



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

HOLLYWOOD COMMUNITY PLAN AREA

SunWest Project

Case Number: ENV-2015-2448-EIR

Project Location: 5509, 5511, 5515, 5517, 5519, 5521, 5523, 5525, 5527, 5529 West Sunset Boulevard; 1505, 1507, 1509, 1511, 1515, 1523, 1525, 1527, 1529, 1531, 1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, California, 90028

Council District: 13

Project Description: The Project includes demolition of the existing commercial/retail building on the Project site and development of the site with a mixed-use building, including 5 stories of residential apartments above a podium level, 33,980 square feet of general commercial land uses (including 32,990 square feet of ground-floor retail and a 990-square-foot leasing office), and two levels of subterranean parking. The Project includes 293 dwelling units – 105 studios, 110 1-bedroom units, and 78 2-bedroom units. Of the 293 dwelling units, 15 units would be very-low-income units. The maximum height of the building would reach approximately 80 feet. In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City: 1) Project Permit Compliance for consistency with the Vermont/Western Transit Oriented District Specific Plan (SNAP); 2) Site Plan Review for a project creating more than 50 residential units; 3) Pursuant to LAMC 12.22-A.25(c), a 21 percent density bonus of which 6.0 percent would be set aside for very-low-income households. The Project Applicant is requesting one On-Menu Affordable Housing Incentive to allow an increase in the FAR to 3.3:1 in lieu of the maximum 3:1 as limited in the Vermont/Western Transit Oriented District Specific Plan (SNAP); 4) Project Permit Adjustment to allow a 10-foot high Pedestrian Throughway in lieu of the 12-foot height limit as required in the Vermont/Western Transit Oriented District Specific Plan SNAP; 5) Project Permit Adjustment to allow an increase in height of less than 10 percent of the height limitation, resulting to a maximum height of 80 feet in lieu of the 75-foot height limit in the Vermont/Western Transit Oriented District Specific Plan (SNAP); and 6) Master Conditional Use Permit (CUP) for on-site sale and consumption of a full line of alcoholic beverages at two restaurants and off-site sale and consumption of a full line of alcoholic beverages at a planned grocery store.

APPLICANT:

Metropolitan View Properties, LP
6399 Wilshire Boulevard, Suite 604
Los Angeles, CA 90048

PREPARED BY:

CAJA Environmental Services
11990 San Vicente Boulevard
Los Angeles, CA 90049

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

September 2015

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APPENDICES

Appendix A:	Phase I and Phase II Environmental Site Assessments
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I. INTRODUCTION

Introduction

The subject of this Initial Study is the demolition and removal of the existing 26,457-square-foot retail building and surface parking and redevelopment of the Project site with a mixed-use building, including 32,990 square feet of ground-floor commercial land uses, 990-square-foot leasing office, 293 multi-family dwelling units, and 573 parking spaces in above and below ground parking. The Project site is located on the west side of Western Avenue, between Sunset Boulevard and Harold Way, in the Hollywood Community Plan Area of the City of Los Angeles (the “City”). The Project Applicant is Metropolitan View Properties, LP. A more detailed description of the Project is contained in Section II (Project Description). The City’s Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

Project Information

Project Title: SunWest Project

Project Location: 5509, 5511, 5515, 5517, 5519, 5521, 5523, 5525, 5527, 5529 West Sunset Boulevard; 1505, 1507, 1509, 1515, 1523, 1525, 1527, 1529, 1531, 1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, California, 90028

Lead Agency: City of Los Angeles Department of City Planning

Contact Person: Srimal Hewawitharana

Organization of Initial Study

This Initial Study is organized into six sections as follows:

Introduction: This section provides introductory information such as the Project title, the Project Applicant, and the Lead Agency for the Project.

Project Description: This section provides a detailed description of the environmental setting and the Project, including Project characteristics and environmental setting.

Initial Study Checklist: This section contains the completed Initial Study Checklist.

Environmental Impact Analysis: Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation

identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to less-than-significant levels.

Preparers of Initial Study and Persons Consulted: This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the Initial Study.

II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

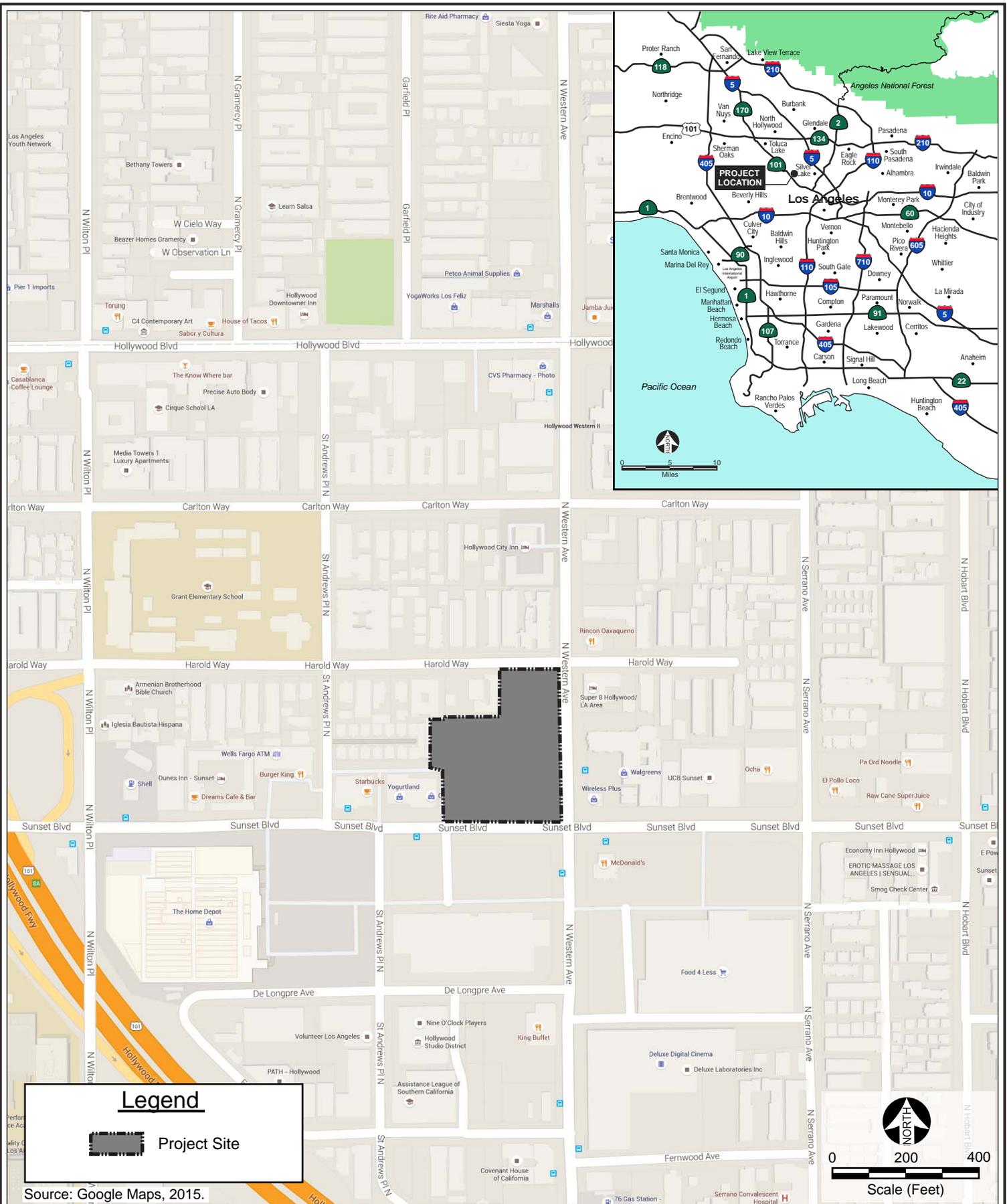
The Project site is located in the Hollywood Community Plan Area of the City of Los Angeles (the “City”). Specifically, the 2.22-acre Project site is bound by Harold Way to the north, Western Avenue to the east, Sunset Boulevard to the south, and commercial and residential land uses to the west (refer to Figures II-1 and II-2). The addresses that compose the Project site are: 5509 - 5529 West Sunset Boulevard; 1505 - 1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, California, 90028. The Assessor Parcel Number (APN) for the Project site is 5544-023-023. The Project site is currently developed with a 26,457-square-foot commercial/retail building, covered storage areas, and 105 surface parking spaces. The existing land use designation for the Project site is Highway Oriented Commercial (refer to Figure II-3). The site is zoned C2-1 (Commercial Zone, Height District 1) (refer to Figure II-4). The Project site also falls within the boundaries of the Vermont/Western Transit Oriented District Specific Plan and the Station Neighborhood Area Plan, referred to as the “SNAP”. Views of the Project site are shown on Figure II-5.

The Project site is located within the commercial/retail corridor along Sunset Boulevard. Land uses in the immediate Project site area include multi-family residential to the north; a mix of multi-family residential and commercial to the west; commercial to the south; and commercial, hotel, and multi-family residential to the east. The Project site is approximately 775 feet (less than one-half mile) from the Hollywood/Western Metro train station located just northeast of the Project site on Hollywood Boulevard. Views of the surrounding land uses are shown on Figure II-6.

Existing land use designations of the properties surrounding the Project site include High Density Residential to the north and northwest and Highway Oriented Commercial to the west, south, and east (refer to Figure II-3). The existing zoning of the properties surrounding the Project site include [Q]R5-2 (Qualified Condition, Multiple Dwelling Zone, Height District 2) and R4-2 (Multiple Dwelling Zone, Height District 2) to the north; R4-2 to the northwest; and C2-1 (Commercial Zone, Height District 1) to the west, south, and east (refer to Figure II-4).

PROJECT CHARACTERISTICS

The Project includes demolition of the existing commercial/retail building on the Project site and development of the site with a mixed-use building, including 5 stories of residential apartments above a podium level, 33,980 square feet of general commercial land uses (including 32,990 square feet of ground-floor retail and a 990-square-foot leasing office), and two levels of subterranean parking (refer to Figures II-7 through II-23). The Project includes 293 dwelling units – 105 studio units, 110 1-bedroom units, and 78 2-bedroom units. The Project includes a Density Bonus of 51 dwelling units and 15 set-aside units for very-low-income households. The maximum height of the building would reach approximately 80 feet.





Legend

 Project Site

Source: Google Maps, 2015.



0 100 200

Scale (Feet)



