DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: February 9, 2017
Time: After 8:30 A.M.*
Place: Los Angeles City Hall
Third Floor
200 North Spring Street
Los Angeles, CA 90012

Public Hearing: February 2, 2016
Appeal Status: Further Appealable to City Council
Expiration Date: Extended to February 9, 2017

Case No.: VTT-72928-CN-1A
CEQA No.: ENV-2014-4617-MND
Council No.: 2-Krekorian
Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Certified NC: Studio City
GPLU: Medium Residential
Zone: R3-1-RIO

Appellant: Mary Mallory
Applicant: Citywalk Apartments, LLC & Aqua Vista Residential, LLC

PROJECT LOCATION: 4215 North Vineland Avenue and 11015 West Aqua Vista Street

PROPOSED PROJECT: Demolition of an existing two-story, 32-unit apartment building and one single-family home, in conjunction with the construction, use, and maintenance of a new four-story 85-unit residential condominium project, reserving seven (7) of the units reserved for Very Low Income Households, providing 192 automobile parking spaces on a 49,537 square-foot site.

APPEAL ACTION: Pursuant to Los Angeles Municipal Code Section 17.06-A.3, an appeal of the Advisory Agency's decision for the subdivision of the subject site and of the Mitigated Negative Declaration associated with the proposed project.

RECOMMENDED ACTIONS:

1. **Adopt** the Mitigated Negative Declaration (ENV-2014-4617-MND) and the Mitigation Monitoring Program.
2. **Sustain** the decision of the Advisory Agency in approving the Vesting Tentative Tract Map and **deny** the appeal.
3. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
5. **Adopt** the attached findings.

TT-72928-CN-1A

VINCENT P. BERTONI, AICP
Advisory Agency

Fernando Tovar, Associate Zoning Administrator
Deputy Advisory Agency

Heather Bleemers, City Planner
Telephone: (213) 978-0092

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

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B. Radius Map
C. Tract Map
D. Appeal Documentation
E. Advisory Agency's Decision Letter for VTT-72928-CN
F. ENV-2014-4617-MND, Mitigation Monitoring Program, Regulatory Compliance Measures, Letter to the File, and Historic Assessment (on CD)

PROJECT ANALYSIS

Chronology

January 6, 2017	The appellant filed an appeal of the Deputy Advisory Agency's entire decision and with the Mitigated Negative Declaration prepared for the project.
December 27, 2016	Deputy Advisory Agency approved Case No. VTT-72928-CN and adopted the corresponding CEQA document, ENV-2014-4617-MND.
December 13, 2016	A Letter to the File for to Case No. ENV-2014-4617-MND was issued acknowledging that DOT and B&S reviewed the project and that no new mitigation measures or revisions were necessary as a result of the additional review.
February 2, 2016	Subdivision Committee Public Hearing for VTT-72928-CN. The project was held under advisement pending further review by the Department of Transportation and from the Grading Division of the Department of Building and Safety.
December 31, 2015	Case No. ENV-2014-4617-MND was circulated for public comment for 30 days with the comment period ending on February 1, 2016. No comments were received.
November 5, 2015	The Cultural Heritage Commission unanimously voted to deny further historic resource consideration of the Edward A. D. Christopher residence located on the project site.
August 18, 2015	The Cultural Affairs Committee of the Studio City Neighborhood Council, with Mary Mallory (appellant) and Marcello Vavala as the representatives, nominated the Edward A. D. Christopher residence for consideration as a historic-cultural monument.

Background

The project proposes the construction of a maximum of 85 residential condominiums, with 78 market rate units and seven units reserved for Very Low Income Households. The proposed building would be a maximum of 40 feet in height consisting of four stories of residential uses above one subterranean level of parking containing 192 parking spaces.

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Map designates the 49,537 square-foot site for Medium Residential land uses corresponding to the R3 Zone. The project site is zoned R3-1-RIO, consistent with the range of zones under the corresponding land use designation. The site is currently developed with a 33-unit apartment building and one single-family home that will be demolished/relocated as part of the project. The existing apartment building was built in 1962 and is not eligible as an historic resource but does contain rent stabilized units and is subject to the Costa-Hawkins Act. The existing single-family home on the project site was built in 1908. On November 5, 2015, the Cultural Heritage Commission determined that the single-family home was not eligible for historic cultural-monument status. In addition, the applicant submitted a historical resources assessment which concluded that the home is ineligible for listing under any federal, state, or local eligibility criteria. The Office of Historic Resources concurred with the submitted historic resources assessment that the single-family home is not an historic resource.

The property is located in a Freeway Adjacent Advisory Notice for Sensitive Uses, River Improvement Overlay District, and Liquefaction area. The nearest active fault is the Hollywood Fault, located approximately 1.3 kilometers from the project site. The applicant provided an Air Quality Analysis for the project which studied the impacts of project on the surrounding area as well as the existing conditions surrounding the project site. The study found that the project would not result in a significant impact to air quality.

The surrounding area is characterized by a mix of single- and multi-family residential developments on parcels having level topography and improved streets. Abutting properties to the north are zoned R3-1-RIO and are developed with multi-family dwellings ranging from four to 32 units. Properties to the east, across Vineland Avenue, are zoned [Q]C2-2D and are developed with a hotel and a restaurant (The Garland). Approximately 350 feet to the east of the project site is the 101 - Hollywood Freeway. Abutting properties to the south, across Aqua Vista Street, are zoned R3-1-RIO and are improved with multi-family dwellings ranging from 13 to 45 units. The Los Angeles River is located approximately 530 feet to the south of the project site.

Aqua Vista Street is a designated Collector Street and is dedicated to a varying width of 46 to 52 feet at the project's southerly frontage. Vineland Avenue is a designated Boulevard II and is dedicated to a width of 155 feet at the project's easterly frontage.

Public Correspondence

Following the issuance of the notice of public hearing, staff received numerous letters, calls, and emails not in support of the project. Those opposed to the project cited the following:

- Lack of existing infrastructure to support the project,
- Increase in traffic on surrounding streets,
- Loss of Edward A. D. Christopher Residence located at 11015 Aqua Vista Street,
- Loss of affordable housing units,
- Loss of parking,
- Change in community aesthetics, and
- Construction impacts.

Public Hearing

On February 2, 2016, the Deputy Advisory Agency held a public hearing for the proposed subdivision.

The public hearing was attended by the applicant, the project representative, occupants of the existing apartment complex, and occupants of abutting apartment/condominium buildings. The proceedings of that hearing are summarized below:

- Three occupants of the existing apartment building spoke in opposition to the project due to loss of housing.
- One resident of an abutting apartment building expressed concerns associated with construction noise as the resident works from home. As such, the applicant agreed to start construction later and end earlier in order to lessen the impacts on abutting neighbors that work from their homes.
- One resident spoke in favor of preserving the existing single-family home on the project site.
- Concerns about driveway placement were discussed. As such, the Advisory Agency advised the applicant to confirm the placement of the driveway with DOT.

- Karo Torossian, Planning Director of Council District 2, requested that the applicant provide on-site public open space and that the house be considered to remain at the project site to be used by the public.
- The Advisory Agency determined to hold the project under advisement pending further research with DOT and the Department of Recreation and Parks.

APPEAL

The instant appeal was filed by Mary Mallory, aggrieved party and resident of Studio City. The appellant's legal representative is Daniel Freedman of Jeffer Mangels Butler & Mitchell LLP (JMBM). The appeal points raised are related to the dedications and improvements implemented on the project as part of the subdivision review process by City agencies and bureaus and the appeal challenges the analysis contained in the MND with respect to construction impacts.

The following statements have been compiled from the submitted appeal. The appeal in its entirety have been attached herein for reference (Exhibit D). Staff's responses to each of the appeal points have been addressed below:

1. **Appellant**

   The required street dedications will reduce the size of the streets, thereby aggravating already congested traffic.

   Staff Response

   As a requirement of the subdivision process, the proposed map is distributed to several City agencies for review. These agencies respond with comments, recommendations, and/or requirements that are included as conditions of approval in the map determination. With regard to street dedications, the Community Plan is the document that determines street dedications and widths. In this case, the Bureau of Engineering is requiring the following:

   - That a nine-foot wide strip of land be dedicated along Aqua Vista Street adjoining the subdivision to complete a 32-foot wide half public street right-of-way including a 15-foot radius property line return at the intersection with Vineland Avenue in accordance with Collector Street Standards.

   - That a three-foot wide strip of land be dedicated along Vineland Avenue adjoining the tract to complete a 10-foot wide sidewalk area.

   - Improve Aqua Vista Street adjoining the subdivision by the construction of the following:

     - A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells or five-foot concrete sidewalk and landscaping of the parkway.

     - Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.

     - Any necessary removal and reconstruction of existing improvements.

     - The necessary transitions to join the existing improvements.

