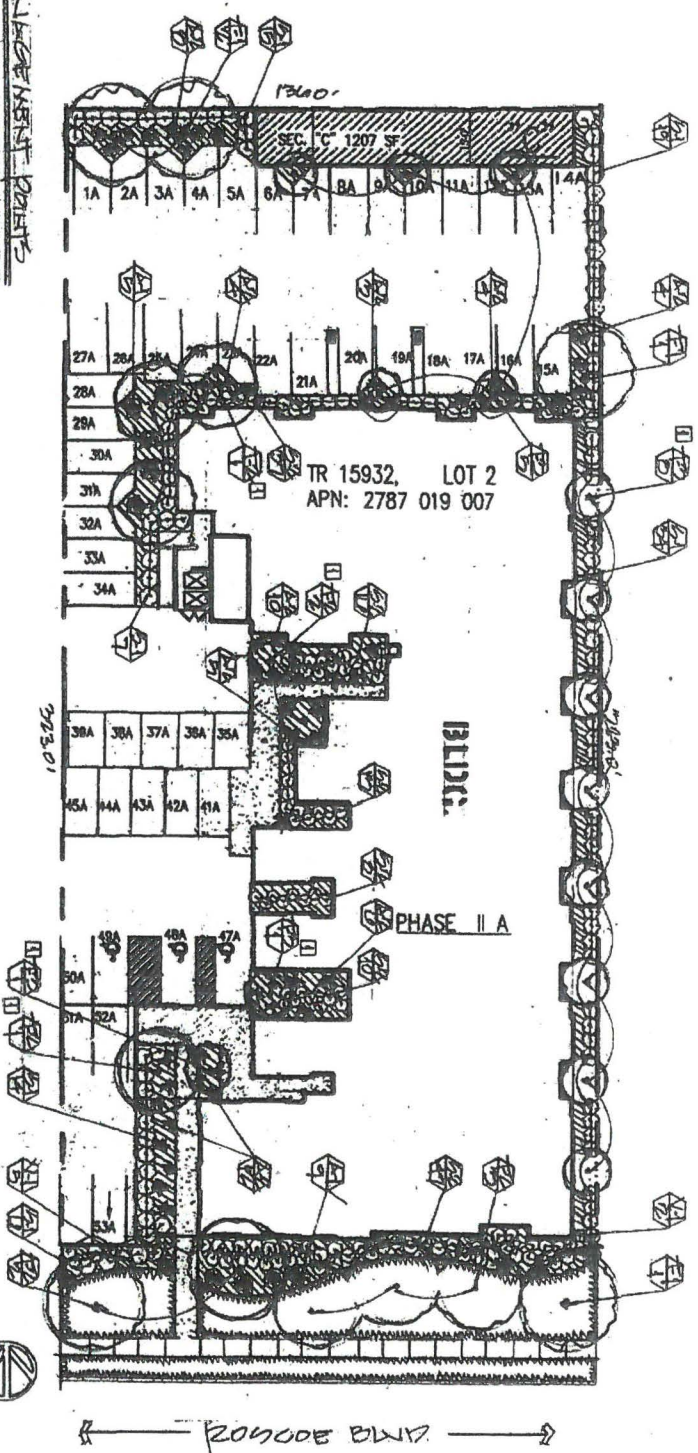
*[Signature]*  
#1844

LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
615-243-9169









**VEGETATION ADJUSTMENT POINTS**  
TOTAL 500 POINTS AT SITE: 15,000 SF  
TOTAL 100 POINTS PER V. 100 FT.  
DETAIL OF POINTS: PRE. ADJUST. CULTIV. 100  
ADJUSTMENT: CULTIVATION: 100  
ADJUSTMENT: CULTIVATION: 100  
TOTAL: 1000 PT

**LANDSCAPE POINT SCHEDULE**  
TOTAL 500 POINTS AT SITE: 15,000 SF  
TOTAL 100 POINTS PER V. 100 FT.  
DETAIL OF POINTS: PRE. ADJUST. CULTIV. 100  
ADJUSTMENT: CULTIVATION: 100  
ADJUSTMENT: CULTIVATION: 100  
TOTAL: 1000 PT

**PLANT LIST**  
TOTAL 500 POINTS AT SITE: 15,000 SF  
TOTAL 100 POINTS PER V. 100 FT.  
DETAIL OF POINTS: PRE. ADJUST. CULTIV. 100  
ADJUSTMENT: CULTIVATION: 100  
ADJUSTMENT: CULTIVATION: 100  
TOTAL: 1000 PT

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QTY	SPACES
1	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
2	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
3	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
4	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
5	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
6	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
7	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
8	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
9	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
10	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
11	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
12	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
13	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
14	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
15	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
16	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
17	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
18	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
19	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
20	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
21	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
22	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
23	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
24	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
25	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
26	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
27	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
28	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
29	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
30	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
31	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
32	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
33	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
34	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
35	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
36	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
37	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
38	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
39	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
40	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
41	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
42	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
43	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
44	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
45	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
46	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
47	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
48	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
49	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10
50	DRY, BARKY, SMALL HILL	DRY, BARKY, SMALL HILL	4000	1	10

**LEGEND**

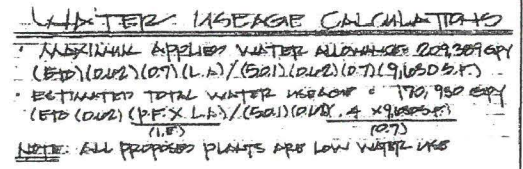
- Proposed Tree
- Proposed Shrub
- Proposed Vine
- Proposed Accent
- Proposed Landmark
- Proposed Capital

**PLANTING PLAN**

LARRY C. TISON & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
17431 ROSCOE BLVD., SUITE 100  
NORTHBRIDGE, CA 91325  
TEL: (818) 953-1100