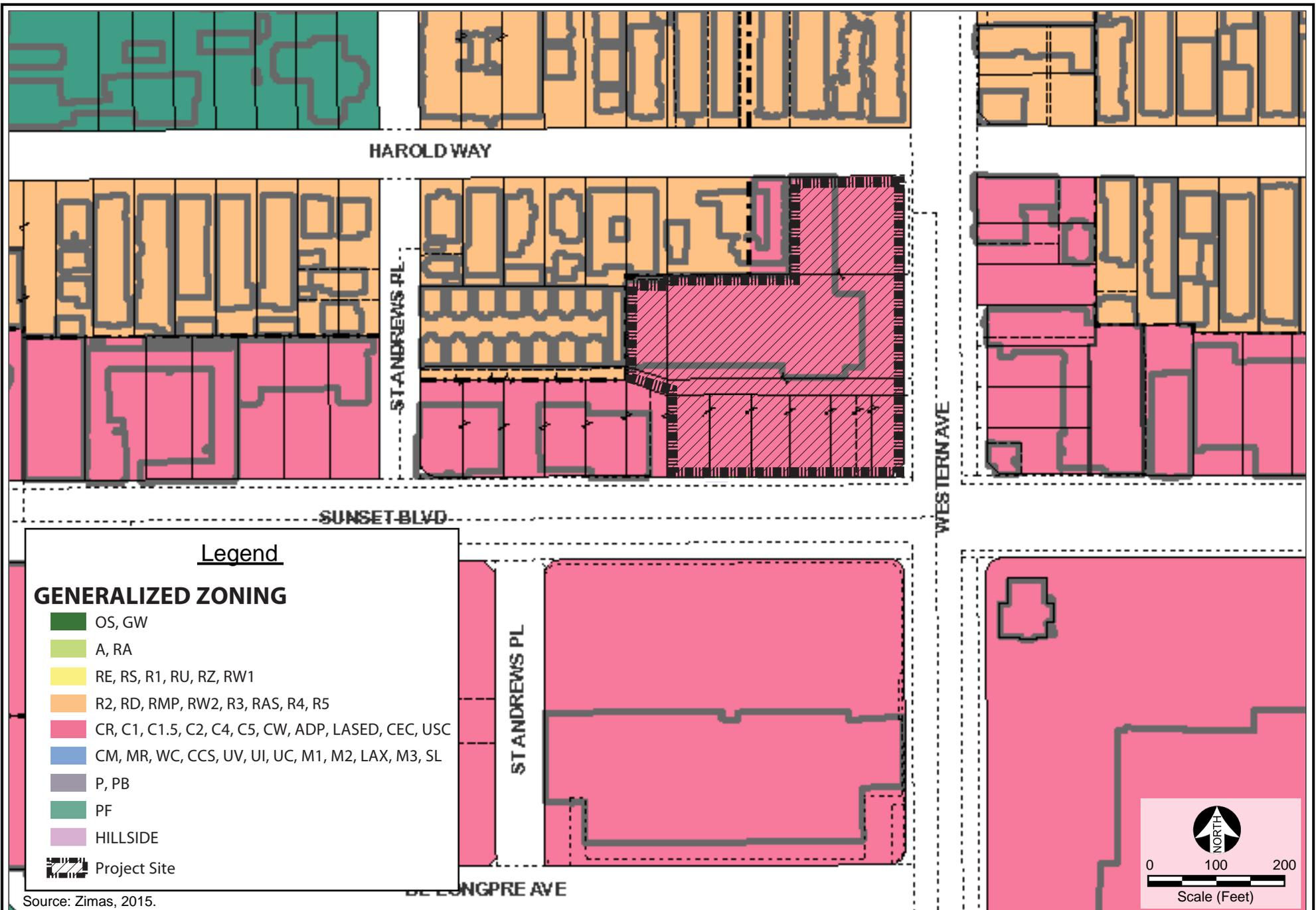


Figure II-3
Existing Land Use Designation



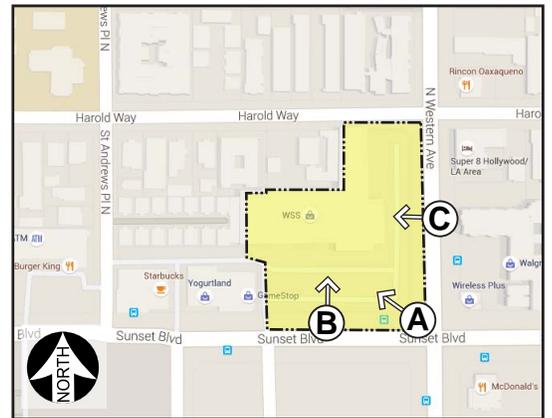
View A: View toward the northwest of the Project Site as seen from the intersection of Sunset Boulevard and Western Avenue.



View B: View toward the north of the Project Site as seen from Sunset Boulevard.



View C: View toward the west of the Project Site as seen from Western Avenue.

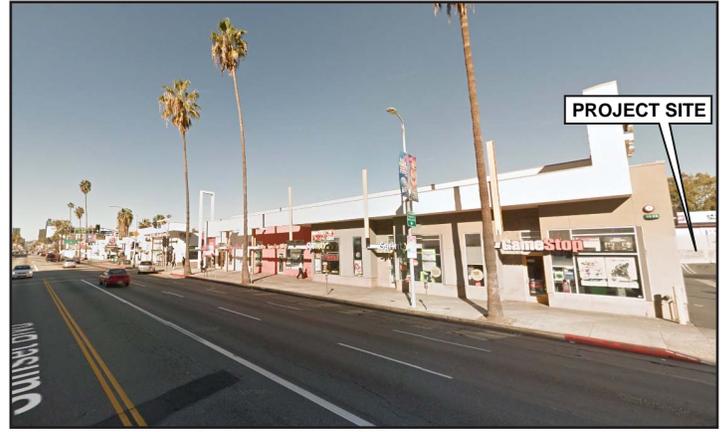


-  Photo Location
-  Project Site

VIEW LOCATION MAP



View A: View toward the west of the land uses along Sunset Boulevard near the Project Site.



View B: View toward the northwest of the retail land uses located west of the Project Site.



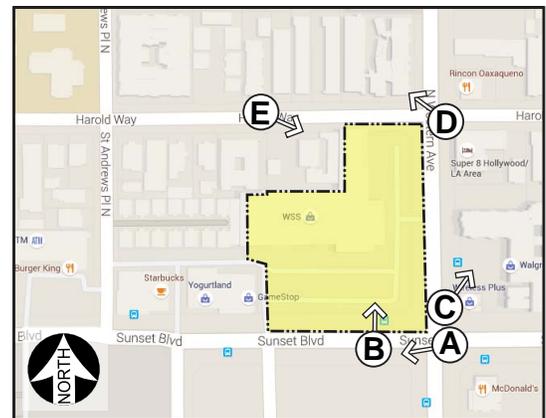
View C: View toward the northeast of the mix of retail, hotel, and residential land uses located to the east of the Project Site.



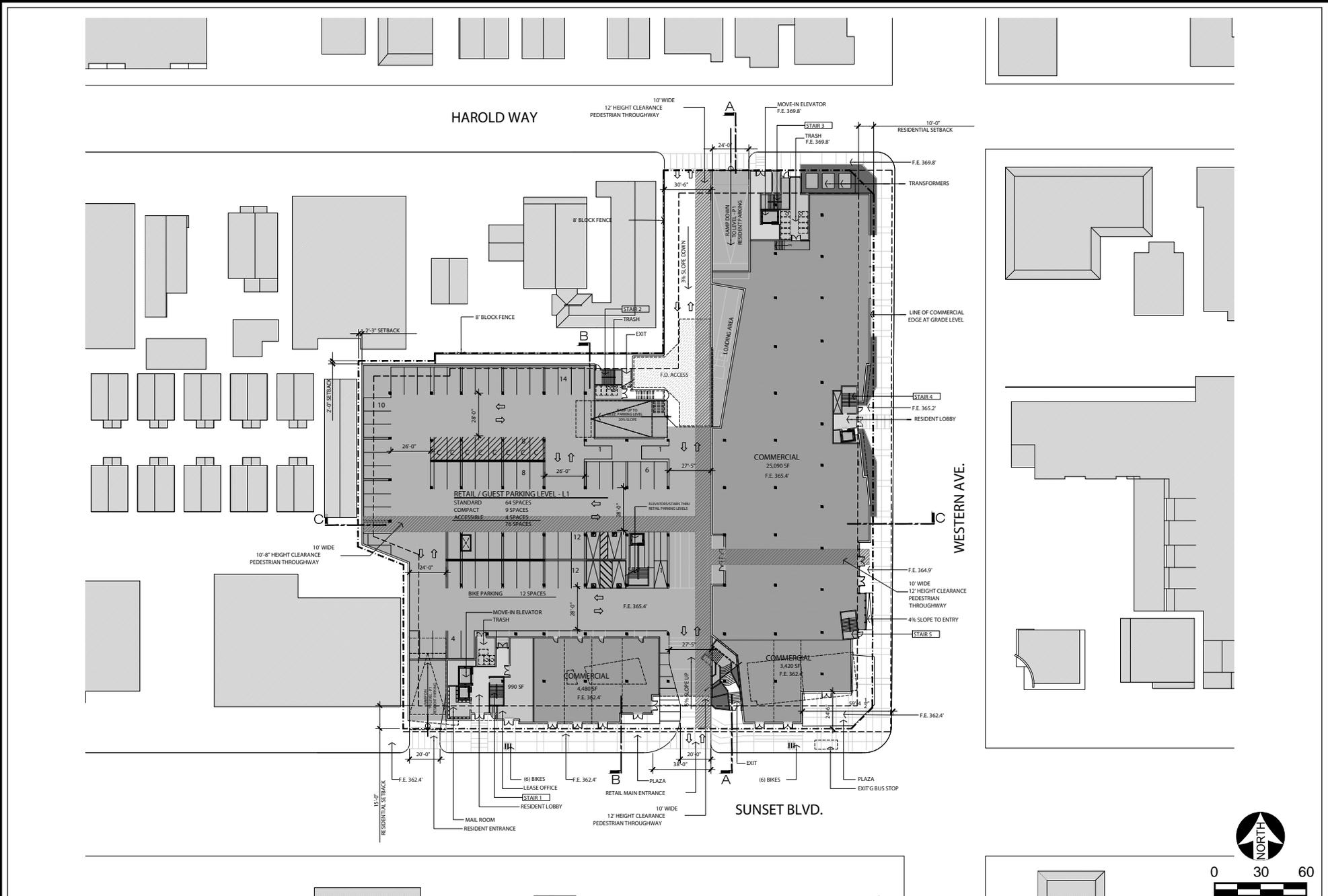
View D: View toward the northwest of the multi-family residential land uses located to the north of the Project Site.



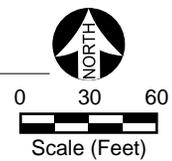
View E: View toward the southeast of the multi-family residential land uses and community correction center located to the north of the Project Site.

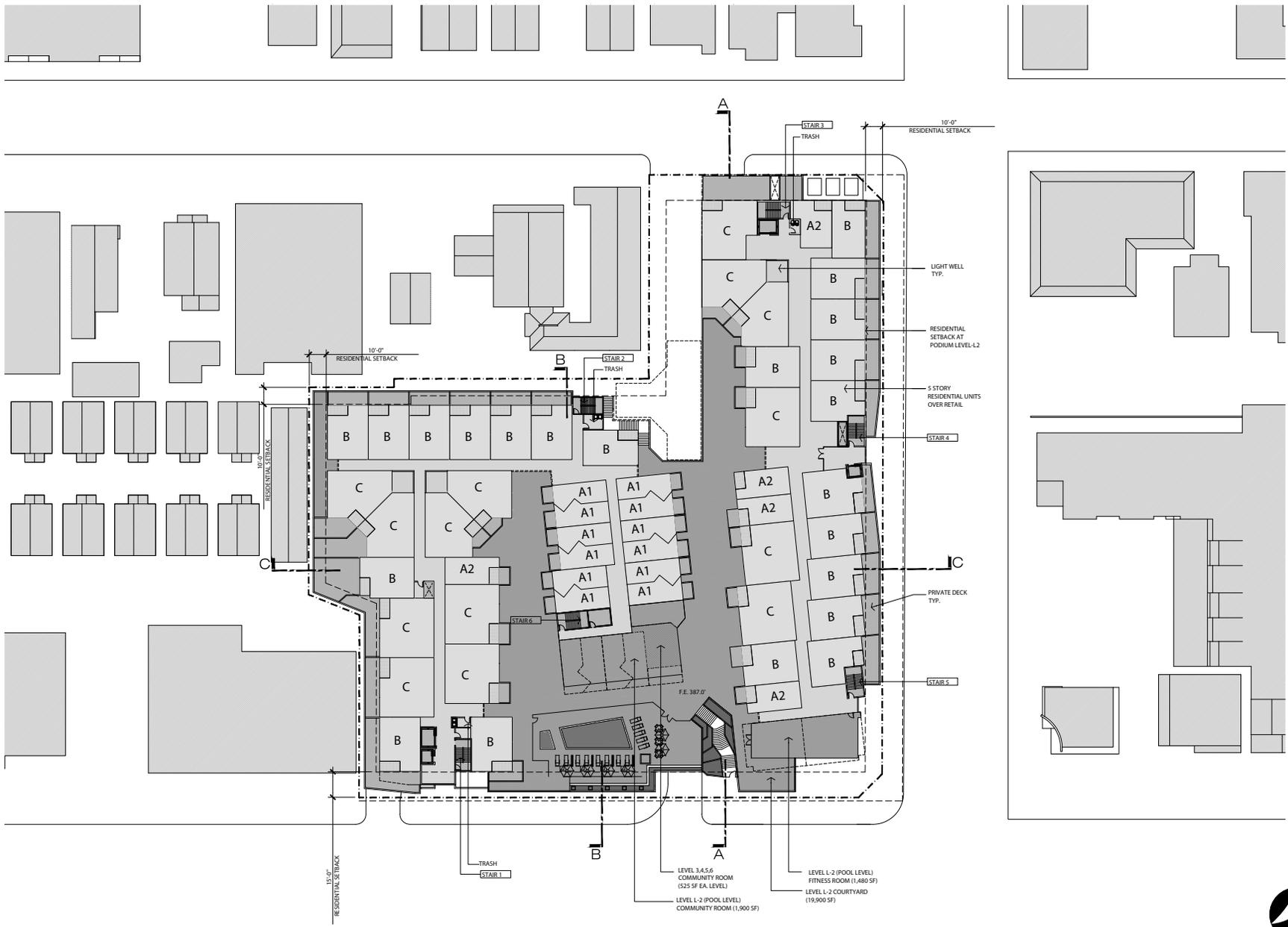


VIEW LOCATION MAP
 # Photo Location
 Project Site



Source: Withee Malcolm Architects, 2015.