   - Improve Vineland Avenue being dedicated and adjoining the subdivision by the construction of a 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

With the aforementioned dedications and improvements, Aqua Vista Street and Vineland Avenue will be brought up to be consistent with the Street Standards within the Community Plan, pursuant to the requirements of the Mobility Element of the General Plan. The street dedications required by the Bureau of Engineering do not reduce the size of the street, rather, the dedications and improvements would result in wider streets and improved ADA-compliant sidewalks.

With regard to the dedications resulting in increased traffic congestion, DOT reviewed the proposed project and determined that the number of peak trips resulting from the project did not warrant further review from the agency. As such, the required street improvements will not result in a significant traffic impact.

2. **Appellant**

Objection to the location of the main access driveway on Aqua Vista Street.

Staff Response

Los Angeles Department of Transportation reviewed the project's vehicular circulation to and around the subject site and determined, based on their parameters and requirements, that project access points on Aqua Vista Street would provide the required margin of safety and would be consistent with existing development on the same side of Aqua Vista Street. The purpose of locating the driveway on Aqua Vista Street is to avoid having drivers make a potentially dangerous U-turn from Vineland Avenue (southbound) onto the service street (also named Vineland Avenue) (northbound) in order to access the proposed building. The driveway location on Aqua Vista Street, in combination with the street dedications and sidewalk improvements, makes the driveway entrance from this street, as recommended in the Advisory Agency's Determination, the safest and most preferable location.

3. **Appellant**

In lieu of paying QUIMBY fees, the single-family home on the project site should be preserved and turned into a public pocket park.

Staff Response

Pursuant to Section 17.12 of the LAMC, the applicant would be required to either pay a QUIMBY fee within one year after Council approves the final map, or, pursuant LAMC Section 17.12-A.1, the applicant has the option to dedicate land or to provide some combination of the two. The project has been conditioned appropriately in that the Subdivider is permitted to determine whether to dedicate land, pay the in-lieu fee, or provide a combination of the two.

According to a Senior Management Analyst II, Real Estate Division of the Department of Recreation and Parks, it is highly unlikely that the Recreation and Parks Commission would accept the donation of a portion of the subject site and the single-family home to be used as a public park given the small size of the lot and due to the maintenance and liability costs associated with preserving the existing home. The applicant has agreed to provide the home free of charge to any party interested in relocating the house. As such, the project has been conditioned to advertise the availability of the house for any party interested in relocating and preserving the structure.

In addition, the requirement that a park be provided on the project site would result in a loss of affordable density bonus units, in addition to market rate units. Such a loss is in direct violation of the State's Density Bonus Law and with the Housing Accountability Act. Per the

Density Bonus Law, the City cannot deny a project or impose conditions that make an affordable housing project infeasible. Dedicating a portion of the project site where the existing single-family home is located to Recreation and Parks would substantially reduce the site's buildable area making it infeasible for the land owner to develop the site to its by-right density within the allowable building envelope. Per the Housing Accountability Act, given that the project has been determined to not have a specific adverse impact on the public health or safety, to limit the by-right density of the project by requiring the dedication of land is in direct violation of this Act.

As such, the Advisory Agency acted within its authority and the decision is compliant with the Los Angeles Municipal Code in requiring that the applicant pay an in lieu fee, provide on-site amenities, or a combination of the two.

4. **Appellant**

Construction impacts will result in high noise levels and increased traffic.

Staff Response:

During the February 2, 2016 public hearing, residents abutting the subject site requested that construction hours be limited. In response, the applicant agreed to and has been conditioned to comply with reduced construction times of 7:00 am to 6:00 pm Monday through Friday, in lieu of the regulatory 7:00 am to 9:00 pm, and no earlier than 9:00 am on Saturday, in lieu of the regulatory 8:00 am allowable start time. In addition, construction impacts are temporary and regulatory compliance measures will ensure that noise coming from the project site is limited by the use of state-of-the-art noise shielding and muffling devises, operating only one piece of equipment at a time, and by limiting the hours and days that construction can take place, which have been included in the determination. As such, with the implementation of the noise attuning mitigation and regulatory compliance measures, the temporary construction noise and increased traffic will be reduced to less-than-significant levels.

Conclusion

In light of the analysis contained in the mitigated negative declaration, together with the Response to Comments, and all appendices, the Deputy Advisory Agency recommends that the City Planning Commission:

1. **Adopt** the Mitigated Negative Declaration (ENV-2014-4617-MND) and the Mitigation Monitoring Program for the above referenced project.

2. **Sustain** the decision of the Advisory Agency in approving the Vesting Tentative Tract Map and **deny** the appeal.

3. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

5. **Adopt** the attached findings.

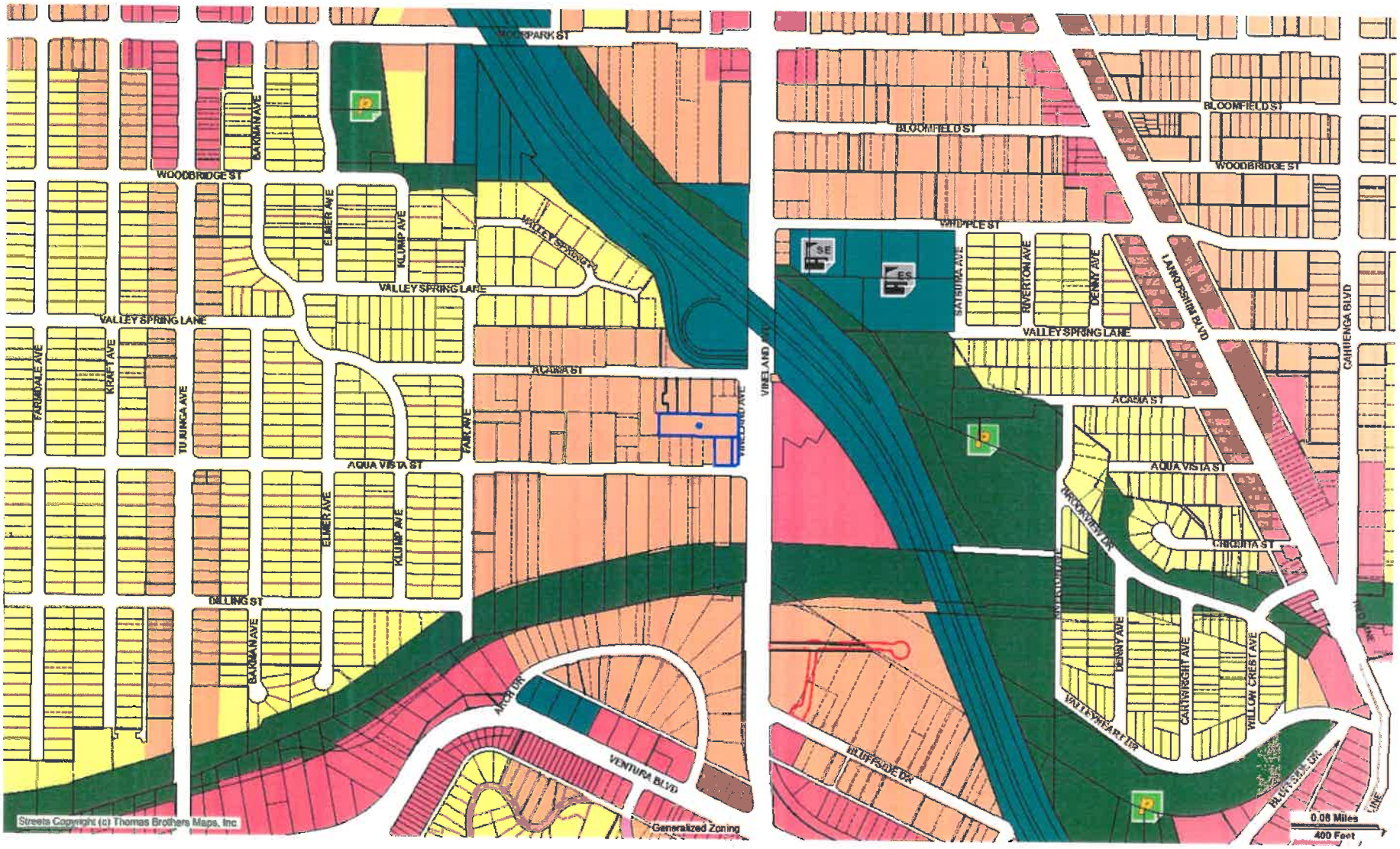

WOODBRIDGE ST
BAKMAN AVE
ELMER AVE
KLUMP AVE
VALLEY SPRING LANE
FARMDALE AVE
KRAFT AVE
TUJUNGA AVE
ACADIA ST
FAIR AVE
AQUA VISTA ST
DELLING ST
ARCH DR
VENTURA BLVD
Streets Copyright (c) Thomas Brothers Maps, Inc
Generalized Zoning
BLOOMFIELD ST
WHIPPLE ST
SATSUMA AVE
RIVERTON AVE
DENNY AVE
LANKERSHIM BLVD
CAHUENGA BLVD
ARCOLA AVE
CHIQUITA ST
CARTWRIGHT AVE
WILLOW CREST AVE
VALLEY HEART DR
BLUFFSIDE DR
0.08 Miles
400 Feet