PROJECT: 53 UNIT & 24 UNIT SENIOR HOUSING	ART-TECH ARMEN TER-OGANESIAN ARCHITECTURE • PLANNING 144 E. FIRST ST. STE. 201 SUNLAND, CA 91060 TEL: (818) 953-1100	OWNER: ST. MARY'S AND ST. ATHANASIOS CHURCH ADDRESS: 17431 ROSCOE BLVD. NORTHBRIDGE, CA 91325
ADDRESS: 17361/17431/17455 ROSCOE BLVD. NORTHBRIDGE, CA 91325		
SHEET NO. L-1		





SPRINKLER HEADS					
SYMBOL	DESCRIPTION	MODEL NO.	QTY	REMARKS	DATE
▶	RAINBOW 1/2" / 15'	1004-1502	1.0	15'	30
◀	" 1/2" / 15'	1004-1501	2.0	15'	30
◀	" 1/2" / 15'	1512-1502	1.0	15'	30
◀	" 1/2" / 15'	1512-1501	2.0	15'	30
◀	" 1/2" / 15'	1512-1501A	4	15'	30
◀	" 1/2" / 15'	1512-1501B	1.0	10'	30
◀	" 1/2" / 15'	1512-1501C	4	10'	30
◀	" 1/2" / 15'	1512-1501D	2.0	8'	30
◀	" 1/2" / 15'	1512-1501E	1.5	5'	30
◀	" 1/2" / 15'	1512-1501F	1.0	5'	30

- 1** Prior to final acceptance of work, the Contractor shall provide an Inception Audit conducted by a Certified Landscape Inception Auditor and:
- 2** The Inception Audit shall include, but is not limited to:
  - a) A review of all proposed landscape site plans submitted to the university, reporting existing or potential climate control features, and preparation of an Inception Audit Report. The study shall be approved prior to final acceptance.










A Contractor must report as part of Inception, if necessary, to the University's Inception Auditors. If positive or satisfactory results, two systems shall be adjusted. Plots are repaired and adjustments until an Inception Audit Compliance Certificate is issued. The Inception Audit Report will be submitted with the Certificate of Completion to the City.

**Maintenance Schedule:**

"As regular maintenance schedule shall include, but not limited to, routine repairs; adjustment and repair of the irrigation system; watering and fertilizing of plants; pruning of trees and shrubs; weeding, mulching, mowing, sweeping, cleaning up debris and other maintenance tasks." The maintenance schedule is to be submitted with the Certificate of Completion.

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

### LEGEND

-  — Wiper (not direct controller)  
 — Rainbow (not direct controller)  
 — Rainbow with R.S. (not direct controller)  
 — Backlash prevention (not direct controller)  
 — Gear coupling (not direct controller)  
 — Value / Rainbow (not direct controller)  
 — Value with error  
 — Mainline / side  
 — Laternal line / side

## IRRIGATION PLAN



**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
**LANDSCAPE ARCHITECTURE**  
314 F BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
515-741-9950

NAME: ST. MARY'S AND ST. ATHANASIUS CHURCH  
ADDRESS: 17431 ROSCOE BLVD.  
NORTHridge, CA 91325

**ART • TECH**  
ARMEN TER-OGANESIAN  
ARCHITECTURE • PLANNING

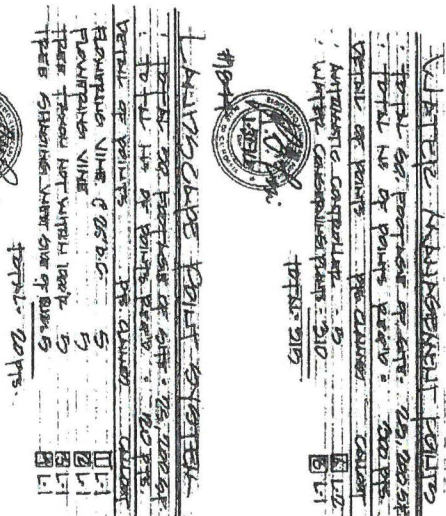
**PROJECT:** 53 UNIT & 24 UNIT SENIOR HOUSING  
**ADDRESS:** 17361/17431/17455 ROSCOE BLVD.  
NORTHridge, CA 91325

JOB NO: 00-00  
SHEET TITLE

SHEET NO.

L-2



[illegible]

LARRY G. YLSON & ASSOCIATES  
LARRY G. YLSON, AIA  
LANDSCAPE ARCHITECTURE  
314 E. DOWNEY AVE., SUITE D, GLENDALE, CALIFORNIA 91201

「一」

PROJECT:  
53 UNIT & 24 UNIT SENIOR HOUSING  
ADDRESS:  
17361/17431/17455 ROSCOE BLVD.  
NORTHRIDGE, CA 91325

**ART • TECH**  
**ARMEN TER-OGANESIAN**  
**ARCHITECTURE • PLANNING**  
144 S FIRST ST. STE. 201  
RIVERSIDE, CA 92502  
TEL. (949) 953-1100

ST. MARY'S AND ST. ATHANASIUS CHURCH  
17431 ROSCOE BLVD.  
NORTHRIDGE, CA 91325





SYMBOL	DESCRIPTION	ANODE NO.	GAGE	RADIUS	PSI
▽	PAINTING	1000-1000	1.0	15'	30
▽	PAINTING	1000-1000	1.0	15'	30
▽	PAINTING	1000-1000	1.0	15'	30
□	PAINTING	1000-1000	1.0	15'	30
□	PAINTING	1000-1000	1.0	15'	30
○/○	PAINTING	1000-1000	1.0	15'	30
○	PAINTING	1000-1000	1.0	15'	30

NOTE: ALL PROPOSED PLACES ARE LOW WATER USE.