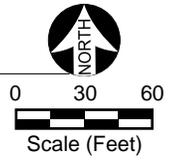


LEVEL 3,4,5,6
COMMUNITY ROOM
(525 SF EA. LEVEL)

LEVEL L-2 (POOL LEVEL)
COMMUNITY ROOM (1,900 SF)

LEVEL L-2 (POOL LEVEL)
FITNESS ROOM (1,480 SF)

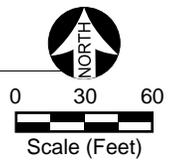
LEVEL L-2 COURTYARD
(19,900 SF)

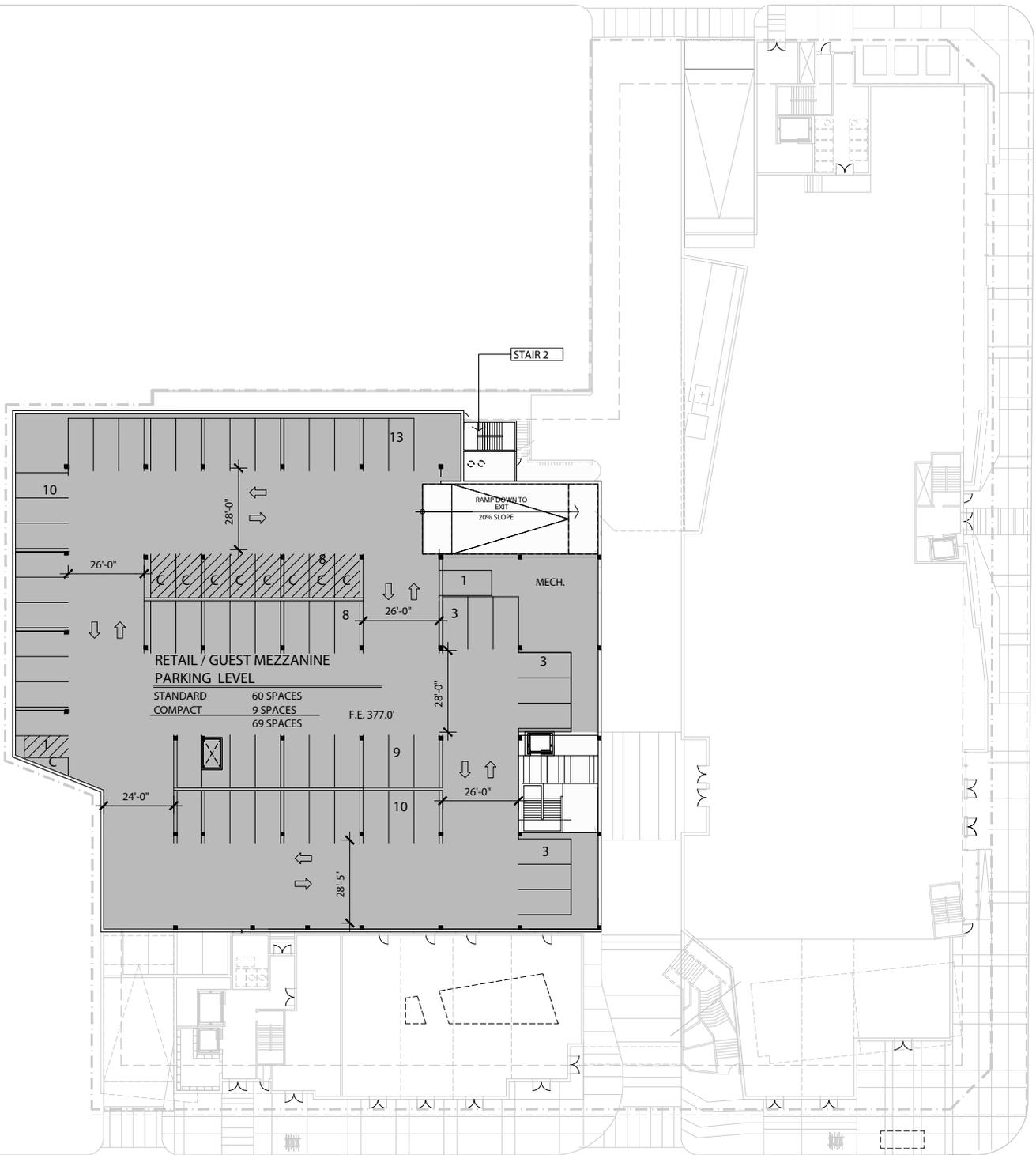


Source: Withee Malcolm Architects, 2015.

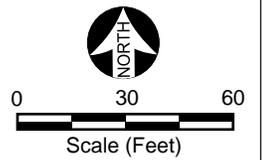


Source: Withee Malcolm Architects, 2015.

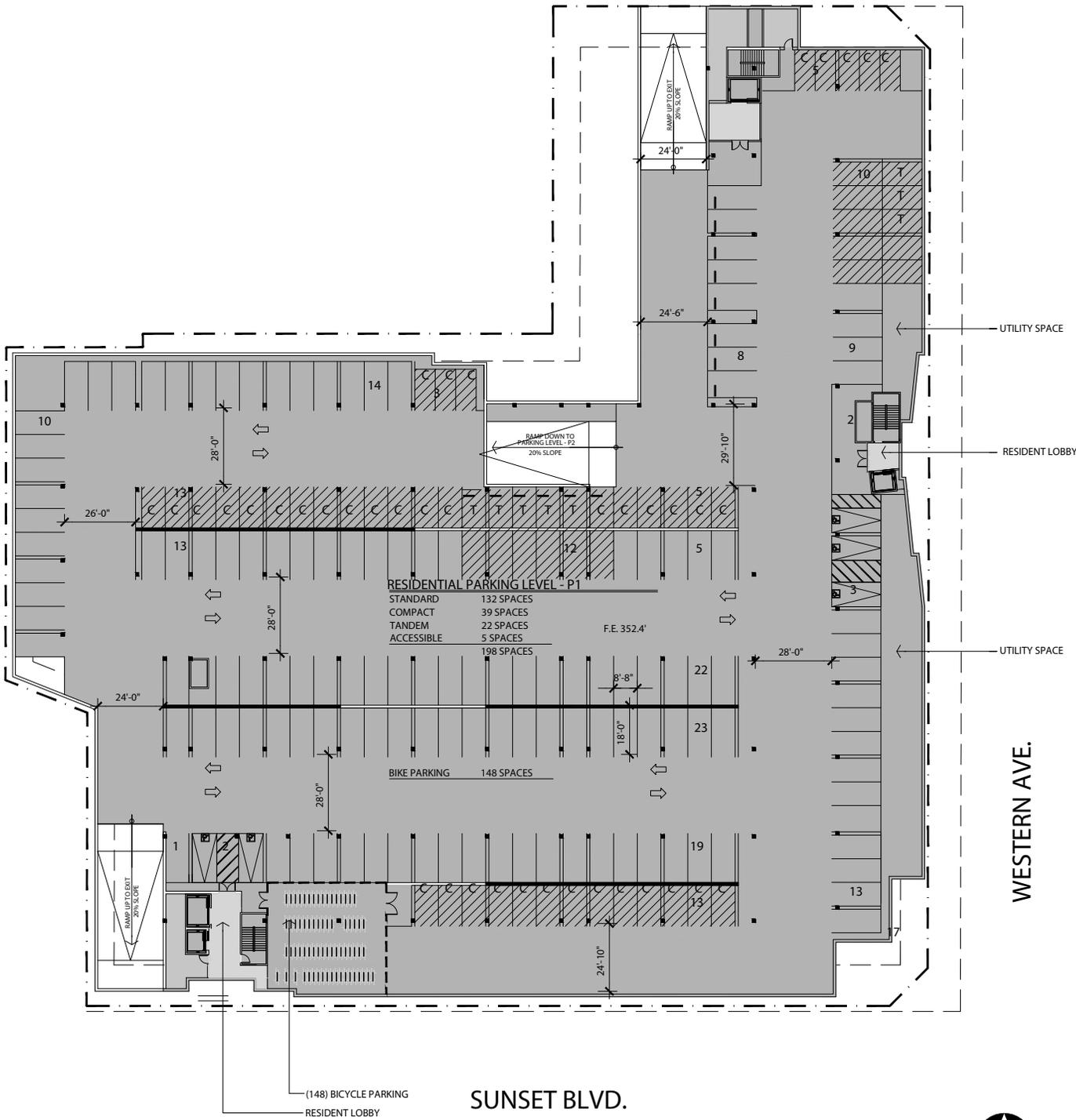




Source: Withee Malcolm Architects, 2015.

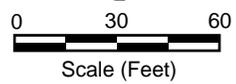


HAROLD WAY



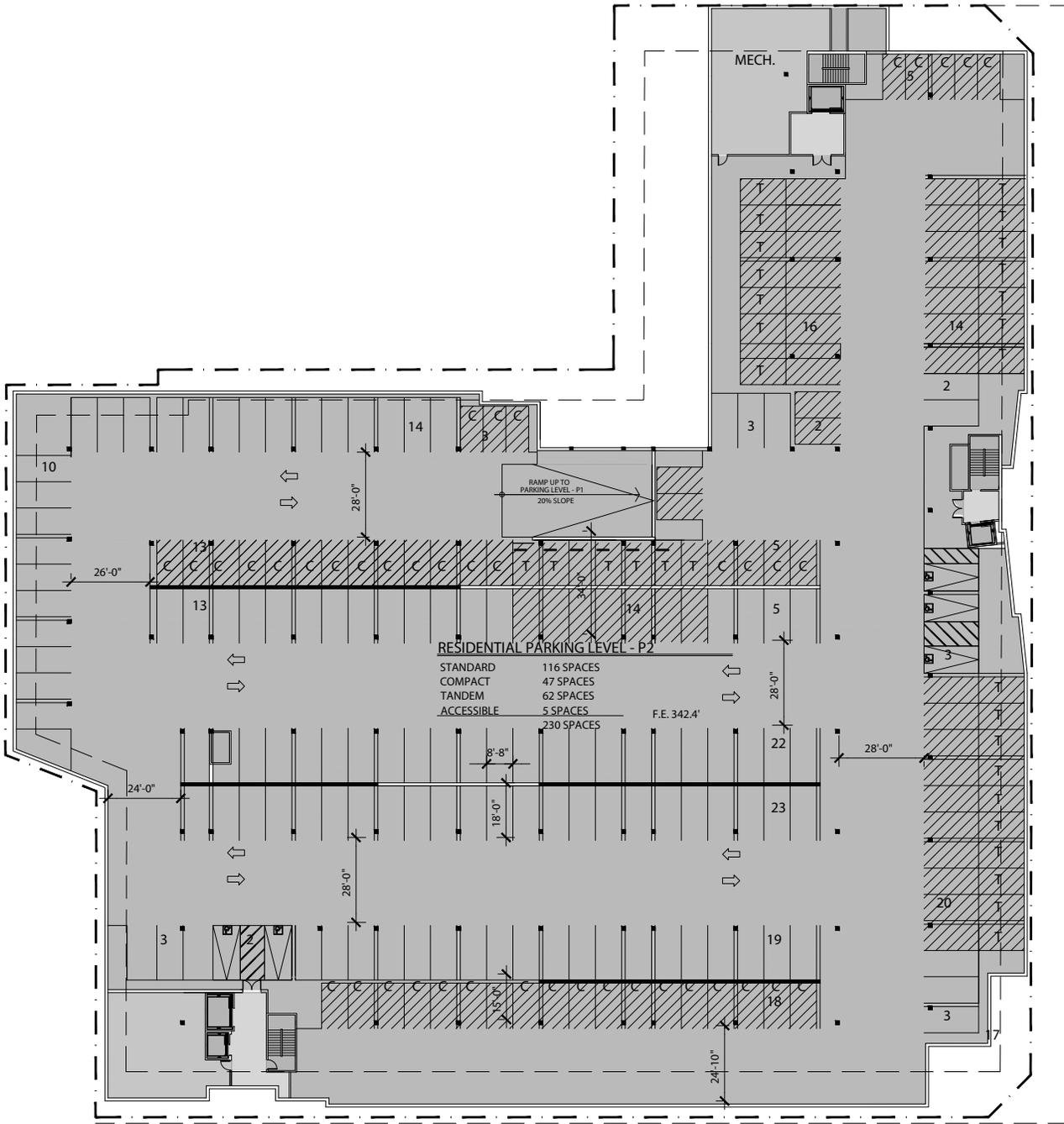
SUNSET BLVD.

WESTERN AVE.



Source: Withee Malcolm Architects, 2015.