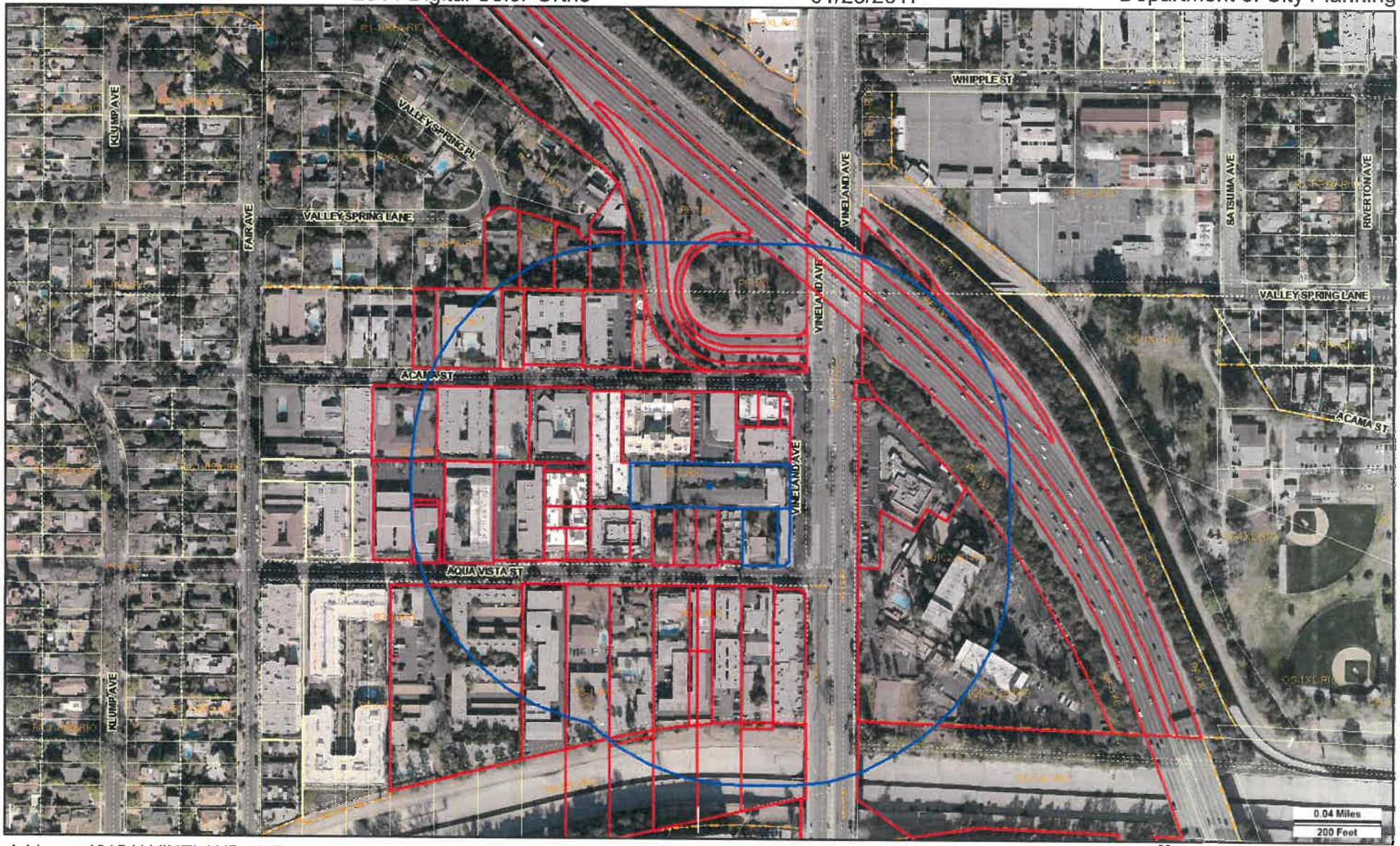
EXHIBIT A

ZIMAS INTRANET

2014 Digital Color-Ortho

01/23/2017

City of Los Angeles
Department of City Planning



Address: 4215 N VINELAND AVE
APN: 2366019028
PIN #: 165B173 869

Tract: RIVER VIEW TRACT
Block: None
Lot: FR 2
Arb: None

Zoning: R3-1-RIO
General Plan: Medium Residential

N
W
E
S

EXHIBIT B

Streets Copyright (c) Thomas Brothers Maps, Inc.

VESTING TENTATIVE TRACT NO. 72928

IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

OWNERS:
CITYWALK APARTMENTS, LLC.
AQUA RESIDENTIAL, LLC
1801 CENTURY PARK EAST, SUITE 2400
LOS ANGELES, CA 90067
ATTN: JAMES WILE
PH: (310) 394-6300 EXT. 143
EMAIL: jwile@kennedywilson.com

SUBDIVIDER:
CITYWALK APARTMENTS, LLC
1801 CENTURY PARK EAST, SUITE 2400
LOS ANGELES, CA 90067
ATTN: JAMES WILE
PH: (310) 394-6300 EXT 143
EMAIL: jwile@kennedywilson.com

ENGINEER:
SUKOW ENGINEERING
13356 CHANTARA STREET
NORTH HOLLYWOOD, CA 91605
ATTN: MELVIN L. SUKOW
PH: (818) 781-8836
CELL: (818) 404-7128
EMAIL: msukow@earthlink.net

REPRESENTATIVE:
FRISCH ASSOCIATES INC.
STEPHANIA LINDA (M.S.W. STE. C-583
YORBA LINDA, CA 92887
ATTN: BARRETT S. FRISCH
PH: (562) 413-0618
EMAIL: barrett@frisch-associates.com

NOTES:

1. PROPOSED PROJECT:
REQUEST IS BEING MADE FOR APPROVAL OF THIS VESTING TENTATIVE TRACT MAP FOR 69 RESIDENTIAL CONDOMINIUM UNITS WITH TWO PARKING SPACES PER UNIT AND 11 GUEST PARKING SPACES. MIN UNIT SIZE IS 600 SQ. FT. INCLUDES 21 UNITS BY DENSITY BONUS.

2. PROPERTY ADDRESS:
4218 N. VINELAND AVENUE AND 11015 W. AQUA VISTA STREET
STUDIO CITY, CA 91602

3. ZONING:
EXISTING = RD1
PROPOSED = NO CHANGE

4. TOPOGRAPHY AND GENERAL CONDITIONS:
THE SITE IS SLOPED VERY GENTLY SOUTH EAST TOWARDS N. VINELAND AVENUE. THE SITE IS NOT IN A HILLSIDE ORDINANCE AREA, LIQUEFACTION AREA OR SHOWN TO BE IN ANY HAZARDOUS AREAS, HOWEVER, IT IS IN A LIQUEFACTION AREA. ALL DRAINAGE WILL BE BY SURFACE METHODS DIRECTED TOWARD PUBLIC STREET.

5. EXISTING IMPROVEMENTS:
ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED, INCLUDES APARTMENT BUILDINGS, CARPORTS, SWIMMING POOLS, TREES, LANDSCAPE/HARDSCAPE AREAS ETC

6. TREES:
PER CERTIFICATION LETTER BY MORNELLY AND ASSOCIATES DATED JUNE 21, 2016, THERE ARE NO ONAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE. ALL OTHER EXISTING TREES AS SHOWN HEREON ARE TO BE REMOVED UNLESS NOTED OTHERWISE IN THE TREE TABLE SHOWN HEREON.

7. UTILITIES:
WATER AND SEWER PUBLIC UTILITIES ARE AVAILABLE. TRASH COLLECTION WILL BE LIKE ANY OTHER MULTI-UNIT RESIDENTIAL SUBDIVISION.

8. SITE AREA:
LOT SCHEME = 94,944 SQ. FT. (1.7694 ACS.)
GROSS (TO STREET CENTERLINE) = 94,947 SQ. FT. (1.9543 ACS.)
NET (AFTER STREET DEDICATION) = 49,207 SQ. FT. (1.1372 ACS.)

9. GENERAL DATA
THOMAS GUIDE LOCATION: PAGE 562- G/H5 AS
DISTRICT MAP NO: 163-5A178.
CENSUS TRACT NO.: 1864.05.
COUNCIL DISTRICT NO.: CD5
ASSESSOR'S PARCEL NOS.: 2366-010-006 AND 2366-017-001
COMMUNITY PLAN AREA: SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL

10. TITLE REPORT
TITLE REPORT FOR AREA 1 - ORDER NO. NCS-813142-SA1 BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 11, 2016.

TITLE REPORT FOR AREA 2 - HOME PREVIOUSLY, LEGAL PER D.R. 20161387271 RECORDED ON 9-14-2016.