**IRRIGATION CONTROLS TESTING AND ADJUSTMENTS:**

1. Prior to final acceptance of work, the Contractor shall provide an Irrigation Audit conducted by a Certified Landscape Irrigation Auditor and:
2. The Irrigation Audit shall include, but is not limited to:
  - a. Inspection, system tune-up, system test with distribution uniformity, reporting operation or run-off that exceeds allowed flow, and preparation of an irrigation schedule. The audit shall be reviewed by the Landscape Architect of record and approved prior to final acceptance.
3. Contractor shall repair or adjust irrigation, if necessary, to address all reported deficiencies. If repairs or adjustments made, the system shall be re-audited. Provide repairs and adjustments until an Irrigation Auditor reports no deficiencies.
4. The Project Applicant/Owner shall submit the Irrigation Audit Report with the Certificate of Completion to the City.

**Maintenance Schedule:**

"A regular maintenance schedule shall include, but not limited to, routine inspection; adjustment and repair of the irrigation system and its components; cleaning and debarking leaf areas; pruning, mulching, fertilizing, and watering of all landscape areas; and removing obstructions to drainage devices."

a maintenance schedule to be submitted with the Certificate of Completion.

-  — CONTROLLER/RAINBOW ESP-LINE
-  — RAIL SENSER/RAINBOW RS-RX1 <sup>SSA</sup>
-  — BACKFLOW PREVENTER  
F800-0257-1181
-  — QUICK COUPLER/RAINBOW THPC.
-  — CONTROLLER/RAINBOW S.B. SERVO
-  — VALVE IN/SPR  
VALVE SIZE
-  — MAIN LINE/SCHE. TO PK.
-  — LATERAL LINE/SCHE. TO PK.

**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
**LANDSCAPE ARCHITECTURE**  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

L-4



**EXHIBIT C**

**DOT TRAFFIC ASSESSMENT**  
**SEPTEMBER 17, 2015**



CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

17349 Roscoe Bl.  
DOT Case No. 42282

Date: September 17, 2015

To: Bob Duenas, Senior City Planner  
Department of City Planning



From: Sergio D. Valdez, Transportation Engineer  
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED ST. MARY SENIOR CITIZEN HOUSING  
AND PRIVATE ELEMENTARY SCHOOL AT 17349 ROSCOE BOULEVARD**

The Department of Transportation (DOT) has completed the traffic assessment for the proposed St. Mary Senior Citizen Housing and Private Elementary School, in the community of Northridge. This traffic assessment is based on a professional traffic impact study of the proposed project, dated April 2015, as prepared by Intueor Consulting, Inc.. In preparation of this assessment, DOT conducted a careful review of this traffic study's pertinent assumptions, analyses and conclusions, and conducted independent field studies and research to validate the data contained therein. DOT has determined that the traffic study, as revised below, adequately describes all projected transportation impacts associated with the proposed development that fall within the City of Los Angeles' jurisdiction to review.

**PROJECT DESCRIPTION**

The proposed project consists of the construction of 77 unit senior apartments and the expansion of an existing K-5 elementary school from 45 students to a total enrollment of 180 students.

Access to the site will be provided via three driveways located on Roscoe Boulevard. The parking layout will include a separation of the residential and school components, but each parking area will remain accessible from all other parking areas.

**DISCUSSION AND FINDINGS**

Trip Generation

The proposed project will generate a net increase of up to 618 daily trips, a net increase of up to 139 a.m. peak hour trips and a net increase of up to 102 p.m. peak hour trips, as shown in Table 1 below. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.



Table 1: Project Trip Generation Estimates

Land Use Description	Size	Unit	Daily Trips	a.m. Peak Trips			p.m. Peak Trips		
				In	Out	Total	In	Out	Total
Detatched Senior Housing	77	dwelling units	283	6	11	17	13	8	21
Private Elementary School	135	students	335	67	55	122	40	41	81
		Totals	618	73	77	139	53	49	102

The traffic study reviewed four intersections for traffic impacts. DOT conducted an independent Analysis of the intersections contained in the study, after revising one revised base assumption:

- Split signal phasing at the Intersection of Balboa Boulevard and Roscoe Boulevard was not observed, nor have any plans been proposed to implement it in the future. Therefore, the intersection was analyzed for all scenarios without split phasing.

#### Traffic Impacts

DOT's policy on significant transportation impact threshold, listed in Table 2 below, is also referenced in the traffic study.

Table 2: Significant Transportation Impact Thresholds

Level of Service (LOS)	Projected Volume to Capacity Ratio (V/C), including Project	Project-Related Increase in V/C
C	between 0.701 and 0.800	≥ 0.040
D	between 0.801 and 0.900	≥ 0.020
E and F	≥ 0.901	≥ 0.010

The result of DOT's analysis is consistent with the results listed in the study. DOT has concluded that the proposed project will produce a significant traffic impact at the intersection of Roscoe Boulevard and Balboa Boulevard in the future analysis scenario. These findings are summarized in Table 3, which shows the existing, projected and project-related volume-to-capacity (v/c) ratios and levels of service (LOS) at the study intersections.

The Department of Transportation recommends that the following Project Requirements be adopted as conditions of project approval:



## PROJECT REQUIREMENTS

### A. Mitigation Measures

1. Traffic impacts at the intersection of Balboa Boulevard and Roscoe Boulevard will be mitigated to a less-than-significant level by reducing the net vehicle trips produced by the school through the implementation and monitoring of a Transportation Demand Management (TDM) program that will encourage the use of rideshare/carpools, public transportation and privately operated bus shuttle services. This program shall be submitted to DOT for approval at the beginning of each school year.
  - a. To reduce school-generated vehicle trips adjacent to the site by no less than fifteen percent during the hours of 7 a.m. to 9 a.m. (the "trip cap"), the program shall include staggered school hours such that no more than 50% of enrolled students arrive between 7:30 a.m. and 8:00 a.m. each school day.
  - b. All student drop-off and loading shall take place on site. The school shall prepare a school site access and student drop-off circulation plan for vehicles to be reviewed by DOT. To provide adequate queuing space, the plan shall require vehicles to circulate through the greater portion of the main parking area before reaching the entrance plaza during a period beginning 30 minutes before the first class starting time and lasting until 15 minutes after the final class starting time.
  - c. The school shall include provisions for enforcement, disciplinary procedures and penalties for parents/guardians of enrolled students that habitually disregard the rules as set forth by the TDM program.
  - d. The monitoring component of the program shall include an annual compliance report that shows the breakdown of each grade's starting class time, total enrollment per grade, and vehicle counts at the school's driveways by a licensed traffic engineer to verify compliance with the trip cap. The compliance report shall be submitted to DOT by December 1<sup>st</sup> each year, and made available to the Department of City Planning upon request.
  - e. If the school exceeds the trip cap, they shall submit a follow up compliance report to DOT by May 1<sup>st</sup> of the following Year. If the school continues to be in excess of the trip cap in the follow up report, they shall pay a \$1,000 penalty to the City for each vehicle trip the school generates in excess of the trip cap or reduce the student enrollment for the following school year an amount equal to the number of peak hour trips in excess of the trip cap.
  - f. If the school meets the trip cap for five consecutive years, the school shall no longer be required to prepare annual compliance reports.

The residual transportation impacts following implementation of these measures are listed in Table 4



**B. Highway Dedications and Physical Street Improvements**

Due to the change in street dimensions instituted by the 2035 Mobility Plan the Department of Transportation recommends that the applicant contact the Bureau of Engineering (BOE) to determine the exact applicable street improvement standards along with any other required improvements specified by the Los Angeles Municipal Code (LAMC) and city ordinances. Required improvements within existing or designated roadways shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project, and shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

**C. Pedestrian Connectivity**

The project site is located midblock, with private parcels owned by others on either side and to the north, and no existing or proposed alleys are adjacent to the site. Therefore, DOT has no specific pedestrian connectivity recommendations for this project and defers to the Department of City Planning for any requirements pertaining to pedestrian connectivity and walkability.

**D. Construction Impacts**

DOT Recommends that a construction work site traffic control plan be submitted to DOT's District Office for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that construction-related traffic be restricted to off-peak hours.

**E. Site Access and Internal Circulation**

This determination does not constitute final DOT approval of the project's driveways, internal circulation, and parking scheme per LAMC Section 12.21. A preliminary parking and driveway plan was submitted to DOT with the traffic study. After reviewing this preliminary plan, DOT has the following comments. The applicant should carefully review these comments to ensure that final site access plans conform to DOT's criteria for driveway designs as published in DOT Manual of Policies and Procedures, Section 321:

1. A maximum of three driveways shall be allowed. A minimum of 50 feet of full-height curb shall be provided in between each driveway.
2. The parking layout plan shall include the adjacent roadway curbs and show all driveways as well as any structure or off-site driveway within 25 feet of a project driveway. Driveways should be designed pursuant to BOE Standard Plan S-440-4, with the driveway approach apron width "W" shown as 30 feet for two-way access or 16 feet for one-way access. The "W" width excludes side slopes and/or curb returns.



3. To avoid an influx of vehicles encroaching on the public right-of-way, a minimum 20-foot queuing reservoir between the property line (after applicable dedications) and the first parking stall shall be required at all ingress driveways. This reservoir shall be increased to 40 feet at driveways serving 101 to 300 stalls.
4. DOT may call for turn restrictions prior to site plan approval, should conditions warrant them. Turn restrictions involve the posting of one or more signs in the public right-of-way by the Applicant, and shall be completed prior to the issuance of any certificate of occupancy.

#### **DOT CLEARANCE GUIDELINES**

Final DOT approval is normally required prior to the issuance of any associated building permits. Approval is given when DOT receives an acceptable site and access plan, verification that all enumerated conditions of approval are satisfied, guaranteed or not applicable, and payment of all applicable application fees. For the fastest possible final review and approval process, plans should be submitted to DOT Valley Development Review, 6262 Van Nuys Blvd., Suite 320, Van Nuys 91401, prior to plan check submission to the Department of Building and Safety.

Pursuant to City Ordinance 180542, effective March 27, 2009, application fees are required for all DOT-related condition clearances and permit issuance activities for private development projects within the city, and must be received by DOT prior to the issuance of any approval, clearance or sign-off. A copy of this ordinance is available upon request.

If you have any questions, you may contact me or Ken Aitchison of my staff at 818-374-4692.

- c: Twelfth Council District  
Ken Firoozmand, DOT West Valley District  
Quyen Phan, BOE Land Development Group  
Ali Nahass, BOE Valley District  
Intueor Consulting, Inc.  
Wahba F. Wahba Engineering, Inc.



Table 3: Volume to Capacity Ratios (v/c) and Levels of Service (LOS)

St. Mary Senior Citizen Housing and Private Elementary School, 17349 Roscoe Bl

Intersection	Peak Hour	Existing conditions		Existing + Project		Project Impact	Future, no project		Future + Project		Project Impact
		v/c	LOS	v/c	LOS	$\Delta v/c$	v/c	LOS	v/c	LOS	$\Delta v/c$
Balboa Bl & Roscoe Bl	AM	0.883	D	0.899	D	0.016	0.913	E	0.930	E	0.017*
	PM	0.847	D	0.854	D	0.007	0.875	D	0.883	D	0.008
Louise Ave & Roscoe Bl	AM	0.499	A	0.509	A	0.010	0.519	A	0.529	A	0.010
	PM	0.421	A	0.419	A	0.008	0.427	A	0.435	A	0.008
White Oak Ave & Roscoe Bl	AM	0.809	D	0.822	D	0.013	0.846	D	0.860	D	0.014
	PM	0.705	C	0.715	D	0.010	0.737	C	0.747	C	0.010
Lindley Ave & Roscoe Bl	AM	0.783	C	0.790	C	0.007	0.809	D	0.816	D	0.007
	PM	0.593	A	0.600	B	0.007	0.612	B	0.619	B	0.007