HAROLD WAY

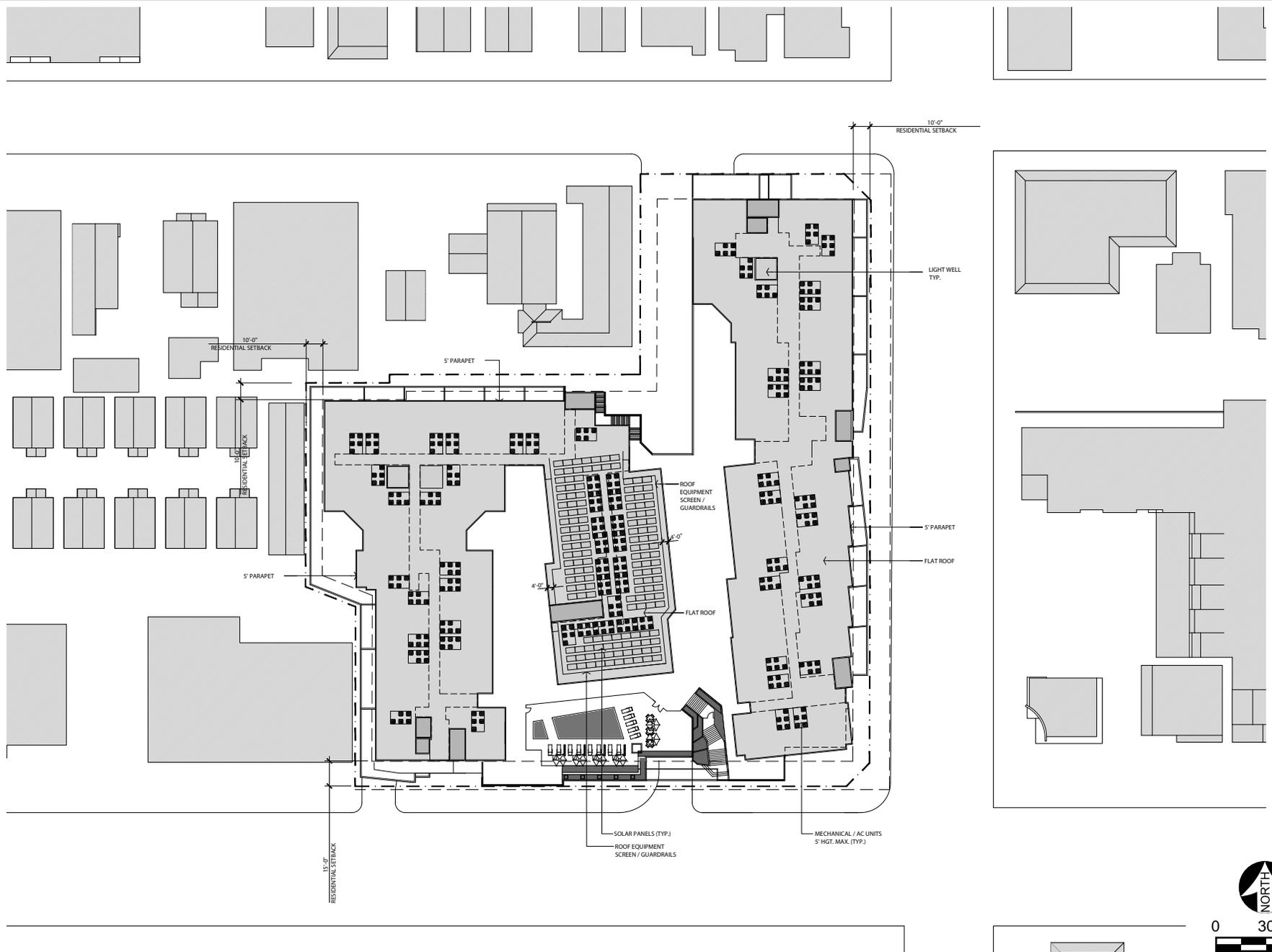


SUNSET BLVD.

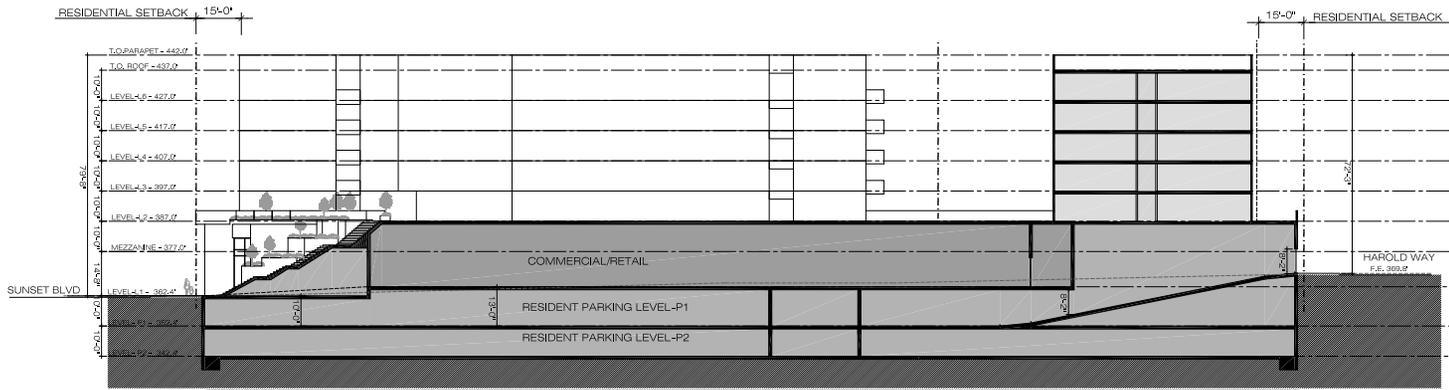
WESTERN AVE.



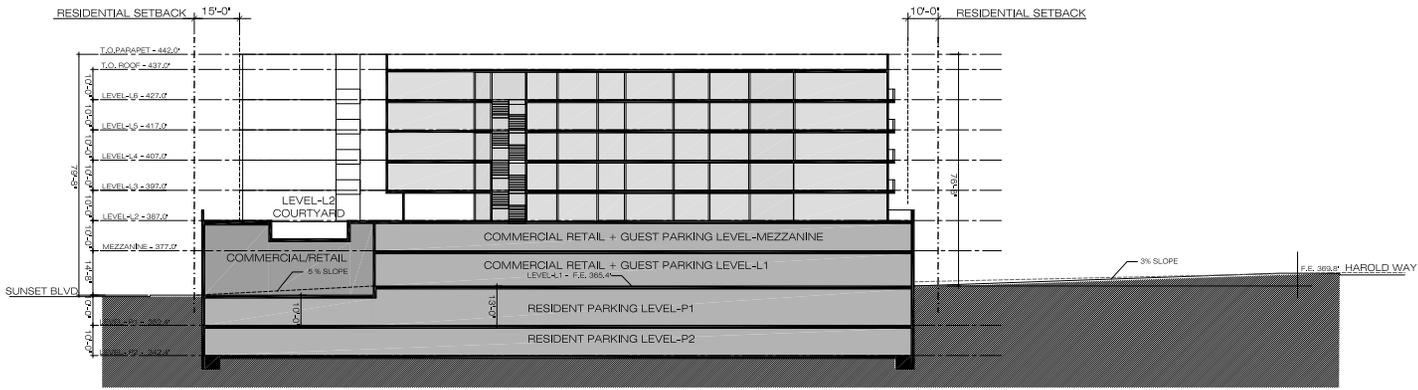
Source: Withee Malcolm Architects, 2015.



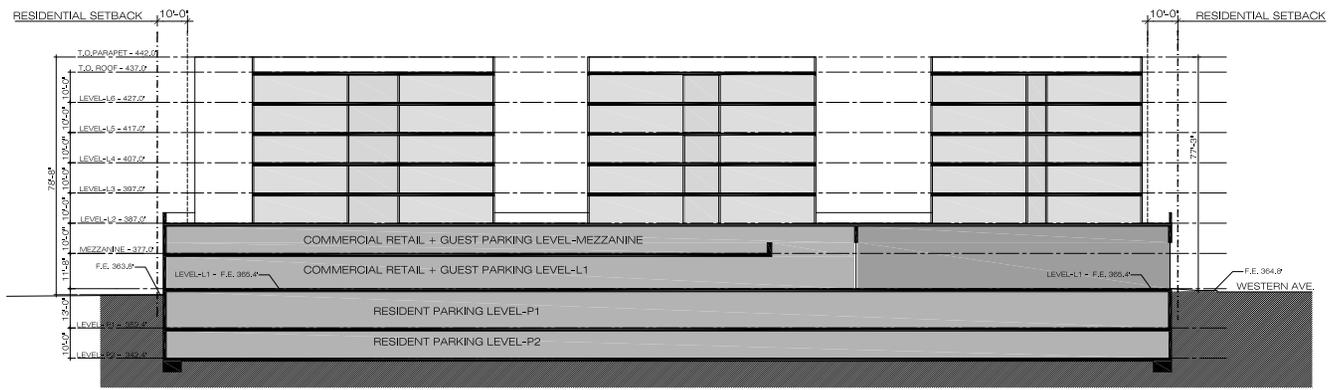
Source: Withee Malcolm Architects, 2015.



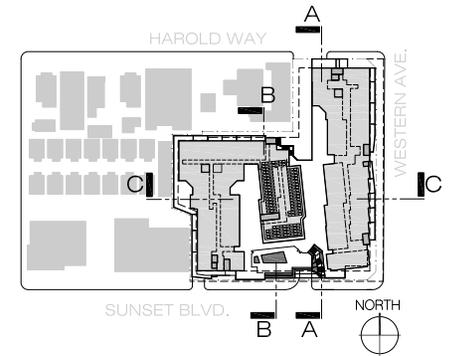
SECTION - A



SECTION - B



SECTION - C



Source: Withee Malcolm Architects, 2015.



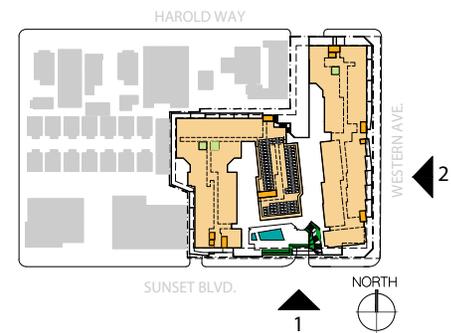
1. SOUTH ELEVATION - SUNSET BOULEVARD ELEVATION

RETAIL/RESTAURANTS
 RETAIL ENTRY DRIVE FROM SUNSET BLVD
 RESIDENT EXIT FROM PODIUM
 RESTAURANT
 CORNER PLAZA
 EXISTING BUS STOP



2. EAST ELEVATION - WESTERN AVENUE ELEVATION

EXTERIOR PLASTER WITH ALUMINUM REVEALS
 RESIDENT LOBBY
 PORCELAIN TILES
 ALUMINUM STOREFRONT SYSTEM
 LEVEL L-1 F.E. 365.4'



Source: Withee Malcolm Architects, 2015.



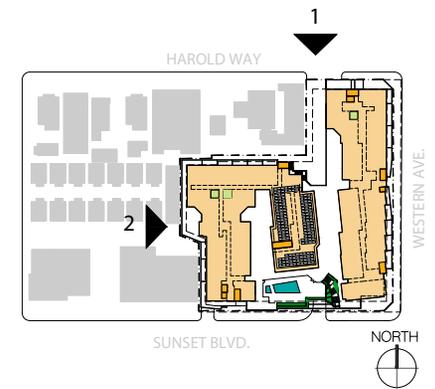
1. NORTH ELEVATION - HAROLD WAY ELEVATION

RETAIL ENTRY DRIVE FROM HAROLD WAY
 BLOCK FENCE AT P.L. - LANDSCAPE BUFFER
 2' SQ. METAL GREEN SCREEN 18" DEEP PLANTERS



2. WEST ELEVATION

EXTERIOR PLASTER WITH ALUMINUM REVEALS ABOVE 10'
 BLOCK WALL
 2' SQ. METAL GREEN SCREEN 18" DEEP PLANTERS



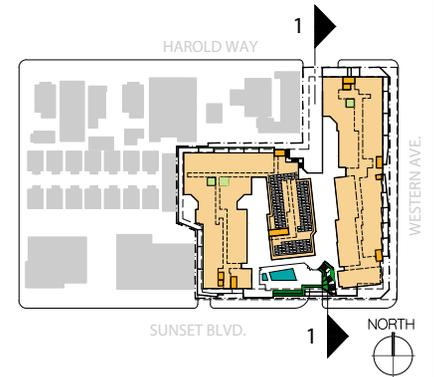
Source: Withee Malcolm Architects, 2015.



1. EAST COURTYARD - EAST ELEVATION / SECTION

LOADING AREA WITH
SCREEN FENCE

MARKET ENTRY FROM PARKING
EAST COURTYARD ABOVE PARKING



Source: Withee Malcolm Architects, 2015.