11. LEGAL DESCRIPTION:
AREA 1:
THE LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1 OF RIVER VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 177 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 33 FEET THEREOF.

PARCEL 2:
THAT PORTION OF THE EASTERLY 66 FEET MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 1 OF RIVER VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 177 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID EAST ONE-HALF FEET OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY 66 FEET OF SAID LOT 1, THENCE SOUTH 89°57'30" EAST TO THE NORTHEASTERLY CORNER OF SAID SOUTHERLY END LOT; THENCE SOUTH 89°57'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 10.91 FEET; THENCE NORTH 89°57'30" EAST 21.39 FEET; THENCE NORTH PARALLEL TO A SAID LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE 79.91 FEET EASTERLY FROM SAID NORTHWESTERLY CORNER; THENCE WESTERLY TO SAID POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 2 FEET OF THAT PORTION OF SAID LAND DESCRIBED IN THE DEED RECORDED IN BOOK D-1154 PAGE 271, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT FROM PARCEL 2 ALL MINERALS, OIL, GASES, AND OTHER HYDROCARBONS IN WHATEVER FORM WHERE SUCH MAY BE WITHIN OR UNDER SAID LAND, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 10, 1980 IN BOOK D-1845 PAGE 211 OF OFFICIAL RECORDS.

A.P.N.: 2366-017-039

AREA 2:
THE LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

THE WESTERLY 66 FEET OF THE EAST 165 FEET OF LOT 1, RIVERVIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 177 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 2366-010-007

12. BENCHMARK:
CITY OF LOS ANGELES BENCHMARK NO. 14-19546;
BEING BRASS CAP IN CURB OF E. SIDE VINELAND AVE., 9.8 FT. S/O S CURB LINE FROM AQUA VISTA ST.
ELEVATION 542.359' (NAVD 88), 2003 ADJUSTMENT.

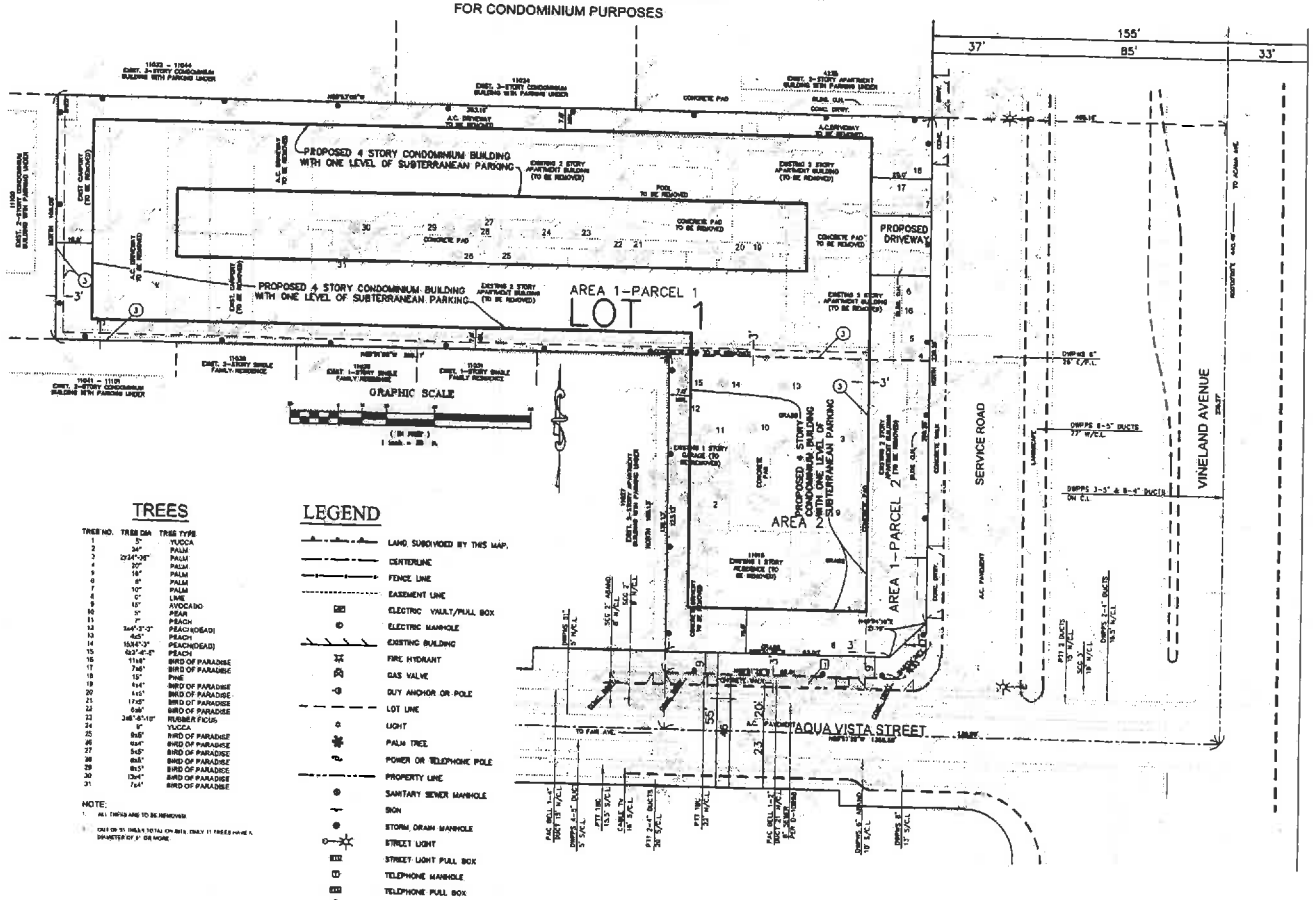
13. BASIS OF BEARINGS:
THE BEARING OF N 89°57'30" E OF THE CENTERLINE OF VINELAND AVENUE AS SHOWN ON RIVER VIEW TRACT, M.B. 16 PAGE 177 RECORDED IN BOOK 16 PAGE 177, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

14. EASEMENTS:
AREA 1:
THE FOLLOWING ITEM NUMBERED AS LISTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NCS-813142-SA1 DATED AS NOTED TO RECORD ARE PLOTTED AND SHOWN ON THE MAP.

1. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED AS BOOK 51671, PAGE 186 OF OFFICIAL RECORDS.

AREA 2:
NO TITLE REPORT AVAILABLE. THE FOLLOWING ITEMS ARE ITEMS THAT CAN BE PLOTTED AND ARE SHOWN ON THE MAP WHERE THERE REVEALED AS A RESULT OF RECORD INFORMATION AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.

1. AN EASEMENT FOR PUBLIC STREET PURPOSES PER DEED RECORDED AS BOOK D4761, PAGE 343 OF OFFICIAL RECORDS.



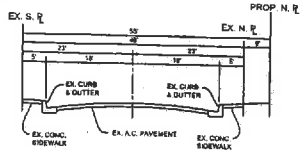
TREES

TREE NO.	TREE DIA	TREE TYPE
1	5"	YUCCA
2	24"	PALM
3	2'/24"+26"	PALM
4	30"	PALM
5	18"	PALM
6	8"	PALM
7	10"	PALM
8	12"	LIME
9	15"	AVOCADO
10	3"	PEAR
11	7"	PEACH
12	3x4"-3"-3"	PEACH/NOPALES
13	4x5"	PEACH
14	10/4"-3"	PEACH(DEAD)
15	6/3"-4"-5"	PEACH
16	11"/8"	BIRD OF PARADISE
17	7"/6"	BIRD OF PARADISE
18	15"	PINE
19	9"/4"	BIRD OF PARADISE
20	4"/3"	BIRD OF PARADISE
21	17"/5"	BIRD OF PARADISE
22	6"/6"	BIRD OF PARADISE
23	2"/6"-5"-10"	RUBBER FICUS
24	9"	YUCCA
25	6"/5"	BIRD OF PARADISE
26	6"/4"	BIRD OF PARADISE
27	5"/5"	BIRD OF PARADISE
28	6"/5"	BIRD OF PARADISE
29	8"/5"	BIRD OF PARADISE
30	12"x4"	BIRD OF PARADISE
31	7"/4"	BIRD OF PARADISE

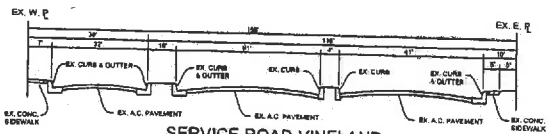
NOTE:
1. ALL TREES ARE TO BE REMOVED.
2. ONLY 31 TREES HAVE A DIAMETER OF 5" OR MORE.