\* Denotes significant impact

Table 4: Volume to Capacity Ratios (v/c) and Levels of Service (LOS) with Mitigation

Impacted Intersection	Peak Hour	Existing conditions		Existing + Project		Project Impact	Existing + Project + Mitigation		Final Impact
		v/c	LOS	v/c	LOS	$\Delta v/c$	v/c	LOS	$\Delta v/c$
Balboa Bl & Roscoe Bl	AM	0.883	D	0.899	D	0.016	0.891	D	0.008

Impacted Intersection	Peak Hour	Future conditions		Future + Project		Project Impact	Future + Project + Mitigation		Final Impact
		v/c	LOS	v/c	LOS	$\Delta v/c$	v/c	LOS	$\Delta v/c$
Balboa Bl & Roscoe Bl	AM	0.913	E	0.930	E	0.017	0.922	E	0.009



# **EXHIBIT D**

## **ENVIRONMENTAL CLEARANCE**

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

**LEAD CITY AGENCY**  
City of Los Angeles

**COUNCIL DISTRICT**  
CD 12 - MITCHELL ENGLANDER

**PROJECT TITLE**  
ENV-2014-2475-MND

**CASE NO.**  
ZA-2014-2476-CU-ZV, ZA-2015-3215-ELD-SPR

**PROJECT LOCATION**  
17349 & 17431 W. ROSCOE BLVD

**PROJECT DESCRIPTION**

Demolition of two existing single-family dwellings, and the construction, use and maintenance of two (2), 3-story (37'-9" in height), senior citizen independent living residential buildings with 77 units (53 units in Phase II-A and 24 Units in Phase II-B), each building having front yard setback of 25 feet, totaling 60,179 square feet with 77 (53+24) proposed parking spaces, in addition to the existing 58 units with 52 parking spaces, for a total of 135 units with a total 129 parking spaces; and the addition of K-5 grades to an existing preschool with 45 students for a total enrollment up to 180 students within the existing eleven (11) classroom structure and play areas on the church campus with 205 parking spaces, of which 36 spaces are continued to be maintained as tandem parking without an attendant, on a total 6.83-acre site.

The project would require a Conditional Use Permit, a Zone Variance, an Eldercare Facility Unified Permit, and a Site Plan Review.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Lee Ambers (Rep)  
California Property Consultants  
P. O. Box 7570  
Van Nuys, CA 91409-7570

**FINDING:**

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

(CONTINUED ON PAGE 2)

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

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

**THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.**

**NAME OF PERSON PREPARING THIS FORM**

**TITLE**

**TELEPHONE NUMBER**

ALAM CHOUDHURY

City Planner

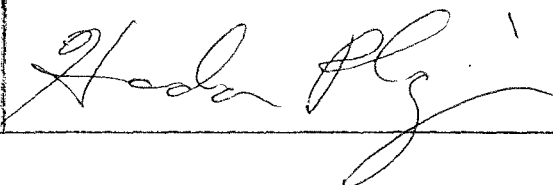
(213) 978-1467

**ADDRESS**

**SIGNATURE (Official)**

**DATE**

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



OCTOBER 28, 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.

**I-150. Aesthetics**

- The project will result in aesthetic impacts. However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- 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 and an automatic irrigation plan, prepared by an Architect, a licensed Landscape Architect, or a licensed Landscape Contractor and to the satisfaction of the decision maker and/or the Department of City Planning.

**IV-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**IV-60. Tree Preservation (Grading Activities)**

- 
- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

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

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

**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-50. Human Health Hazard (Vector Control)**

- 
- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

**VIII-60. Creation of a Health Hazard**

- Environmental impacts to human health may result from project implementation due to a release of chemical or microbiological materials into the community. However, these impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s).
- Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.

**VIII-70. Emergency Evacuation Plan**

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. 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.

**X-60. Land Use/Planning**

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

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

- 
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.



- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XII-30. Increased Noise Levels (Parking Wall)**

- Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:
- A 6-foot-high solid decorative masonry wall, measured from the lowest adjacent grade, adjacent to residential use and/or zones shall be constructed if no such wall exists.

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

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**XIV-10. Public Services (Fire)**

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

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

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

**XIV-30. Public Services (Police)**

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

**XIV-40. Public Services (Construction Activity Near Schools)**

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of \_\_\_\_\_ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**XVI-80. Transportation/Traffic**

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- Refer to Traffic Assessment of the proposed project, DOT Case No. 42282, dated September 17, 2015, for the proposed additional mitigation measures to be implemented to reduce any potential traffic impact to a less than significant level.

**XVII-120. Utilities and Service Systems**

- The project will result in impacts to utilities and/or service systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install/retrofit no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets in all restrooms as appropriate.
- (Operational) 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 project's regular solid waste disposal program.
- (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.