1. SOUTH ELEVATION - SUNSET BOULEVARD ELEVATION

TOTAL ELEVATION AREA:	6,154 SF
TRANSPARENT AREA	3,089 SF
PERCENT	50.1%



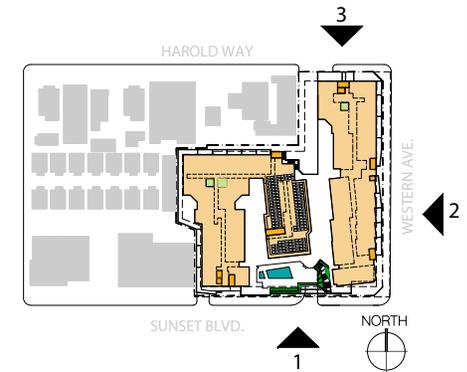
2. EAST ELEVATION - WESTERN AVENUE ELEVATION

TOTAL ELEVATION AREA:	7,308 SF
TRANSPARENT AREA	3,658 SF
PERCENT	50.0%



3. NORTH ELEVATION - HAROLD WAY ELEVATION

TOTAL ELEVATION AREA:	1,546 SF
TRANSPARENT AREA	766 SF
RATIO	50.0%

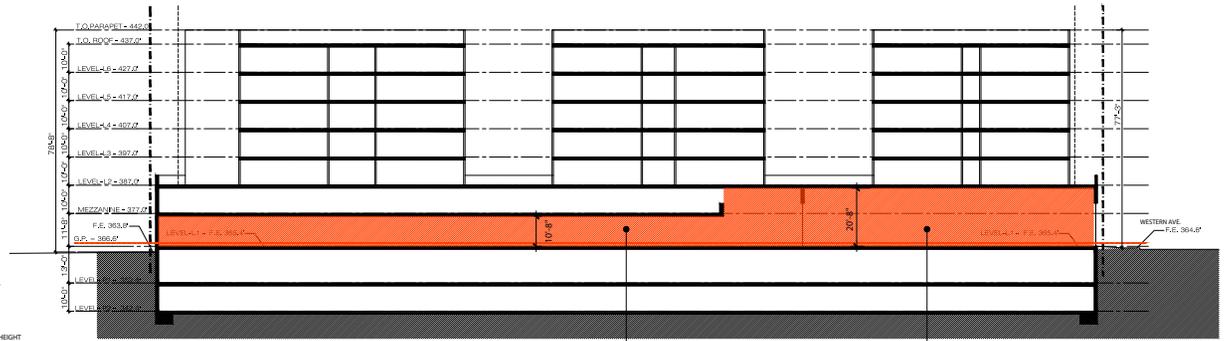
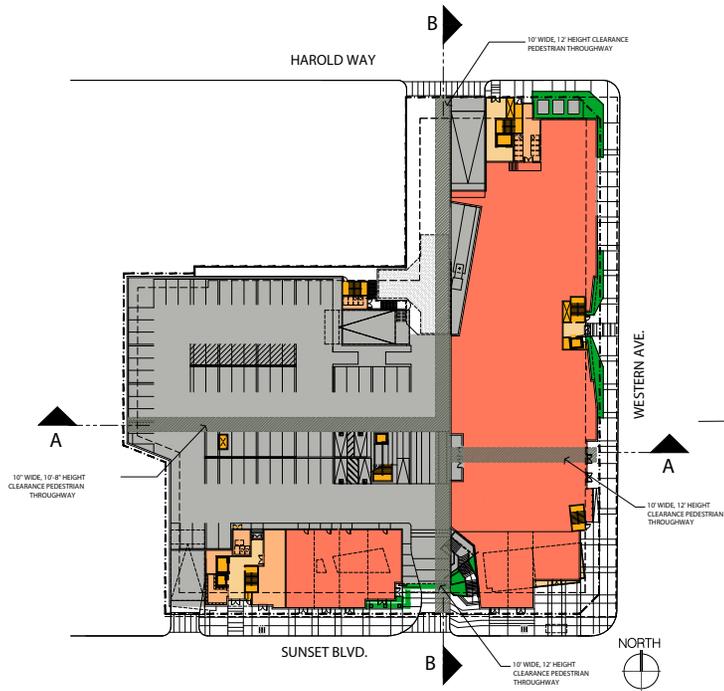


Source: Withee Malcolm Architects, 2015.



B - SECTION ALONG NORTH-SOUTH THROUGHWAY

HEIGHT CLEARANCE EXCEEDS DESIGN GUIDELINE

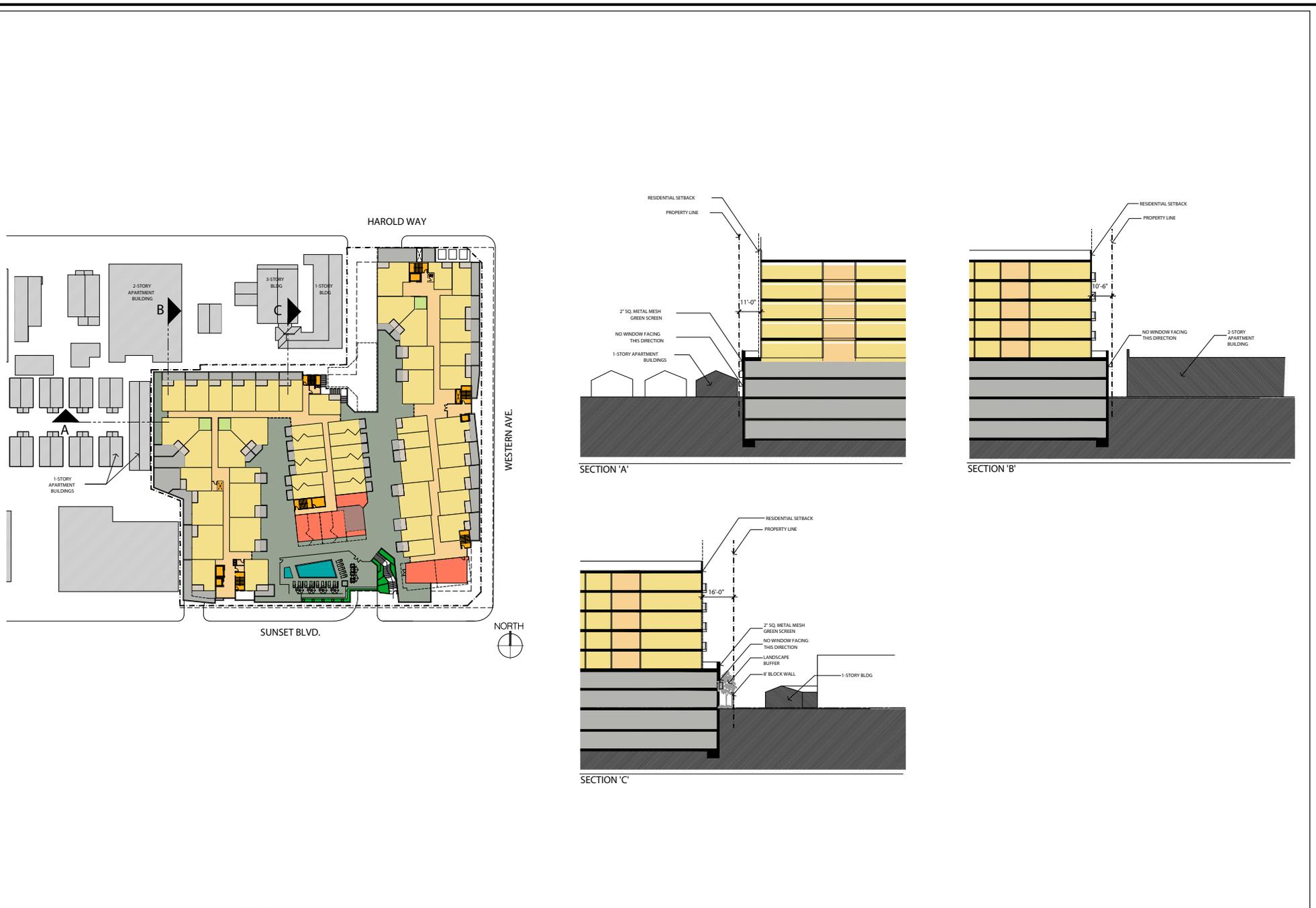


A - SECTION ALONG EAST-WEST THROUGHWAY

AREA BELOW 12' HEIGHT

HEIGHT CLEARANCE EXCEEDS DESIGN GUIDELINE

Source: Withee Malcolm Architects, 2015.



Source: Withee Malcolm Architects, 2015.

Parking

As shown on Table II-1, the Project includes 573 vehicle parking spaces, including 426 residential parking spaces, 147 guest parking spaces, 68 of which would be shared commercial/guest parking spaces, meeting the parking requirements of the Vermont/Western Transit Oriented District Specific Plan that apply to development of the Project site.¹ Additionally, the Project would include 159 bicycle parking spaces, as required by the Vermont/Western Transit Oriented District Specific Plan (refer to Table II-2).

**Table II-1
Project Vehicle Parking**

Land Use	Parking Requirement ¹	Parking Spaces	Shared Parking ²	Required Parking
Residential				
105 Studio Units (2 habitable rooms)	1 space/unit	105 spaces	NA	<u>Residential Parking</u> 426 spaces
110 1-bedroom Units (3 habitable rooms)	1.5 space/unit	165 spaces	NA	
78 2-bedroom Units (4 habitable rooms)	2.0 spaces/unit	156 spaces	NA	<u>Guest Parking</u> 78 spaces
Guest Parking (293 Units)	0.5 space/unit	147 spaces	78 guest parking spaces	
Commercial 33,980 square feet	2 spaces/1,000 square feet	68 spaces	68 spaces shared with guest parking	<u>Commercial Parking</u> 68 spaces
<i>Total Parking Required</i>				<i>573 spaces</i>
Total Parking Provided				573 spaces
¹ Per the requirements of the Vermont/Western Transit Oriented District Specific Plan, parking shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.				
² Per the requirements of the Vermont/Western Transit Oriented District Specific Plan, guest parking shall be provided through shared use of commercial parking spaces. The Project requires 147 guest parking spaces; 78 of these 147 spaces would be dedicated to guest parking, and 69 of the 147 spaces would be shared guest and commercial parking spaces.				

¹ Per the requirements of the Vermont/Western Transit Oriented District Specific Plan, guest parking shall be provided through shared use of required commercial parking spaces. Thus, the 68 commercial parking spaces also would serve as guest parking spaces.

**Table II-2
Project Bicycle Parking**

Land Use	Bicycle Parking Requirement¹	Parking Spaces
Residential 293 units	0.5 space/unit	147 spaces
Commercial 33,980 square feet	1 space/1,000 square feet for the first 10,000 square feet 1 space/10,000 square feet after the first 10,000 square feet	10 spaces 2 spaces
<i>Total Bicycle Parking Required</i>		<i>159 spaces</i>
Total Bicycle Parking Provided		160 spaces
¹ <i>Vermont/Western Transit Oriented District Specific Plan, March 1, 2001.</i>		

Access

Vehicular access to the Project site would be provided via two driveways on Sunset Boulevard on the south side of the Project site and one driveway on Harold Way on the north side of the site (refer to Figure II-8). The driveway near the southwestern corner of the Project site on Sunset Boulevard and the driveway on Harold Way would be for Project residents. The second driveway on Sunset Boulevard would be the main retail parking access point, with additional retail parking access at the driveway on Harold Way. Delivery trucks would enter the Project site at the driveway on Harold Way and would exit the site from the main retail parking access point on Sunset Boulevard. Pedestrian access for the Project residents would be provided via a lobby on Sunset Boulevard near the resident vehicle access point and a lobby located approximately mid-block on Western Avenue. Pedestrian access to the retail uses would be provided directly along Sunset Boulevard, including via plazas on Sunset Boulevard and at the corner of Sunset Boulevard and Western Avenue, in addition to stairways on Western Avenue.

Open Space

The Project includes 38,749 square feet of open space including community rooms, fitness room, swimming pool and Jacuzzi, courtyards, plaza, and private decks. Table II-3 details the open space required for the Project based on LAMC requirements. Table II-4 includes a breakdown of the open space provided by the Project.

**Table II-3
Open Space Requirements for the Project**

Residential Land Use	Number of Dwelling Units	Open Space Requirement¹	Open Space (square feet)
Studio Units (2 habitable rooms)	105	100 sf/unit	10,500
1-bedroom Units (3 habitable rooms)	110	125 sf/unit	13,750
2-bedroom Units (4 habitable rooms)	78	175 sf/unit	13,650
<i>Total Open Space Required</i>			37,900
Total Open Space Provided			38,749
¹ LAMC 12.21(G)(2): New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms. Kitchens do not count as habitable rooms for open space calculations.			