LEGEND

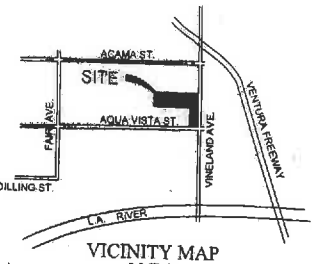
- LAND SUBDIVIDED BY THIS MAP.
- CENTERLINE
- FENCE LINE
- EASEMENT LINE
- ELECTRIC VAULT/PULL BOX
- ELECTRIC MANHOLE
- EXISTING BUILDING
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR OR POLE
- LOT LINE
- LIGHT
- PALM TREE
- POWER OR TELEPHONE POLE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- TREE
- VAULT
- WALL
- WATER METER
- WATER VALVE
- FS FINISHED SURFACE
- TC TOP OF CURB
- FF FINISHED FLOOR
- FL FLOWLINE
- NG NATURAL GRADE



AQUA VISTA STREET
NOT TO SCALE



SERVICE ROAD-VINELAND
NOT TO SCALE



VICINITY MAP
N.T.S.

MELVIN L. SUKOW — REGISTERED PROFESSIONAL ENGINEER — NO. C022673 EXP. 12-31-2015 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

MELVIN SUKOW
R.C.E. 22673

9/02/2014
DATE

SUKOW ENGINEERING
13356 CHANTARA STREET, NORTH HOLLYWOOD, CA 91605
(818) 781-8836

DATE: 4/22/2021
DESIGNED: MS
DRAWN: MS
CHECKED: MS

PREPARED DILIGENTLY FOR:
CITYWALK APARTMENTS, LLC.
1801 CENTURY PARK EAST, SUITE 2400
LOS ANGELES, CA. 90067
(310) 394-6300

NO.	DATE	REVISIONS	CHECK

SHEET TITLE: VESTING TENTATIVE TRACT NO. 72928
4215 N. VINELAND AVENUE AND 11015 W. AQUA VISTA STREET, STUDIO CITY, CA 91602

SHEET NO. 1 OF 1 SHEETS

EXHIBIT C

APPLICATIONS:

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☐ Area Planning Commission ☑ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: No. 72928-CN Vesting Tentative Tract Map

Project Address: 4215 North Vineland Avenue and 11015 West Aqua Vista Street

Final Date to Appeal: 01/05/2017

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

2. APPELLANT INFORMATION

Appellant's name (print): Mary Mallory

Company: _____

Mailing Address: 11161 1/4 Acama St.

City: Studio City State: CA Zip: 91602

Telephone: (818) 653-8323 E-mail: marymallory0@gmail.com

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

  ☑ Self ☐ Other: _____

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

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☑ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: Mary Mallory Date: 01/06/2017

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: $ 89.00	Reviewed & Accepted by (DSC Planner): Rick Torres	Date: 1-6-17
Receipt No: 02023802227	Deemed Complete by (Project Planner):	Date:
☑ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

72928-CN
4215 North Vineland Avenue and 11015 West Aqua Vista Street

JUSTIFICATIONS FOR APPEAL

January 06, 2017

City of Los Angeles, California
Department of City Planning

RE: Vesting Tentative Tract Map No. 72928-CN
4215 North Vineland Avenue and 11015 West Aqua Vista Street

In accordance with the appeals authorized by the Los Angeles Municipal Code, I am submitting my justifications for appeal of the proposed project at 4215 North Vineland Avenue and 11015 West Aqua Vista Street due to the December 27, 2016 decision by the Department of City Planning which will greatly impact and aggravate the lives of all Woodbridge Park, Tujunga Village, Colfax Meadows, and surrounding Studio City residents, especially in regards to the use of Quimby funds and the creation of park land, traffic issues to be exacerbated and created by conditions listed, and noise and environmental conditions exacerbated by proposed conditions listed therein.

The decision makers erred regarding the following decisions:

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS - Page Two

1) Adding a nine-foot wide strip of land along Aqua Vista Street can only be accomplished by:

Reducing the size of said narrow street, thereby aggravating already congested traffic conditions during morning and evening rush hours, of which it is the main throughway and thoroughfare for Woodbridge Park, Tujunga Village, Colfax Meadows, and surrounding Studio City residents to reach the 101 Freeway Vineland Avenue south entrance ramp.

2) Adding a three-foot wide strip of along along Vineland Avenue can only be accomplished by:

Reducing the size of little Vineland Avenue, thereby aggravating congested traffic coming from Acama Street, especially during morning and evening rush hours.

DEPARTMENT OF TRANSPORTATION - Page Six

43b) Locating the main access driveway to the site at Aqua Vista Street:

Will bring an already overly congested street, especially during rush hours, to a halt, or prevent said tenants from making left turns to pull into Aqua Vista Street in order to make a turn onto Vineland Avenue, as traffic already fails to stop for those attempting to turn left off of little Vineland Avenue. Little Vineland Avenue is not a service road as listed in the document, but is actually a street, created by the Pacific Electric Railway Right of Way for the construction of the streetcar line down Vineland Avenue in 1911.

DEPARTMENT OF RECREATION AND PARKS - Page Ten

57) Park Fees:

Karo Torossian, Deputy Director of Planning and the Environment for CD-2 Councilmember Paul Krekorian, proposed a pocket park containing the 1908 Edward A. D. Christopher residence at 11015 West Aqua Vista Street at the Planning Department meeting of Tuesday, February 2, 2016, by moving the house to the intersection at Aqua Vista Street and Vineland Avenue, thereby creating much needed dedicated park land in Studio City. This would serve as the subdivider's requirement to either dedicate land or submit fees to the Quimby fund. This would ensure the implementation and use of the monies in the local community rather than other locations throughout the city of Los Angeles, as many new developments now have as part of their requirements.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MITIGATION MEASURES - Page Seventeen

CM-9) Construction and Demolition Activities:

During the hours of 7:00 am and 6:00 pm Monday through Friday will aggravate and worsen traffic congestion on Aqua Vista Street and Vineland Avenue during peak commuting hours, reducing an only two lane street to possible one or no lanes. Aqua Vista Street is the only throughway for the Colfax Meadows, Tujunga Village, and Woodbridge Park residents to the 101 Freeway Vineland Avenue South exit. An already congested street and intersection will become impassable and inpenetrable for local residents, creating traffic bottlenecks even backing up large Vineland Avenue, which is already congested due to the loss of two traffic lanes on each side to dedicated bicycle lanes.

CM-10 and CM-11) Demolition and Construction Activities:

Will result in high noise levels at a major bus stop at the intersection of Aqua Vista Street and Vineland Avenue, as well as at the hotel (The Garland) and its outdoor restaurant across the street.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS - Page Seventeen

C-2) Park and Recreation Fees:

The construction of a pocket park at the corner of Aqua Vista Street and Vineland Avenue as proposed by Karo Torossian at the February 2, 2016 Planning Department meeting fits perfectly the subdivider's requirement for paying for the creation and development of park and recreation space as required by the Department of Recreation and Parks.

BUREAU OF ENGINEERING - STANDARD CONDITIONS - Page Twenty

S-1 (i)) Improving Aqua Vista Street by Creating a 10-Foot Wide Full-Width Concrete Sidewalk:

Will create traffic and congestion problems during construction for all the reasons stated above, as well as reducing the size of the street in order to obtain a 10-foot full-width concrete sidewalk. This will further exacerbate traffic congestion caused by the inability to make right hand turns from southbound large Vineland Avenue to small Vineland Avenue, especially during commuting hours, or from making left hand turns and quick right hand turns from northbound large Vineland Avenue onto small Vineland Avenue.

S-2) Improving Vineland Avenue by Creating a 10-Foot Wide Full-Width Concrete Sidewalk:

Will therefore reduce the size of the small Vineland Avenue, creating greater traffic congestion from those automobiles entering the street from Acama Street or attempting to enter the street from the larger Vineland Avenue. This condition will therefore also impact the large Vineland Avenue, already congested from the loss of two traffic lanes to dedicated bicycle lanes and increased traffic in the area from guests of the Garland, its restaurants, and meeting rooms parking along the small Vineland Avenue and Aqua Vista Streets.

For all of these reasons, which will greatly aggravate the lives of all Studio City residents living in Woodbridge Park, Tujunga Village, Colfax Meadows, and adjacent areas, I thereby file an appeal against the Vesting Tentative Tract Map No. 72928-CN.

Mary Mallory

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
Deputy Director
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

http://planning.lacity.org

Decision Date: December 27, 2016

Appeal Period Ends: January 6, 2016

Citywalk Apartments, LLC (A)(O)
James Willis
1801 Century Park East
Los Angeles, CA 90067

Bradley Djukich (R)
Empire USA, LLC
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

RE: Vesting Tentative Tract Map No. 72928-CN
Addresses: 4215 North Vineland Avenue and 11015 West Aqua Vista Street
Planning Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Zone : R3-1-RIO
D. M. : 165B173
C. D. : 2
CEQA : ENV-2014-4617-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 72928-CN, comprised of one lot, located at 4215 North Vineland Avenue and 11015 West Aqua Vista Street, for a **maximum of 85 residential condominiums**, as shown on map stamp-dated December 12, 2014, in the Sherman Oaks-Studio City- Toluca Lake-Cahuenga Pass Community Plan. This unit density is based on the R3-1-RIO Zone and a 35 percent Density Bonus. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for a legal interpretation of the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 221 N. Figueroa Street, 12th Floor. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian by calling (213) 202-3484.