**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 12 - MITCHELL ENGLANDER	
<b>DATE:</b>			
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2014-2475-MND		<b>RELATED CASES:</b> ZA-2014-2476-CU-ZV, ZA-2015-3215-ELD-SPR	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> CHURCH, SCHOOL EXPANSION BOTH NUMBER OF STUDENTS AND GRADE LEVELS, DEVELOPMENT OF TWO SENIOR CITIZEN HOUSING COMPLEXES TALLING 77-UNITS			
<b>ENV PROJECT DESCRIPTION:</b> Demolition of two existing single-family dwellings, and the construction, use and maintenance of two (2), 3-story (37'-9" in height), senior citizen independent living residential buildings with 77 units (53 units in Phase II-A and 24 Units in Phase II-B), each building having front yard setback of 25 feet, totaling 60,179 square feet with 77 (53+24) proposed parking spaces, in addition to the existing 58 units with 52 parking spaces, for a total of 135 units with a total 129 parking spaces; and the addition of K-5 grades to an existing preschool with 45 students for a total enrollment up to 180 students within the existing eleven (11) classroom structure and play areas on the church campus with 205 parking spaces, of which 36 spaces are continued to be maintained as tandem parking without an attendant, on a total 6.83-acre site.  The project would require a Conditional Use Permit, a Zone Variance, an Eldercare Facility Unified Permit, and a Site Plan Review.			
<b>ENVIRONMENTAL SETTINGS:</b> The subject 6.83-acre project site is developed with St. Athanasius Coptic Orthodox Church and a preschool, 58-unit senior citizen housing, and two (2) single-family dwellings built in 1948 and 1951. The subject dwellings, located on each side of the church/preschool and the existing senior housing, are proposed to be demolished for the requested 77 units of new senior citizen independent living housing with 77 parking spaces. The proposed enrollment from the existing 45 preschoolers up to a total of 180 students with the addition of K-5 classes will be accomplished using the existing 11 classrooms and play areas, without any addition of floor area to the church/school facilities. A traffic assessment for the requested project, DOT Case No. 42282, dated September 17, 2015, was completed and the proposed mitigation measures are incorporated herein as part of this MND.  The existing surrounding land use consists of single-family dwellings to the north, east and west in the RA-1 Zone, and in the R1-1 Zone across Roscoe Boulevard to the south.  The subject site is located northerly of Roscoe Boulevard, a designated Major Highway Class II, approximately 450 feet westerly of Louise Avenue, a designated Secondary Highway, within the Northridge Community Plan, Updated February 24, 1998. The property is approximately 7.31 km from the nearest Northridge Fault.			
<b>PROJECT LOCATION:</b> 17349 & 17431 W. ROSCOE BLVD			
<b>COMMUNITY PLAN AREA:</b> NORTHRIDGE <b>STATUS:</b>		<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> NONE
<input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan			

EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent:
GENERAL PLAN LAND USE: VERY LOW I RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
	PROPOSED PROJECT DENSITY: N/A	



## 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.

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City Planner

(213) 978-1467

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Signature

Title

Phone

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### 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 checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

Lee Ambers (Rep)

**PHONE NUMBER:**

(818) 996-0204

**APPLICANT ADDRESS:**

California Property Consultants

P. O. Box 7570

Van Nuys, CA 91409-7570

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

07/10/2014

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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#### I. AESTHETICS

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

#### II. AGRICULTURE AND FOREST RESOURCES

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

#### III. AIR QUALITY

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

#### IV. BIOLOGICAL RESOURCES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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?				✓

#### V. CULTURAL RESOURCES



	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
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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#### IX. HYDROLOGY AND WATER QUALITY

a. Violate any water quality standards or waste discharge requirements?				✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓		
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

#### X. LAND USE AND PLANNING

a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

#### XI. MINERAL RESOURCES

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

#### XII. NOISE

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		



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

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



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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2014-2475-MND and the associated case(s), ZA-2014-2476-CU-ZV, ZA-2015-3215-ELD-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: City Planner	TELEPHONE NO.: (213) 978-1467	DATE: 10/06/2015
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Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	The project is the demolition of two existing single-family dwellings and the construction, use and maintenance of two (2), 3-story, 77- unit senior citizen independent living residential buildings with 77 parking spaces, totaling 60,179 square feet, and the addition of K-5 grades to an existing preschool, and a proposed enrollment from 45 students to a total of 180 students (without any new construction) on the existing school/church campus, on a total 6.83 acre site. The project would require a Conditional Use Permit, a Zone variance, an Eldercare Permit, and a Site Plan Review (see full project description and site plan). There is no scenic vista present and no impact will result.	
b.	NO IMPACT	There are no scenic resources on-site. No potential impact anticipated.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Environmental impact to the character and aesthetics of the site may result. However, the implementation of the proposed mitigation measure will reduce any potential impact to a less than significant level.</b>	I-150
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project may result in ambient night time illumination and glare. However, the implementation of the proposed mitigation measures will reduce any potential impact to a less than significant level.</b>	I-120, I-130
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	The project is located in an urbanized area and does not involve any farmland. No impact would occur.	
b.	NO IMPACT	The site is not zoned for agricultural use. No impact would result.	
c.	NO IMPACT	The site is not a forestland or timberland. No impact would occur.	
d.	NO IMPACT	The project will not result in the loss of forestland or conversion of forestland to non-forest use.	
e.	NO IMPACT	The project is located in an urbanized area; therefore, it does not result in conversion of farmland to non-agricultural use.	
III. AIR QUALITY			



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project would not have any conflict with or obstruct implementation of SCAQMD management plan.	
b.	LESS THAN SIGNIFICANT IMPACT	The construction of the project may potentially reduce air quality standard. However, the project will be required to implement the mandatory mitigation measures related to grading and construction required by the LADBS, such as wetting construction areas twice daily during excavation and construction, use of dust covers, operating efficient construction equipment to minimize exhaust emissions, etc., which will reduce any potential impact to a less than significant level.	
c.	NO IMPACT	The project would not cumulatively impact deterioration of the air quality in the project area.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is located on a Major Highway Class II; consequently, future project residents and students, including sensitive receptors, may be subject to pollutant concentrations and deteriorated air quality standards. Therefore, the implementation of the proposed mitigation measure(s) X-60 should reduce any potential impact to a less than significant level.</b>	<b>See mitigation measure(s) in X-60.</b>
e.	NO IMPACT	The project is not expected to create any objectionable odor with the implementation of proposed mitigation measures VIII-60.	

#### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The proposed project is located in an urbanized area and will have no adverse effect on any sensitive or special status species.	
b.	NO IMPACT	The project area does not contain any riparian habitat or other sensitive natural community. No impact should result.	
c.	NO IMPACT	There is no wetland nearby, nor any impact anticipated.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project would remove existing significant trees and result in adverse impact to nesting native birds, requiring implementation of the proposed mitigations to reduce the potential impact to a less than significant level. .</b>	<b>IV-20</b>

Impact?	Explanation	Mitigation Measures
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may impact significant non-protected trees on the site. However, the implementation of the proposed mitigation measures will reduce any potential impact to a less than significant level.	IV-60, IV-70
f.	NO IMPACT	The project will not have conflict with any conservation plan. No impact should occur.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	The site is developed and does not contain any historic resources. No impact will result.	
b.	NO IMPACT	The property is not known to contain any archeological resources. No impact should result.	
c.	NO IMPACT	The site does not contain any unique paleontological resource or geological feature. No impact should occur.	
d.	NO IMPACT	The subject site is not known to contain any human remains. No impact should occur.	

#### VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The project is 7.31 km from the nearest Northridge Fault. The project will be reviewed and approved by the LADBS; therefore, any potential impact should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The Southern California region is located within/or near different earthquake fault zones and are subject to potential ground shaking. However, the LADBS reviews and approves the construction of all projects in compliance with the City's seismic design standards; therefore, any potential adverse impact should be less than significant.	
c.	NO IMPACT	The site is not located within a liquefaction area. No potentially significant impact should occur.	
d.	NO IMPACT	The property is not located within a designated landslide area. No impact anticipated.	
e.	NO IMPACT	The implementation of the project will not result in a loss of topsoil.	
f.	NO IMPACT	The soil is not expect to become unstable due to the implementation of the project. No impact anticipated.	
g.	NO IMPACT	The project is not located on expansive soil. No impact anticipated.	



Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The project does not involve the use of septic tanks or alternative waste water disposal systems. No impact will result.
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#### VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction of the project may potentially result in greenhouse gas emissions. However, the implementation of the proposed mitigation measure will reduce any potential impact to a less than significant level.	VII-10
b.	LESS THAN SIGNIFICANT IMPACT	The implementation of the proposed mitigation measures in VII-10 will reduce any potential impact to a less than significant level.	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project residents are preschool and kindergarten children through 5th grade students, and senior citizens; hence, the project may potentially generate hazardous materials, i.e., soiled diapers, that would require routine transport and disposal. Therefore, the project will be required to implement the proposed mitigation measure(s) to reduce any potential impact to a less than significant level.	VIII-50, VIII-60
b.	NO IMPACT	The construction, use and maintenance of the project will not involve releasing hazardous materials into the environment. No impact would result.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will implement the migration measures required in VIII-60; therefore, any potential adverse impact to the school should be less than significant.	
d.	NO IMPACT	The project is not located within a designated hazardous material site. As such, no impact would occur.	
e.	NO IMPACT	The site is not a part of an airport land use plan. No safety hazard anticipated.	
f.	NO IMPACT	The project is not located near any private airstrip. No impact would result.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The preschool and kindergarten children and students through 5th grade, and senior citizen - all of whom could be vulnerable in an emergency. Nevertheless, the project will be required to develop an emergency evacuation plan to reduce any such potential impact to a less than significant level.	VIII-70

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The project is not located within or near any forest or wildland. No mitigation warranted.	
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#### IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The project has no relationship with any water quality standards or waste discharge requirements. No impact would result.	
b.	NO IMPACT	The proposed project will have no impact on the ground water.	
c.	NO IMPACT	The site does not contain any stream or river. The implementation of the project would not result in substantial erosion or siltation on- or off-site.	
d.	LESS THAN SIGNIFICANT IMPACT	The project may alter the existing drainage pattern of the site due to the grading and addition of two new buildings to the site; however, the project will comply with the applicable grading requirements enforced by LADBS and the rate or amount of surface runoff will not result in flooding on-or off-site.	
e.	NO IMPACT	The project would not contribute runoff water which would exceed the capacity of existing or planned storm water drainage system. No impact anticipated.	
f.	NO IMPACT	The project would not degrade water quality. No impact would result.	
g.	NO IMPACT	The project site is not located within a 100-year flood hazard area. No impact would occur.	
h.	NO IMPACT	The project would not impede or redirect flood flows. No impact should result.	
i.	NO IMPACT	The project is not located within a designated flood zone.	
j.	NO IMPACT	The project is not subject to the potentials of seiche, tsunami, or mudflow.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The subject project will not divide any established community.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project will be required to comply with the proposed mitigation measure(s) attached herein to reduce any potential impacts to a less than significant level.</b>	<b>X-60</b>
c.	NO IMPACT	The project has no conflict with any conservation plans. No impact would result.	

#### XI. MINERAL RESOURCES



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project is not located within a known mineral resource area. No impact would result.	
b.	NO IMPACT	The project site is not identified by any plans as a locally important mineral resource recovery site. No impact anticipated.	

## XII. NOISE

a.	NO IMPACT	The implementation of the project is not expected to exceed the established noise ordinance standards. No impact anticipated.	
b.	NO IMPACT	The construction of the project is not expected to generate excessive ground borne vibration or noise levels. No impact should occur.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may contribute toward a permanent increase in ambient noise level to the abutting residential uses. Also, the project residents may be subject to potential increased noise level due to its siting on a Major Highway Class II. However, the implementation of the proposed mitigation measure(s) should reduce any potential impact to a less than significant level.	XII-30, XII-170
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction activities of the project may potentially result in a temporary increase in ambient noise level. However, the implementation of the proposed mitigation measure(s) should reduce any potential impact to a less than significant level.	XII-20 See also XIV-40.
e.	NO IMPACT	The project is not located within an airport land use plan. No impact will result.	
f.	NO IMPACT	The project is not in the vicinity of a private airstrip. No impact would occur.	

## XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project will introduce additional residential units; however, any resultant increase in population growth will be less than significant.	
b.	NO IMPACT	The project will not necessitate the construction of replacement housing elsewhere. No impact would occur.	
c.	NO IMPACT	The proposed project would not displace anyone and would not involve or cause the construction of replacement housing elsewhere.	

## XIV. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be reviewed by the LAFD. The implementation of the LAFD proposed mitigation measure(s) will reduce any potential impact to a less than significant level.	XIV-10
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed addition of classes to the existing school and the construction of additional residential units may have need for police services. However, the implementation of proposed mitigation measure(s) will reduce any potential adverse impact to a less than significant level.	XIV-20, XIV-30, XIV-40
NO IMPACT	The project will not impact other area schools.	
LESS THAN SIGNIFICANT IMPACT	Any potential adverse impact on local public parks should be less than significant.	
NO IMPACT	The project is not anticipated to have any potential impact on other public facilities.	
RECREATION		
LESS THAN SIGNIFICANT IMPACT	With the construction of additional residential units, the project residents may have the need for local or regional parks or other recreational facilities; however, the potential impact of causing their deterioration will be less than significant.	
NO IMPACT	The project does not propose the construction or expansion of recreational facilities. No impact should occur.	
TRANSPORTATION/TRAFFIC		
LESS THAN SIGNIFICANT IMPACT	The Department of Transportation completed a traffic assessment study for the proposed project on September 17, 2015, DOT Case No. 42282, and recommended mitigation measures to be implemented to reduce any potential traffic impact to a less than significant level.	
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	In addition to the construction mitigations, the project shall implement the mitigation measures required by the Department of Transportation, DOT Case No. 42282, dated September 17, 2015, to mitigate any potential traffic impact to a less than significant level.	XVI-80
NO IMPACT	The project does not have any relationship with air traffic patterns. No impact would result.	
NO IMPACT	The proposed project is not hazardous to transportation system.	



Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project would have no potential impact on safety/access.	
f.	LESS THAN SIGNIFICANT IMPACT	With the implementation of the mitigation measures required by the DOT Case No. 42282, dated September 17, 2015, any conflict with alternative transportation modes, policies, plans, or programs should be less than significant.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	NO IMPACT	The proposed project has no relationship with the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
b.	NO IMPACT	The project will not require or result in the construction of any new water or wastewater treatment facilities or expansion of existing facilities.	
c.	NO IMPACT	The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	California, including the City of Los Angeles, is going through a severe drought. Nevertheless, the project will be required to implement the proposed mitigation measures to reduce any potential adverse impact on water supply to a less than significant level.	XVII-120
e.	NO IMPACT	The project has no potentially significant impact on the local wastewater treatment provider.	
f.	NO IMPACT	The project would be serviced by the local landfills with sufficient capacity. No impact would result.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will comply with the solid waste regulations to reduce any potential impact to a less than significant level.	XVII-120 See XVII-120 solid waste mitigation

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	The proposed project will not substantially degrade the quality of existing environment or eliminate any important examples of California history, nor will it negatively impact any fish, wildlife, plant and animal in the project area.	
b.	LESS THAN SIGNIFICANT IMPACT	The project may potentially result in environmental impacts as identified. However, the potential impacts will be reduced to a level of insignificance with the implementation of the proposed mitigation measures. Therefore, any potential cumulative impacts on the environment surrounding the project site	

Impact?	Explanation	Mitigation Measures
	will be reduced to a less than significant level.	
c.	NO IMPACT	The proposed project would not have any potentially significant adverse effects on human beings, either directly or indirectly.





# MITIGATION MONITORING PROGRAM

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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 EIR;

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

**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-150            Aesthetics (Landscape Plan)**

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

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

**Monitoring Phase:** Pre-construction; Construction

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

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

## Biology

### **IV-20            Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

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

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



**Monitoring Phase: Construction**

**Monitoring Frequency:** Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

**Action Indicating Compliance:** If vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

**IV-60 Tree Preservation (Grading Activities)**

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

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

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

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** Pre-construction

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

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

**Green House Gas Emissions**

**VII-10 Greenhouse Gas Emissions**

**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-50 Human Health Hazard (Vector Control)**

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

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

**Monitoring Phase:** Construction and Operation

**Monitoring Frequency:** Ongoing

**Action Indicating Compliance:** None – ongoing operational compliance required

### **VIII-60 Creation of a Health Hazard**

**Enforcement Agency:** Los Angeles Fire Department, Los Angeles Department of Public Works, Los Angeles Department of Building and Safety.

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of a building permits

### **VIII-70 Emergency Evacuation Plan**

**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)



## Land Use and Planning

### **X-60 Land Use/Planning**

**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

## Noise

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

**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

### **XII-30 Increased Noise Levels (Parking Wall)**

**Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety

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

**Monitoring Phase:** Pre-construction, Construction

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

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

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

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

Public Services

**XIV-10      Public Services (Fire)**

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

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

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

**XIV-30      Public Services (Police)**

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check



**Action Indicating Compliance:** Issuance of building permits

**XIV-40          Public Services (Construction Activity Near Schools)**

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing, during construction

**Action Indicating Compliance:** Issuance of a Certificate of Occupancy

Transportation/Traffic

**XVI-80          Transportation/Traffic**

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

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

**Monitoring Phase:** Operational

**Monitoring Frequency:** Ongoing

**Action Indicating Compliance:** None – Ongoing compliance required

Utilities and Service Systems

**XVII-120      Utilities and Service Systems**

**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

## 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 measures

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

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

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

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

## **HAZARDS AND HAZARDOUS MATERIALS**

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
  - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
  - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the



written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

## **HYDROLOGY AND WATER QUALITY**

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The

Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or



authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.

- *California Department of Fish and Wildlife*. The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

### **LAND USE AND PLANNING**

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

### **MINERAL RESOURCES**

### **NOISE**

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance 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.