**Table II-4
Open Space Provided by the Project**

Provided Open Space	Size (square feet)
Private Open Space Private Decks	14,650
Courtyard	
Podium Courtyard (Level L-2)	17,186
Community Room + Fitness (Level L-2)	3,906
Community Rooms (Levels 3-6)	2,092
Corner Plaza at Level L-1	913
Total Open Space Provided	38,749 square feet
<i>Source: Withee Malcolm Architects, July 30, 2015.</i>	

REQUESTED DISCRETIONARY ACTIONS

In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City:

- Project Permit Compliance for consistency with the Vermont/Western Transit Oriented District Specific Plan (SNAP).
- Site Plan Review for a project creating more than 50 residential units.
- Pursuant to LAMC 12.22-A.25(c), a 21 percent density bonus of which 6.0 percent would be set aside for very-low-income households. The Project Applicant is requesting one On-Menu

Affordable Housing Incentive to allow an increase in the FAR to 3.3:1 in lieu of the maximum 3:1 as limited in the Vermont/Western Transit Oriented District Specific Plan (SNAP).

- Project Permit Adjustment to allow a 10-foot high Pedestrian Throughway in lieu of the 12-foot height limit as required in the Vermont/Western Transit Oriented District Specific Plan SNAP.
- Project Permit Adjustment to allow an increase in height of less than 10 percent of the height limitation, resulting to a maximum height of 80 feet in lieu of the 75-foot height limit in the Vermont/Western Transit Oriented District Specific Plan (SNAP).
- Master Conditional Use Permit (CUP) for on-site sale and consumption of a full line of alcoholic beverages at two restaurants and off-site sale and consumption of a full line of alcoholic beverages at a planned grocery store.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
AND CHECKLIST**

LEAD AGENCY: City of Los Angeles	COUNCIL DISTRICT: 13	DATE: September 4, 2015
RESPONSIBLE AGENCIES: City of Los Angeles		
PROJECT TITLE: SunWest Project		CASE NO.: ENV-2015-2448-EIR
<p>PROJECT DESCRIPTION: The Project includes demolition of the existing 26,457-square-foot commercial/retail building on the Project site and development of the site with a mixed-use building, including 5 stories of residential apartments above a podium level, 33,980 square feet of general commercial land uses (including 32,990 square feet of ground-floor retail and a 990-square-foot leasing office), and two levels of subterranean parking. The Project includes 293 dwelling units – 105 studios, 110 1-bedroom units, and 78 2-bedroom units. Of the 293 dwelling units, 15 units would be very-low-income units. The maximum height of the building would reach approximately 80 feet. In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City: 1) Project Permit Compliance for consistency with the Vermont/Western Transit Oriented District Specific Plan (SNAP); 2) Site Plan Review for a project creating more than 50 residential units; 3) Pursuant to LAMC 12.22-A.25(c), a 21 percent density bonus of which 6.0 percent would be set aside for very-low-income households. The Project Applicant is requesting one On-Menu Affordable Housing Incentive to allow an increase in the FAR to 3.3:1 in lieu of the maximum 3:1 as limited in the Vermont/Western Transit Oriented District Specific Plan (SNAP); 4) Project Permit Adjustment to allow a 10-foot high Pedestrian Throughway in lieu of the 12-foot height limit as required in the Vermont/Western Transit Oriented District Specific Plan SNAP; 5) Project Permit Adjustment to allow an increase in height of less than 10 percent of the height limitation, resulting to a maximum height of 80 feet in lieu of the 75-foot height limit in the Vermont/Western Transit Oriented District Specific Plan (SNAP); and 6) Master Conditional Use Permit (CUP) for on-site sale and consumption of a full line of alcoholic beverages at two restaurants and off-site sale and consumption of a full line of alcoholic beverages at a planned grocery store.</p>		
<p>ENVIRONMENTAL SETTING: The Project site is currently developed with a 26,457-square-foot commercial/retail building, covered storage areas, and 105 surface parking spaces. The existing land use designation for the Project site is Highway Oriented Commercial. The site is zoned C2-1 (Commercial Zone, Height District 1). The Project site also falls within the boundaries of the Vermont/Western Transit Oriented Development Specific Plan (Station Neighborhood Area Plan). The Project site is located within the commercial/retail corridor along Sunset Boulevard. Land uses in the immediate Project site area include multi-family residential to the north; a mix of multi-family residential and commercial to the west; commercial to the south; and commercial, hotel, and multi-family residential to the east.</p>		
<p>PROJECT LOCATION: The Project site is located on the west side of Western Avenue, between Sunset Boulevard and Harold Way, in the Hollywood Community Plan Area of the City of Los Angeles (the "City"). The Project site addresses are 5509, 5511, 5515, 5517, 5519, 5521, 5523, 5525, 5527, 5529 West Sunset Boulevard; 1505, 1507, 1509, 1511, 1515, 1523, 1525, 1527, 1529, 1531, 1535 North Western Avenue; and 5518 West Harold Way, Los Angeles, California, 90028.</p>		
PLANNING DISTRICT: Hollywood		STATUS <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED
EXISTING ZONING: C2-1	MAX. DENSITY ZONING:	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONING:	MAX. DENSITY PLAN:	
SURROUNDING LAND USES: C2-1, R4-2, [Q]R5-2	PROJECT DENSITY:	

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.

- x 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.

SIGNATURE

TITLE

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 Analysis,” as described in (5) below, may be cross referenced).
5. Earlier analysis must 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 whichever 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 an 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"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resource | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology & Soils | <input checked="" type="checkbox"/> Population & Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | | |

INITIAL STUDY CHECKLIST (to be completed by the Lead Agency)

BACKGROUND

PROPOSER NAME Metropolitan View Properties, LP		PHONE NUMBER 323-653-3777
PROPOSER ADDRESS 6399 Wilshire Boulevard, Suite 604 Los Angeles, CA 90048	PROPOSER REPRESENTATIVE Michael Donovan III	
AGENCY REQUIRING CHECKLIST City of Los Angeles		DATE SUBMITTED September 4, 2015
PROPOSAL NAME (if applicable) SunWest Project		

ENVIRONMENTAL IMPACTS

Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

1. **Aesthetics.** Would the project:

- 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, or other locally recognized desirable aesthetic natural feature within a city-designated 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
✓			
		✓	

2. **Agriculture and Forestry Resources.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

3. **Air Quality.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓

4. **Biological Resources.** Would the project::

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
		✓	
			✓

5. **Cultural Resources.** Would the project:

- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
		✓	

5. **Cultural Resources.** Would the project:

- unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	

6. **Geology & Soils.** Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. 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.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. 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?
- d. 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?
- e. 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
✓			
✓			
			✓
		✓	
✓			
			✓

7. **Greenhouse Gas Emissions.** Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

8. **Hazards & Hazardous Materials.** Would the project:

- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
✓			

- 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?
- 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?

			✓
			✓
			✓
			✓
			✓
			✓
			✓

9. **Hydrology & Water Quality.** Would the project:

- 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 pre-existing 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
		✓	
✓			
✓			
✓			
			✓
			✓
			✓
			✓

10. Land Use and Planning. Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
✓			
			✓

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

12. Noise. Would the project result in:

- 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?
- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓
			✓

13. Population and Housing. Would the project:

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
			✓
			✓

14. Public Services.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
✓			

15. Recreation.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion on recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

16. Transportation/Traffic. Would the project:

- 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
✓			

16. Transportation/Traffic. Would the project:

- 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 count 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
			✓
			✓
		✓	
			✓

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
✓			
✓			
		✓	

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

18. Mandatory Findings of Significance.

- 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?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

IV. ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

a) **Would the project have a substantial adverse effect on a scenic vista?**

No Impact. The Project site and area are relatively flat and are developed with dense urban land uses. Portions of the Hollywood Hills are visible to the north of the Project site from the Project area. However, views of the Hollywood Hills from the Project area are largely blocked from view due to intervening development and landscaping. Most views within the Project area are limited primarily to the immediate area; long-range views are largely impeded. No scenic vistas are available from the Project area and as such, no scenic vistas would be affected by the Project. Therefore, no impacts related to this issue would occur, and no further analysis is required.

b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Less Than Significant Impact. The Project site is not located near a designated scenic highway.¹ No historic buildings or rock outcroppings are located on the Project site. The Project site contains various ornamental landscape, non-protected trees that would be replaced as part of the Project in accordance with the City's tree replacement requirements. As such, the Project would not substantially damage scenic resources, and impacts related to this issue would be less than significant, and no further analysis of this issue is required.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. The Project site is currently developed with a low-rise commercial building and surface parking. The surrounding area is developed with a dense mix of low- to mid-rise commercial and residential land uses. The Project includes demolition and removal of the existing uses from the Project site and development of the Project site with a mixed-use building, including ground-floor commercial land uses with 293 multi-family residential units in 5 stories above a podium level, with a total height of approximately 73.5 feet. As such, the Project would change the visual character of the Project site and area. Therefore, this issue (including potential shade/shadow impacts) will be addressed in detail in the EIR.

¹ *City of Los Angeles General Plan, Transportation Element, Map E.*

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The Project site is currently developed with a low-rise commercial building and surface parking. The surrounding area is developed with a dense mix of low- to mid-rise commercial and residential land uses. All of the existing land uses produce light and glare (e.g., indoor/outdoor lighting, windows, light-colored surfaces, etc.) that is typical of the mix of urban uses in the City. The Project would include interior and exterior lighting that complies with the LAMC provision that requires minimizing the effect of the new sources of lighting. Specifically, LAMC Section 91.6205 requires that new lighting sources not exceed 1 foot-candle of new light spillover at residential property lines. Consequently, no substantial changes in nighttime illumination would occur that would adversely affect nighttime views in the area and prevent spillover lighting. Also, the Project would be required to use non-reflective glass, pursuant to LAMC Section 93.0117. Therefore, Project impacts related to light and glare would be less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES

a) Would the project 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 non-agricultural use?

No Impact. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project site is not included in the Important Farmland category.² Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The Project site is not zoned for agricultural use, and the site is not under Williamson Act Contract.³ Therefore, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Would the project 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

² State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland, 1998.*

³ *Ibid.*

Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?

No Impact. The Project site is not zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site does not contain any forest land. Therefore, no impacts related to this issue would occur.

e) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The Project site and surrounding area are developed with dense urban land uses. No agricultural uses are located on the Project site or within the area. Therefore, no impacts related to this issue would occur.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and has the potential to conflict with South Coast Air Quality Management District's (SCAQMD) current Air Quality Management Plan (AQMP). Therefore, this issue will be addressed in the EIR.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and has the potential to violate air quality standards. Therefore, this issue will be addressed in the EIR.

c) Would the project 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 threshold for ozone precursors)?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and has the potential to contribute to cumulative air quality impacts. Therefore, this issue will be addressed in the EIR.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and has the potential to expose sensitive receptors to pollutant emissions. Therefore, this issue will be addressed in the EIR.

e) Would the project create objectionable odors affecting a substantial number of people?

No Impact. The Project includes development of typical commercial and residential land uses on the Project site and would not generate any odors. Therefore, the Project would not create objectionable odors affecting a substantial number of people.

4. BIOLOGICAL RESOURCES

a) Would the project 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Project site is located in an urbanized area of the City and is surrounded by existing residential development. The site is completely developed with commercial and parking land uses and contains some vegetation, and but the site does not support any sensitive species. Therefore, no impacts related to this issue would occur.

b) Would the project 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 U.S. Fish and Wildlife Service?

No Impact. The Project site is located in an urbanized area of the City. The site is completely developed with commercial and parking land uses and does not contain any riparian habitat or sensitive natural community. Therefore, no impacts related to this issue would occur.

c) Would the project 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?

No Impact. The Project site is located in an urbanized area of the City. The site is completely developed with commercial and parking land uses and does not contain any wetlands or other areas subject to the jurisdiction of the US Army Corps of Engineers, California Department of Fish and Wildlife, or State Water Resources Control Board under the Clean Water Act. Therefore, no impacts related to this issue would occur.

d) Would the project 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?