1. That a nine-foot wide strip of land be dedicated along Aqua Vista Street adjoining the subdivision to complete a 32-foot wide half public street right-of-way including a 15-foot radius property line return at the intersection with Vineland Avenue in accordance with Collector Street Standards.

2. That a three-foot wide strip of land be dedicated along Vineland Avenue adjoining the tract to complete a 10-foot wide sidewalk area.

3. That any fee deficit under Work Order No. EXT00588 expediting this project be paid.

4. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

5. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report.

6. All recommendations of the report by AGI dated 5/29/2014 and 1/13/2015 signed by Juan A. Vidal, GE 861 and Bruce Smith, GE 2673, which in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project.

7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

8. A grading permit shall be obtained for all structural fill and retaining wall backfill.

9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.

10. Existing uncertified fill shall not be used for support of footings, concrete slabs, or new fill.

11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction.

12. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

13. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property.

14. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent owner has been given a 30-day written notice of such intent to make an excavation.

15. The soils engineer shall review and approve the shoring plans prior to issuance of the permit.

16. Prior to the issuance of permits, the soils engineer and/or the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.

17. Undersurcharged temporary excavations shall be trimmed back at a gradient not exceeding 1:1, as recommended.

18. Shoring shall be designed for a minimum EPF of 25 PCF; all surcharge loads shall be included into the design, as recommended.

19. Shoring shall be designed for a maximum lateral deflection of one inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

20. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

21. All foundations shall derive entire support from native undisturbed soils, as recommended and shall be approved by the geologist and soils engineer by inspection.

22. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum 4 ½ inch diameter (#4) deformed reinforcing bars. Two bars shall be placed near the bottom and two bars placed near the top.

23. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014-116 "Foundation Design for Expansive Soils" (1803.5.3).

24. Slabs placed on approved compacted fill shall be at least four inches thick and shall be reinforced with ½ inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

25. Concrete floor slabs placed on expansive soil shall be placed on a four-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3 ½ inches thick and shall be reinforced with 1/2 – inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

26. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

27. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Lateral Loads" starting on page 8 of the 5/29/2014 report. All surcharge loads shall be included into the design.

28. Retaining walls higher than six feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 2 of the 1/13/2-15 report.

29. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.

30. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to the issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.

31. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.

32. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number.

33. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

34. All roof and pad drainage shall be conducted to the street in an acceptable manner.

35. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

36. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS.

37. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.

38. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. They shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the export, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification

to this effect shall be filed with the Grading Division of the Department upon completion of the work.

39. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction [shoring, ABC slot cuts, underpinning, pile installation] protection fences and dust and traffic control will be scheduled.

40. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.

41. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. They shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that on fill shall be placed until LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

42. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Provide a copy of affidavits AF-91-493511-TT and AF-91-493512-TT. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department on the termination form, prior to recording.

b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (818) 374-4699 for any questions regarding the following:

43. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A 20-foot reservoir space be provided between any security gate(s) and the property line, after dedications, to the satisfaction of the Department of Transportation.

b. It is recommended that the main access driveway to the site be located at Aqua Vista Street and not at the service road fronting Vineland Avenue, due to the difficulty of southbound traffic on Vineland Avenue to make the 180 degree turn at the intersection with Aqua Vista Street necessary to access the service road. A driveway width of w=30 feet is required for residential sites with greater than 25 parking spaces.

c. A parking and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 North Figueroa Street, Suite 400, Station 3.

d. A fee in the amount of $197 be paid to the Department of Transportation as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map.

Note:

The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

44. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

b. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

c. Entrance to the main lobby shall be located off the address side of the building.

d. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

h. Submit plot plans indicating access road and turning area for Fire Department approval.

i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

l. Plans showing areas to be posted and /or painted. "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

m. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

n. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

o. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

p. Site plans shall include all overhead utility lines adjacent to the site.

q. Any roof elevation changes in excess of three feet may require the installation of ships ladders.

r. Any roof elevation changes in excess of three feet may require the installation of ships ladders. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit.

LOS ANGELES UNIFIED SCHOOL DISTRICT

LAUSD Transportation Branch can be contacted at (213) 580-2950. Information related to school developer fees can be obtained by contacting the LAUSD Developer Fee Office at (213) 743-3670.

45. The following conditions of approval are designed to help reduce or eliminate potential impacts as follows:

a. School buses must have unrestricted access to schools.

b. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for transported students.

c. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.

d. Because of provisions in the California Vehicle Code, other trucks and construction vehicles that encounter school buses using red-flashing lights must stop indicators will have to stop.

e. The project manager or designee will have to notify the LAUSD Transportation Branch Pedestrian Route of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas.

46. Contactors must maintain sage and convenient pedestrian routs to all nearby schools the applicable Pedestrian Route to School map can be found at http://www.lausd-oehs.org/saferoutestoschools.asp

47. Contractors must maintain ongoing communications with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.

48. Installation and maintenance of appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.

49. Haul routes will not pass by any school, except when school is not in session.

50. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.

51. Funding for crossing guards (at contractor's expense) is required when safety of children may be compromised by construction-related activities at impacted school crossings.

52. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, and short-cut attractions.

DEPARTMENT OF WATER AND POWER

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

53. The tract can be supplied with water from the municipal water system subject to the Los Angeles Department of Water and Power's Water System Rules and requirements upon compliance with the following:

    a. Complete financial arrangements relating to existing water mains.

    b. Install one new 2 ½" by 4" fire hydrant.

    c. Pay appropriate Engineering and Administrative fees and/or charges for supplying materials and installing facilities.

    d. Arrange for the Department to install fire hydrants, meters, and services.

    e. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for all lots where pressure exceeds 80 psi at the building pad elevation.

    f. New fire hydrants and/or upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition S-3(c)(i).

54. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

    Note:

    The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

BUREAU OF SANITATION

55. The subject site contains no known easements. There will be no potential problems to structures or potential maintenance problems. Questions should be directed to John Park at (323) 342-6033.

    Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

56. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 1200 West 7th Street, Suite 700, Los Angeles.

57. Prior to recordation of the final map, the subdivider shall dedicate land for park or recreational purposes or shall pay a fee in lieu or a combination of dedication and payment of in lieu fees in accordance with the standards and manner set forth in Section 17.12 of the L.A.M.C. Any fee in lieu payment shall be based on the R3 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

58. The developer shall plant a maximum of one 24-inch box Crape Myrtle tree in the public right-of-way on Aqua Vista Street and a maximum of four 24-inch box Ginko Biloba trees on Vineland Avenue. The actual number and location of new trees shall be determined at time of tree planting. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division five working days prior to construction the sidewalk for the marking of tree location and species.

Removal of Protected Trees requires the Board of Public Works approval.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

59. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of 85 dwelling units, reserving seven (7) units, or 11 percent, for Very Low Income Households.

b. Resident parking shall be provided in conformance to Section 12.22-A,25(d). Guest parking shall be provided at a rate of 1/4 guest parking space per dwelling unit for all units including restricted affordable units.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

c. Prior to the issuance of a demolition permit, the applicant shall provide evidence of the advertisement of the availability of the home located at 11015 Aqua Vista to anyone interested in relocating the home from the project site to another location. The advertisement shall be printed in a local newspaper for a minimum of 30 days.

d. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

e. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the Los Angeles Municipal code.

f. The subdivider shall pay a fee to the Los Angeles Housing and Community Investment Department in accordance with Section 47.07 C and D of the L.A.M.C. for the purpose of providing relocation assistance by the City's Relocation Assistance Provider.

The fee shall be paid on or before either the notice described in California Government Code Section 7060.2(b) or the Notice of Termination is served, whichever occurs first. Evidence of the fee payment shall be submitted to the Development Services Center in order to comply with this condition.

In the event the Notice of Termination is not served until after the final map is recorded, this condition may be cleared by a Covenant and Agreement binding the subdivider to make such payment on or before the Notice of Termination is served. A copy of the Covenant shall be submitted to the Planning Department for inclusion in the case file.

g. Owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (LAHCID) to make seven (7) units of the condominium development available for rental or sale solely to Very Low Income households, at a rental or sales price determined to be affordable to Very Low Income households for a period of (55) years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the income-restricted units in the development.

h. Prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring

residences, if no such wall already exists, except in required front yard.

i. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

j. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

k. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

l. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

m. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the River Improvement Overlay District.

n. During operation, the Homeowner's Association (HOA) shall verify that all air filters (MERV 13 or better) are properly maintained through inspection, self-certification, survey, or other equally effective measure. In addition, the HOA shall be responsible for the replacement of all air filters at intervals to be established by the heating, ventilation and air conditioning (HVAC) system manufacturer. The HOA shall retain, and make available to the City upon request, maintenance records related to the inspection and replacement of all air filters for at least 5 years after the recorded inspection date. In addition, the HOA shall ensure that long-term funding for air filter replacement is available.