No Impact. The Project site is located in an urbanized area of the City and is surrounded by a mix of commercial and residential land uses and roadway and utility infrastructure. The site is completely developed with commercial and parking land uses and contains some vegetation. Given the developed nature of the Project area, the area is not used as a significant wildlife corridor. Additionally, there are no waterways in the Project area that are used by migratory fish, and there are no wildlife nursery sites in the area. Therefore, the Project would not 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, and no impacts related to this issue would occur.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The Project site contains various ornamental landscape, non-protected trees that would be replaced as part of the Project in accordance with the City's tree replacement requirements. As such, the Project would not conflict with the City's policy related to tree replacement. Therefore, Project impacts related to tree replacement would be less than significant, and no further analysis of this issue is required.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. No historical resources are located at the Project site. No historical resources would be affected by the Project, and no impacts related to this issue would occur. No further analysis of this issue is required.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Less Than Significant Impact. The site is completely developed with commercial and parking land uses. Considering that the Project site has already been developed, any archeological resources at the site could have already been encountered. In the event that buried archaeological resources are exposed during Project construction, work within 50 feet of the find shall stop until a professional archaeologist, meeting the standards of the Secretary of the Interior, can identify and evaluate the significance of the discovery and develop recommendations for treatment, in conformance with California Public Resources Code Section 21083.2. However, construction activities could continue in other areas of the Project site. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. Any Native American remains shall be treated in accordance with state law. Through compliance with the State's requirements, potential Project impacts to unknown archaeological resources would be less than significant, and no further analysis of this issue is required.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The site is completely developed with commercial and parking land uses. Considering that the Project site has already been developed, any paleontological resources at the site could have already been encountered. In the event that paleontological resources or sites, or unique geologic features are exposed during Project construction, work within 50 feet of the find shall stop until a professional paleontologist, can identify and evaluate the significance of the discovery and develop recommendations for treatment. However, construction activities could continue in other areas of the Project site. Recommendations could include a preparation of a Treatment Plan, which could require recordation, collection, and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. Any paleontological resources or sites, or unique geologic features shall be treated in accordance with State Law. Through compliance with the State's requirements, potential Project impacts to unknown paleontological resources or sites, or unique geologic features would be less than significant, and no further analysis of this issue is required.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The Project site is completely developed with commercial and parking land uses. No human remains are known to exist at the Project site. However, in accordance with the State's Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains at the Project site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Los Angeles County Coroner has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Through compliance with this regulation, potential Project impacts to human remains would be less than significant, and no further analysis of this issue is required.

6. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- (i) 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?**

No Impact. An Alquist-Priolo Earthquake Fault Zone is a zone encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required. According to ZIMAS, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. Additionally, the official Earthquake Zones of Investigation in the Hollywood Quadrangle map was released by the California Geological Survey on November 6, 2014 (originally released for public review in January 2014). The official map shows the location of Alquist-Priolo Earthquake Fault Zones and Seismic Hazard Zones based, in part, on current geographic information system (GIS) technology. According to the Earthquake Zones of Investigation in the Hollywood Quadrangle map and as shown on Figure IV-1, the Project site is

located approximately 1.34 kilometers south of the Hollywood Fault. Therefore, no impacts related to fault rupture would occur, and no further analysis of this issue is required.

(ii) Strong seismic ground shaking?

Potentially Significant Impact. Given the Project site's location in a seismically active region, the Project site could experience seismic groundshaking in the event of an earthquake. Therefore, this issue will be addressed in the EIR.

(iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Although Exhibit B (Areas Susceptible to Liquefaction in the City of Los Angeles) in the Safety Element of the City's General Plan shows that the Project site does not fall within an area prone to liquefaction, a geotechnical report is currently being prepared for the Project and will address this issue. Therefore, this issue will be addressed in the EIR.

(iv) Landslides?

No Impact. The Project site and surrounding area are relatively flat and not subject to landslides. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

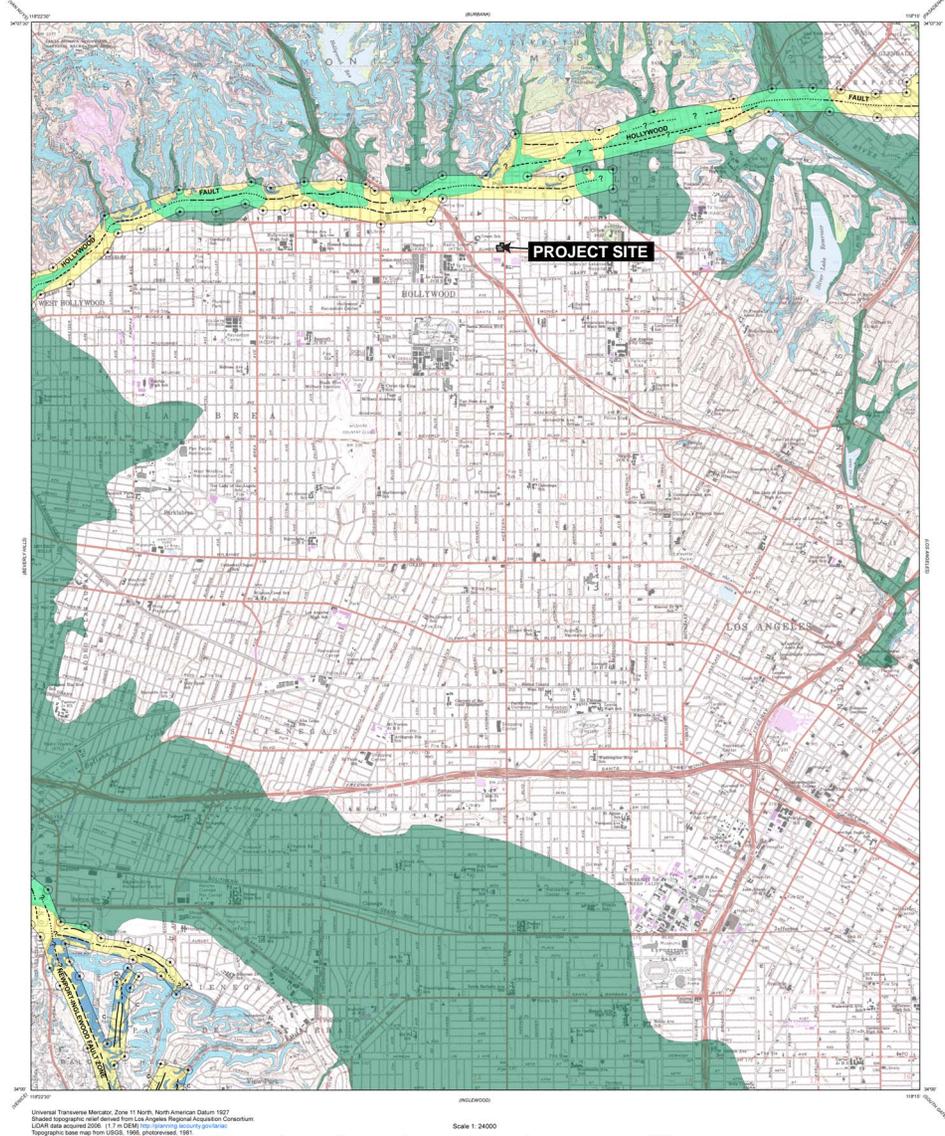
Less Than Significant Impact. During the Project's construction phase, the Project developer would be required to implement SCAQMD Rule 403 – Fugitive Dust to minimize wind and water-borne erosion at the site. Also, the Project developer would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during Project construction. The SWPPP would include best management practices (BMPs) and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Through compliance with these existing regulations, the

STATE OF CALIFORNIA
California Geological Survey
Earthquake Zones of Investigation in the
Hollywood Quadrangle Map

THIS MAP SHOWS BOTH ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES ISSUED FOR THE HOLLYWOOD QUADRANGLE.

This map shows the location of Alquist-Priolo (AP) Earthquake Fault Zones and Seismic Hazard Zones, collectively referred to here as Earthquake Zones of Required Investigation. The Geographic Information System (GIS) digital files of these zones as released by the California Geological Survey (CGS) are the "Official Maps." GIS files are available at the CGS website www.conservation.ca.gov/cgs. Local cities and counties are suffering their responsibilities for protecting the public from the effects of surface fault rupture and earthquake-triggered ground failure as required by the AP Earthquake Fault Zoning Act (Public Resources Code Sections 2621-2630) and the Seismic Hazards Mapping Act (Public Resources Code Sections 2600-2609.6). For information regarding the general approach and recommended methods for preparing these zones, see California Geological Survey (CGS) Special Publication 42, *Fault-Rupture Hazard Zones in California*, and Special Publication 19, *Recommended Criteria for Delineating Seismic Hazard Zones in California*. For information regarding the scope and recommended methods to be used in conducting the required site investigations refer to CGS Special Publication 42, *Appendix C Guidelines for Evaluating the Hazard of Surface Rupture*, and CGS Special Publication 17A, *Guidelines for Evaluating and Mapping Seismic Hazards in California*. For a general description of the AP and Seismic Hazards Mapping acts, the zoning programs, and related information, please refer to the website at <http://www.conservation.ca.gov/cgs/>.

approach and recommended methods for preparing these zones, see California Geological Survey (CGS) Special Publication 42, *Fault-Rupture Hazard Zones in California*, and Special Publication 19, *Recommended Criteria for Delineating Seismic Hazard Zones in California*. For information regarding the scope and recommended methods to be used in conducting the required site investigations refer to CGS Special Publication 42, *Appendix C Guidelines for Evaluating the Hazard of Surface Rupture*, and CGS Special Publication 17A, *Guidelines for Evaluating and Mapping Seismic Hazards in California*. For a general description of the AP and Seismic Hazards Mapping acts, the zoning programs, and related information, please refer to the website at <http://www.conservation.ca.gov/cgs/>.



MAP EXPLANATION

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES
Earthquake Fault Zones
 Zone boundaries are delineated by straight-line segments that connect enclosed turning points that the boundaries define the zone encompassing active faults that constitute a potential hazard to structures from surface faulting as required by the AP Earthquake Fault Zoning Act (Public Resources Code Section 2621.5(a)) would be required.
Active Fault Traces
 Faults considered to have been active during Holocene time and to have potential for surface rupture, and which are accurately located, are shown as approximately located. Spot check where inferred, dotted where concealed, query (?) indicates additional uncertainty. Evidence of historic or recent activity of earthquake-associated event or C for displacement caused by fault creep.

SEISMIC HAZARD ZONES
Liquefaction Zones
 Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2609.6 would be required.
Earthquake-Induced Landslide Zones
 Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and surface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2609.6 would be required.

OVERLAPPING ALQUIST-PRIOLO AND SEISMIC HAZARD ZONES

Overlap of Earthquake Fault Zone and Liquefaction Zone
 Areas that are covered by both Earthquake Fault Zone and Liquefaction Zone.

Overlap of Earthquake Fault Zone and Earthquake-Induced Landslide Zone
 Areas that are covered by both Earthquake Fault Zone and Earthquake-Induced Landslide Zone.

Note: Mitigation methods differ for each zone – AP Act only allows avoidance. Seismic Hazard Mapping Act allows mitigation by engineering/geotechnical design as well as avoidance.

ADDITIONAL INFORMATION

For additional information on the zones of required investigation presented on this map, the data and methodology used to prepare them, and additional references consulted, please refer to the following:
 The Hollywood Fault in the Hollywood 7.5 Quadrangle:
 Los Angeles County, California, California Geological Survey, Fault Evaluation Report FER-253, <http://www.conservation.ca.gov/cgs/fer253>
 Seismic Hazard Zone Report for the Hollywood 7.5 minute Quadrangle, Los Angeles County, California, California Geological Survey, Seismic Hazard Zone Report 028, <http://www.conservation.ca.gov/cgs/shz028>
 For more information on the Alquist-Priolo Earthquake Fault Zoning Act please refer to: <http://www.conservation.ca.gov/cgs/apmap/Pages/apm.htm>
 For more information on the Seismic Hazards Mapping Act please refer to: <http://www.conservation.ca.gov/cgs/shzmap/Pages/shzmap.htm>

HOLLYWOOD QUADRANGLE

EARTHQUAKE FAULT ZONES
 Delineated in compliance with Chapter 7.5 Division 2 of the California Public Resources Code (Alquist-Priolo Earthquake Fault Zoning Act)

SEISMIC HAZARD ZONES
 Delineated in compliance with Chapter 7.8, Division 2 of the California Public Resources Code (Seismic Hazards Mapping Act)

OFFICIAL MAP
 Released: November 6, 2014

OFFICIAL MAP
 Released: March 25, 1999

John C. Lewis
STATE GEOLOGIST

James L. Davis
STATE GEOLOGIST

- IMPORTANT**
 PLEASE NOTE THE FOLLOWING FOR ZONES SHOWN ON THIS MAP
- This map may not show all faults that have the potential for surface fault rupture, other than the Earthquake Fault Zones or include them inaccurately. Additionally, this map may not show all faults that have the potential for liquefaction, landsliding, strong earthquake ground shaking or other earthquake and geologic hazards. Also, a single earthquake episode of varying frequency or magnitude is shown and will not necessarily affect the entire zone.
 - Faults shown are the basis for establishing the boundaries of the Earthquake Fault Zones.
 - The identification and location of these faults are based on the best available data. However, the quality of data used is varied. Towns have been reported as accurately as possible on a map scale of 1:24,000.
 - Liquefaction zones may contain areas susceptible to the effects of earthquake-induced landslides. The identification and location of these areas are based on the best available data.
 - Landslide hazard zones are shown as approximate, in part, by mapping methods described in the U.S. Geological Survey (USGS), *Landslide Hazard Maps Prepared by the USGS: Quality and Assessment Approaches to Assess Earthquake-Induced Landslide Hazard*, although areas of these new methodologies may be incorporated in future USGS seismic hazard zone maps. USGS maps should not be used as substitutes for these Official Seismic Hazard Zones maps.
 - USGS base map information provides that 80 percent of cultural features be located within 40 feet horizontal accuracy of the scale of this map. The identification and location of Earthquake and Seismic Hazard Zones are based on available data. However, the quality of data used is varied. The zone boundaries may not have been drawn as accurately as possible at the scale of this map.
 - Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical site investigation required under Chapter 7.5 and 7.8 of Division 2 of the California Public Resources Code.
 - Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated by the local jurisdiction. Check with your local building/jurisdiction department for information regarding the location of such mitigated areas.
 - CGS/CAEPC: The State of California and the Department of Conservation make no representation or warranties regarding the accuracy of the data from which these maps were derived. Neither the State nor the Department shall be liable for any consequences for any ground, surface, or subsurface, or consequential damage with respect to any claim by any user or any third party on account of its using this map or any data.