This requirement shall be included in the HOA's Covenants, Conditions and Restrictions and/or the HOA's By Laws and shall not be removed.

60. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

61. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

(b) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(c) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

(d) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

(e) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with <u>any</u> federal, state or local law.

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

62. <u>Prior to recordation of the final map</u> the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory

to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 63 and 64 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

63. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-2. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

MM-3. An air filtration system shall be installed and maintained with filters meeting or exceeding ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

MM-4. Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:

a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

64. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions

reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

CM-2. AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.

CM-3. AQ-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

CM-4. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

CM-5.. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:

a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

CM-6. Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

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

c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, and Department of Public Works.

CM-7. Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

a. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.

b. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.

c. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.

d. Movement and removal of approved fencing shall not occur without prior approval by LADBS.

CM-8. The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):

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

b. Any new construction shall include 20 percent of parking spaces set aside for EV ready parking.

CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 9:00 am to 3:00 pm on Saturday.

CM-10. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A,10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

(a) All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.

(b) Landscape plans shall organize plants into groupings in accordance to proposed water needs.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.N

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the

Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install one (1) new street light on Aqua Vista Street and one (1) on Vineland Avenue. If widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Vineland Avenue.

(d) Plant street trees and remove any existing trees within dedicated streets or

proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

1. Improve Aqua Vista Street adjoining the subdivision by the construction of the following:

   a. A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells or five-foot concrete sidewalk and landscaping of the parkway.

   b. Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.

   c. Any necessary removal and reconstruction of existing improvements.

   d. The necessary transitions to join the existing improvements.

2. Improve Vineland Avenue being dedicated and adjoining the subdivision by the construction of a 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2014-4617-MND on December 31, 2015. The Department found that potential negative impact could occur from the project's implementation due to:

Aesthetics;
Air Quality;
Habitat Modification;
Tree Removal;
Grading;
Green House Gas Emissions;
Land Use Planning (Air Filtration) and
Noise (construction and operational)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-4617-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 63 and 64 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 62.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of (Vesting) Tentative Tract Map No. 72928-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Vesting Tentative Tract Map was prepared by a licensed land surveyor and contains the required components, dimensions, areas, notes, legal description, ownership, applicant and site address information, as required by the Los Angeles Municipal Code (LAMC).
The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designates the property for Medium Residential land use corresponding to the R3 Zone. The project is not within the boundaries of a specific plan but is within the Los Angeles River Improvement Overlay District (RIO). The proposed project will be required to comply with the requirements of the RIO relating to the following goals, prior to the issuance of a building permit. The Vesting Tentative Tract Map describes and illustrates a land use consistent with the General Plan's Medium Residential land use designation for the project site and the corresponding R3 Zone.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms with both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance No. 172,081). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the General and Specific Plans affecting the project site and demonstrates compliance with Sections 17.01 and 15.05-C of the LAMC.

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

The approved subdivision demonstrates through the design of the map, compliance with Section 17.05-C of the LAMC which enumerates design standards for Tract Maps. This Section requires that each Tentative Tract Map be designed in compliance with the underlying zoning of the subject site. The approved Tract Map demonstrates such compliance as follows:

The adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designates the subject site for Medium Residential land use corresponding to the R3 Zone. Vineland Avenue, the major north/south thoroughfare, is located beyond the service road by the same name, which the project site fronts. This service road, Vineland Avenue, is dedicated to a width of 37 feet. Bureau of Engineering is requiring that the Vineland Avenue adjoining the property (the collector street) be improved with a 10-foot wide full-width concrete sidewalk that includes tree wells. In addition, the DOT is recommending that the main access driveway to the site be located at Aqua Vista Street and not at the service road fronting Vineland Avenue, due to the difficulty of southbound traffic on Vineland Avenue to make the 180 degree turn at the intersection with Aqua Vista Street necessary to access the service road. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently developed with a 33-unit apartment building and one single-family home which will be demolished as part of the project. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The proposed project is an in-fill development in an area currently developed with similar uses. The 49,537 square-foot lot and subsequent condominiums created by the subdivision comply with the area requirements of the R3 Zone, which allows a residential density of one dwelling unit per 800 square feet of lot area or 63 dwelling units, coupled with a 35 percent Density Bonus for a total of 85 dwelling units (63 base units plus 22 Density Bonus Units, reserving seven units for Very Low Income Households).

The site is not subject to the Specific Plan for the Management of Flood Hazards. Tin addition, the tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

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

The General Plan identifies, through the Community and Specific Plans, geographic areas where planned and anticipated densities are permitted. The subject site is zoned R3 which allows for residential densities of one dwelling unit per 800 square feet of lot area. In addition, the applicant is applying a 35 percent ministerial Density Bonus to allow for the development of 22 additional units.

The surrounding area is characterized by level topography and improved streets, and is developed with single- and multi-family residential developments. Abutting properties to the north are zoned R3-1-RIO and are developed with multi-family dwellings ranging from four to 32 units. Properties to the east, across Vineland Avenue, are zoned [Q]C2-2D and are developed with a hotel and a restaurant (The Garland). Approximately 350 feet to the east of the project site is the 101 - Hollywood Freeway. Abutting properties to the south, across Aqua Vista Street, are zoned R3-1-RIO and are improved with multi-family dwellings ranging from 13 to 45 units.

Given that the subdivision complies with the density of the R3 Zone and applicable Density Bonus, the site is physically suitable for the proposed density of the development.

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

The Mitigated Negative Declaration (MND) prepared for the project imposed mitigation measures, which have been included as conditions of approval, that once implemented, will mitigate any environmental impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either, fish or wildlife. Therefore, the project will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has submitted a Preliminary Solar Access Report. The applicant will be required to submit a Final Solar Access Report with the information regarding architectural design and other design and improvement requirements prior to the issuance of building permits for the project.

This subject property consists of two lots that create an "L"-shaped parcel of land consisting of a total of 84,247 gross square feet with a 232-foot frontage along the westerly side of Vineland Avenue and an 80-foot frontage along the northerly side of Aqua Vista Street. The topography of the site has been considered. The project will include a large central courtyard that would provide access to air and light to the project which will allow for sufficient direct open air and natural light to enter the interior-facing units. Prevailing winds range from approximately 5-10 miles per hour and are generally westerly in direction throughout the year, except for the Santa Ana Winds, which generally prevail in the northerly direction. The lots are configured in a roughly east-west alignment.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a structure under applicable planning and zoning regulations in effect at the time the tentative map was filed.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 72928-CN.

VINCENT P. BERTONI, AICP
Advisory Agency

Fernando Tovar
Deputy Advisory Agency

FT:HB

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the **City Planning Commission**, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

Forms are also available on-line at http://cityplanning.lacity.org/

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY	**COUNCIL DISTRICT**
City of Los Angeles	CD 2 - PAUL KREKORIAN
PROJECT TITLE	**CASE NO.**
ENV-2014-4617-MND	VTT-72928-CN

PROJECT LOCATION
4215 N VINELAND AVE AND 11015 W AQUA VISTA ST

PROJECT DESCRIPTION
The project will include 78 market-rate units and 7 affordable units for Very Low Income households.The existing 32-unit apartment complex and one single-family home will be demolished as part of the project. Parking will be provided at a rate of two and one-quarter space per unit (two per dwelling plus one-quarter guest). The building will be a maximum height of 45 feet within four stories over one level of subterranean parking, with a total floor area of 84,247 square feet. Approximately 25,000 cubic yards of earth material will be exported from the project site. The subject property contains11 non-protected trees that will be removed as part of the project.

The project site is currently zoned R3-1-RIO and is designated for Medium Residential land uses by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan. The applicant is requesting a Vesting Tentative Tract for the subdivision of two lots in the construction of a new 85-unit residential condominium development.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Citywalk Apartments, LLC & Aqua Residential, LLC Representative: Daryll Fisher
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

FINDING:

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

(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	**TITLE**	**TELEPHONE NUMBER**
HEATHER BLEEMERS	City Planning Associate	(213) 978-0092

ADDRESS	**SIGNATURE (Official)**	**DATE**
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		10/22/2016

I-120. Aesthetics (Light)

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

I-130. Aesthetics (Glare)

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

III-90. Air Quality

- Air Quality impacts from project implementation due to construction-related emissions may occur. However, the potential impact may be mitigated to a less than significant level by the following measures:
- AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall beoutfitted with Best Available Control Technology devices certified by CARB. Anyemissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shallrequire trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- AQ-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

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

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

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

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

VI-40. Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)

- Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- A deputy grading inspector shall be on-site during grading operations, at the owner’s expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- “Silt fencing” supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- “Orange fencing” shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- Movement and removal of approved fencing shall not occur without prior approval by LADBS.