Source: Withee Malcolm Architects, 2015.

Project would not result in any significant impacts related to soil erosion during the construction phase. Additionally, during the Project's operational phase, most of the Project site would be developed with impervious surface, and all stormwater flows would be directed to storm drainage features and would not come into contact with bare soil surfaces. Therefore, no significant impacts related to erosion would occur as a result of Project operation, and no further analysis of this issue is required.

c) Would the project 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?

Potentially Significant Impact. The degree to which geologic or soil instability could occur at the Project site is unknown at this time. A geotechnical investigation to address this issue is currently being prepared for the Project. Therefore, this issue will be addressed in the EIR, including the results of the geotechnical investigation.

d) Would the project be located on expansive soil, as identified on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. The degree to which expansive soils occur at the Project site is unknown at this time. A geotechnical investigation to address this issue is currently being prepared for the Project. Therefore, this issue will be addressed in the EIR, including the results of the geotechnical investigation.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project would connect to the City's existing sewer system and would not require the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate greenhouse gas (GHG) emissions and could impact the environment. Therefore, this issue will be addressed in the EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate GHG emissions and could have the potential to conflict with plans, policies, or regulations related to reducing GHG emissions.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The Project includes development of the Project site with typical commercial and residential land uses similar to those already found in the Project area that would use common types of cleaning products, paint, petroleum products, etc. The Project would not require the transport, use, or disposal of hazardous materials that would pose a significant hazard to the public or environment. Therefore, Project impacts related to hazardous materials would be less than significant, and no further analysis of this issue is required.

b) Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. A Phase I Environmental Site Assessment (Phase I ESA) and a Phase II ESA were prepared for the Project site (refer to Appendix A). The Phase I ESA did not identify any recognized environmental conditions of concern (RECs) in connection with the Project site, with the exception of former operations at the Project site, including a gasoline filling/service station (and underground storage tank [UST]) from 1933 to 1970; various printing facilities from 1950 to 1970; and various dry cleaners from the 1920s to the 1940s. To determine if any residual subsurface contamination and UST exist at the Project site, a ground penetrating radar (GPR) survey and subsurface sampling were conducted at the Project site. The results of the GPR survey showed that there were no indications of a former or present UST, UST piping, or backfilled UST excavation in the area of the former gasoline station. The results of the soil sampling showed that concentrations of compounds associated with the former land uses were reported in amounts significantly below the regulatory action levels for the compounds. However, since the presence of the UST cannot be confirmed at this time, the UST could be encountered during the Project's construction phase. If encountered, regulatory abandonment of the UST and additional soil sampling would be required. As such, this issue will be addressed in the EIR.

Given the age of the existing building on the Project site, it is possible that asbestos-containing materials (ACMs) and lead-based paint (LBP) could be encountered during demolition of this building. However, the Project contractor would be required by the City and the South Coast Air Quality Management District (SCAQMD) to comply with SCAQMD's Rule 1403, which requires a survey of the affected

facility; identification of ACMs; and handling, removal, and disposal of the ACMs in accordance with the specifications outlined in Rule 1403. Additionally, the City and the California Division of Occupational Safety and Health (CalOSHA) would require the Project contractor to handle, abate, and dispose of LBP materials in accordance with California Code of Regulations, Title 8, Section 1532.1 and Title 17, Section 35001. Through compliance with the existing regulatory setting, the Project would not create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. As stated previously, the Project would not require the transport, use, or disposal of hazardous materials that would pose a significant hazard to the public or environment. Additionally, the Phase I ESA prepared for the Project site did not identify any RECs associated with the Project site. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, no impacts related to this issue would occur, and no further analysis is required.

d) Would the project 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?

No Impact. The Project is not included on any list compiled pursuant to Government Code Section 6892.5 (refer to Appendix A). Thus, the Project would not create a significant hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts related to this issue would occur.

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?

No Impact. The Project site is not located within two miles of a public airport. The closest airport is the Bob Hope Airport located approximately 8.6 miles northwest of the site. Thus, the Project would not result in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

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?

No Impact. The Project site is not located within two miles of a public airport. The closest airport is the Bob Hope Airport located approximately 8.6 miles northwest of the site. Thus, the Project would not

result in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. No aspects of the Project would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Further, the Project would comply with all applicable City policies related to disaster preparedness and emergency response. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required.

h) Would the project 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?

No Impact. The Project is located within dense urban area and is not located within or near any areas susceptible to wildland fires. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

No Impact. The Project includes development of common commercial and residential land uses and would not have any point-source discharges. Therefore, the Project would have no impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements. (General water quality impacts associated with the Project's construction and operational activities will be addressed in the EIR. Refer to Checklist Question 9f.)

b) Would the project 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The Project site is completely developed with impervious surfaces. During storm events all runoff from the Project site flows to the City's local storm drain infrastructure; stormwater at the Project site does not infiltrate to groundwater. As such, the Project site is not a source of groundwater recharge. The Project would not increase the amount of impervious surfaces at the Project site. Ultimately, similar to the existing condition, post-Project runoff would be directed to the existing local storm drain system. Thus, the Project would have no affect on groundwater supplies or recharge, and no impacts related to this issue would occur.

c) Would the project 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?

Less Than Significant Impact. During the Project's construction phase, the Project developer would be required to implement SCAQMD Rule 403 – Fugitive Dust to minimize wind and water-borne erosion at the site. Also, the Project developer would be required to prepare and implement a SWPPP, in accordance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during Project construction. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Through compliance with these existing regulations, the Project would not result in any significant impacts related to soil erosion and siltation during the construction phase. Additionally, during the Project's operational phase, most of the Project site would be developed with impervious surface, and all stormwater flows would be directed to storm drainage features and would not come into contact with bare soil surfaces. Thus, no significant impacts related to erosion and siltation would occur as a result of Project operation, and no further analysis of this issue is required. (General water quality impacts associated with the Project's construction and operational activities will be addressed in the EIR. Refer to Checklist Question 9f.)

d) Would the project 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?

Potentially Significant Impact. The Project would alter the surface of the Project site and could change the amount of runoff from the Project site. Therefore, this issue will be addressed in the EIR.

e) Would the project 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?

Potentially Significant Impact. The Project would alter the surface of the Project site and could change the amount and quality of the runoff from the Project site. Therefore, this issue will be addressed in the EIR.

f) Would the project otherwise substantially degrade water quality?

Potentially Significant Impact. The Project would alter the surface of the Project site and could change the quality of runoff from the Project site. Therefore, this issue will be addressed in the EIR.

g) Would the project 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?

No Impact. The Project site is not located within a 100-year flood hazard area. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project site is not located within a 100-year flood hazard area. Thus, the Project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

i) Would the project 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?

No Impact. The Project site is not located in any area susceptible to floods associated with a levee or dam. Therefore, the Project would not 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, and no further analysis of this issue is required.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Project site is not in an area susceptible to seiches, tsunamis, or mudflows. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow, and no further analysis of this issue is required.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. The Project site is developed and located in a dense urban area of the City. Thus, the Project would not physically divide an established community. Therefore, no impacts related to this issue would occur.

b) Would the project 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?

Potentially Significant Impact. The Project includes development of the Project site with commercial and residential land uses, requiring the approval of discretionary approvals. It is possible that the Project could conflict with applicable plans, policies, and regulations related to development of the Project site. Therefore, this issue will be addressed in the EIR.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Project site is not subject to any applicable habitat conservation plan or natural community conservation plan. Therefore, the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

11. MINERAL RESOURCES

a) Would the project 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?

No Impact. The Project site is located in a highly urbanized part of the City. There are no known mineral resources on the Project site or in the vicinity. Thus, the Project would not 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. Therefore, no impacts related to issue would occur.

b) Would the project 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?

No Impact. The Project site is located in a highly urbanized part of the City. The Project site is not identified as a mineral resource recovery site. Thus, the Project would not 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. Therefore, no impacts related to issue would occur.

12. NOISE

a) **Would the project result in 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?**

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

b) **Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. Construction and operational activities associated with the Project would expose people to groundborne noise. Therefore, this issue will be addressed in the EIR.

c) **Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

d) **Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

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?**

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

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?**

No Impact. The Project site is not located in the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

13. POPULATION AND HOUSING

a) **Would the project 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)?**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the number of residents in the Project area. Therefore, this issue would be addressed in the EIR.

b) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. No housing exists on the Project site. Therefore, the Project would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. No people live on the Project site. Therefore, the Project would not displace any residents, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 objective for any of the following public services:**

(i) **Fire protection?**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for fire protection services in the Project area. Therefore, this issue would be addressed in the EIR.

(ii) **Police protection?**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for police protection services in the Project area. Therefore, this issue would be addressed in the EIR.

(iii) Schools?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for school services in the Project area. Therefore, this issue would be addressed in the EIR.

(iv) Parks?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

(v) Other public facilities?**Libraries**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for library services in the Project area. Therefore, this issue would be addressed in the EIR.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

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?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. The Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

16. TRANSPORTATION/TRAFFIC

a) Would the project 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. The Project would remove existing land uses from the Project site and would develop the site with new commercial and residential land uses. The Project would result in an increase of traffic in the Project area. Therefore, this issue will be addressed in the EIR.

b) Would the project 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 count congestion management agency for designated roads or highways?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and would develop the site with new commercial and residential land uses. The Project would result in an increase of traffic in the Project area. Therefore, this issue will be addressed in the EIR.

c) Would the project 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?

No Impact. The Project includes development of commercial and residential land uses, reaching approximately 73.5 feet in height, a height that is within the height range of the existing buildings in the Project area. The Project site is not located near any airports. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project does not include development of any roadway infrastructure. All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department, Los Angeles Department of Transportation (LADOT), and LAFD standards and requirements for design and construction. The Project would not create any hazards, and no impacts would occur as a result of the Project.

e) Would the project result in inadequate emergency access?

Less Than Significant Impact. All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department, LADOT, and LAFD standards and requirements for design and construction. Therefore, the Project would not result in any significant impacts related to emergency access, and no further analysis of this issue is required.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The Project would be required to include bicycle parking in accordance with the City's bicycle parking requirements. The Project would not impact any of the bus routes or turnouts in the Project area. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for wastewater treatment. Thus, this issue will be addressed in the EIR.

b) Would the project 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?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for water and wastewater treatment. Thus, this issue will be addressed in the EIR.

c) Would the project 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?

Potentially Significant Impact. As discussed in response to Checklist Question 9e, the Project would alter the surface of the Project site and could change the amount and quality of the runoff from the Project site. Therefore, this issue will be addressed in the EIR.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for water supply. Thus, this issue will be addressed in the EIR.

e) **Would the project 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?**

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for wastewater treatment. Thus, this issue will be addressed in the EIR.

f) **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for landfill capacity. Thus, this issue will be addressed in the EIR.

g) **Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact. The Project would be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project would 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)?

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project could potentially result in any significant impacts would not have the potential to contribute to significant cumulative impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project could potentially cause substantial adverse effects on human beings, either directly or indirectly.

SUMMARY OF ISSUES TO BE ANALYZED IN THE EIR

Aesthetics: Visual Character and Shade/Shadow

Air Quality: AQMP Consistency, Violation of Air Quality Standards, Cumulative Air Quality Impacts, and Sensitive Receptors

Geology and Soils: Seismic Shaking, Liquefaction, Geologic Instability, and Expansive Soils

Greenhouse Gas Emissions: Generation of GHG Emissions and Conflict with GHG Plans, Policies, and Regulations

Hazards and Hazardous Materials: Risk of Upset

Hydrology and Water Quality: Storm Drain Capacity and Water Quality

Land Use and Planning: Consistency with Land Use Plans, Policies, and Regulations

Noise: Generation of Excessive Noise, Groundborne Vibration/Noise, Permanent Increase in Noise, and Temporary Increase in Noise

Population and Housing: Population Growth

Public Services: Fire Protection, Police Protection, Schools, Parks and Recreation, and Libraries

Transportation/Traffic: Level of Service and Congestion Management Plan Consistency

Utilities and Service Systems: Wastewater, Water, Landfill Capacity, and Energy

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