VII-10. Green House Gas Emissions

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

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

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

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

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

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	**COUNCIL DISTRICT:** CD 2 - PAUL KREKORIAN	**DATE:** 02/05/2015
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2014-4617-MND	**RELATED CASES:** VTT-72928-CN	
PREVIOUS ACTIONS CASE NO.:	☐ Does have significant changes from previous actions. ☐ Does NOT have significant changes from previous actions	

PROJECT DESCRIPTION:
DEMOLITION OF AN EXISTINGAPARTMENT BUILDING AND CONSTRUCTION OF A NEW, 83 UNIT CONDO.

ENV PROJECT DESCRIPTION:
The project will include 78 market-rate units and 7 affordable units for Very Low Income households.The existing 32-unit apartment complex and one single-family home will be demolished as part of the project. Parking will be provided at a rate of two and one-quarter space per unit (two per dwelling plus one-quarter guest). The building will be a maximum height of 45 feet within four stories over one level of subterranean parking, with a total floor area of 84,247 square feet. Approximately 25,000 cubic yards of earth material will be exported from the project site. The subject property contains11 non-protected trees that will be removed as part of the project.

The project site is currently zoned R3-1-RIO and is designated for Medium Residential land uses by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan. The applicant is requesting a Vesting Tentative Tract for the subdivision of two lots in the construction of a new 85-unit residential condominium development.

ENVIRONMENTAL SETTINGS:
This subject property consists of two parcels that create an "L"-shaped parcel of land consisting of a total of 50,549 square feet with a 232-foot frontage along the westerly side of Vineland Avenue and an 80-foot frontage along the northerly side of Aqua Vista Street. The existing apartment building was built in 1962 and is not eligible as an historic resource but does contain rent stabilized units and is subject to the Costa-Hawkins Act. The existing single-family home on the project site was built in 1908. On November 5, 2015, the Cultural Heritage Commission determined that the single-family home was not eligible for historic cultural-monument status. In addition, the applicant submitted a historical resources assessment which concluded that the home is ineligible for listing under any federal, state, or local eligibility criteria. The Office of Historic Resources concurred with the submitted historic resources assessment that the single-family home is not an historic resource. The applicant provided an Air Quality Analysis for the project which studied the impacts of project on the surrounding area as well as the existing conditions surrounding the project site.

The property is located in a Freeway Adjacent Advisory Notice for Sensitive Uses, River Improvement Overlay District, and Liquefaction area. The nearest active fault is the Hollywood Fault, located approximately 1.3 kilometers from the project site.

The surrounding area is characterized by level topography and improved streets, and is developed with single- and multi-family residential developments. Abutting properties to the north are zoned R3-1-RIO and are developed with multi-family dwellings ranging from four to 32 units. Properties to the east, across Vineland Avenue, are zoned [Q]C2-2D and are developed with a hotel and a restaurant (The Garland). Approximately 350 feet to the east of the project site is the 101 - Hollywood Freeway. Abutting properties to the south, across Aqua Vista Street, are zoned R3-1-RIO and are improved with multi-family dwellings ranging from 13 to 45 units. Approximately 530 feet to the south of the project site is the Los Angeles River. Aqua Vista Street is a designated Collector Street and is dedicated to a varying width of 46 to 52 feet at the project's southerly frontage. Vineland Avenue is a designated Boulevard II and is dedicated to a width of 155 feet at the project's easterly frontage.

PROJECT LOCATION:
4215 N VINELAND AVE AND 11015 W AQUA VISTA ST

COMMUNITY PLAN AREA: SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS **STATUS:** ☑ Does Conform to Plan ☐ Does NOT Conform to Plan	**AREA PLANNING COMMISSION:** SOUTH VALLEY	**CERTIFIED NEIGHBORHOOD COUNCIL:** STUDIO CITY
EXISTING ZONING: R3-1-RIO	**MAX. DENSITY/INTENSITY ALLOWED BY ZONING:** 63 DUs	**LA River Adjacent:**
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL	**MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:** 63 DUs	
	PROPOSED PROJECT DENSITY: 85 DUs (63 market, 22 Density Bonus units)	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

	City Planning Associate	**(213) 978-0092**
Signature	Title	Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

✔ AESTHETICS	✔ GREEN HOUSE GAS EMISSIONS	☐ POPULATION AND HOUSING	✔ MANDATORY FINDINGS OF SIGNIFICANCE
☐ AGRICULTURE AND FOREST RESOURCES	☐ HAZARDS AND HAZARDOUS MATERIALS	☐ PUBLIC SERVICES	
✔ AIR QUALITY	☐ HYDROLOGY AND WATER QUALITY	☐ RECREATION	
✔ BIOLOGICAL RESOURCES	✔ LAND USE AND PLANNING	☐ TRANSPORTATION/TRAFFIC	
☐ CULTURAL RESOURCES	☐ MINERAL RESOURCES	☐ TRIBAL CULTURAL RESOURCES	
✔ GEOLOGY AND SOILS	✔ NOISE	☐ UTILITIES AND SERVICE SYSTEMS	

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

Background

PROPONENT NAME:

Citywalk Apartments, LLC & Aqua Residential, LLC
Representative: Daryll Fisher

PHONE NUMBER:

(562) 412-0416

APPLICANT ADDRESS:

1801 Century Park East, Suite 2400
Los Angeles, CA 90067

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

12/12/2014

PROPOSAL NAME (if Applicable):

		Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
I. AESTHETICS					
a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
II. AGRICULTURE AND FOREST RESOURCES					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
III. AIR QUALITY					
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓		
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?			✓	
IV. BIOLOGICAL RESOURCES					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
V. CULTURAL RESOURCES					

		Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		✓		
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓		
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

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

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

		Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?			✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. TRIBAL CULTURAL RESOURCES					
a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓	
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	
XVIII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
XIX. 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	Less than significant with mitigation incorporated	Less than significant impact	No impact
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✔		
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✔		

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2014-4617-MND** and the associated case(s), **VTT-72928-CN** . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at http://www.lacity.org ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - http://gmw.consrv.ca.gov/shmp/
Engineering/Infrastructure/Topographic Maps/Parcel Information - http://boemaps.eng.ci.la.ca.us/index01.htm or
City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
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	Impact?	Explanation	Mitigation Measures

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The subject property is located on relatively level topography in an urbanized residential neighborhood located in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area, 350 feet west of the 101 Hollywood Freeway and 530 feet north of the Los Angeles River. There is an existing pattern of medium density residential uses to the north, south, and west of the project site. The project proposes the construction of an 85-unit residential condominium project on a site that is currently developed with a two-story, 32-unit apartment building and one single-family home. The overall project would not result in the obstruction of any views of unique scenic vistas or focal points. Therefore, no impacts related to scenic vistas would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The subject property is located on Vineland Avenue and Aqua Vista Street, neither of which are State-designated Scenic Highways. The City of Los Angeles' General Plan Transportation Element (Map E: Scenic Highways in the City of Los Angeles) further corroborates that no City-designated Scenic Highways are located near the project site. Therefore, no impact to a scenic resource would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project area is developed	

	Impact?	Explanation	Mitigation Measures
		with residential uses. To the north of the project site, parcels are developed with condominiums and apartment buildings ranging from four to 32 units. To the east, across Vineland Avenue, parcels are developed with a hotel and restaurant to the east. Parcels to the south, across Aqua Vista are developed with a 23-unit apartment building and three single-family homes. Abutting properties to the west are developed with condominiums and apartment buildings ranging from 19 to 34 units. The proposed project would include landscaping and streetscape improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings as the project would enhance rather than detract from the visual character of an area. Therefore, the proposed project would result in no impact to visual quality.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the proposed project created a new source of substantial light and glare which would adversely affect day or nighttime views in the area. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. The proposed project will provide additional night lighting to illuminate building entrances and walkways as well as adequate night visibility and security for residents and visitors. However, as conditioned, all security lighting shall be night-friendly LEDs and would**	**I-120, I-130**

	Impact?	Explanation	Mitigation Measures
		therefore not substantially change existing ambient nighttime lighting conditions. Based on the information provided herein and implementation of the referenced mitigation measures, potentially significant impacts related to light and glare would be reduced to a less-than-significant level.	
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is currently developed with residential uses as are surrounding parcels with the 101 Hollywood Freeway to the east. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency, nor are any farmland, agricultural uses, or related operations present. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is currently zoned R3-1-RIO and is designated for Medium Residential land uses by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan. The project site is not zoned for agricultural use or under a Williamson Act Contract and does not contain farmland of any type. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or result in the loss of forestland or in the conversion of forestland to non-forest use. The project site is currently zoned R3-1-RIO and is designated for Medium Residential land uses by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan. As the project site is not zoned for forestland or timberland, the project would not conflict with forestland or timberland zoning. Therefore, no impact would occur.	

	Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	A significant impact would occur if the proposed project resulted in the loss of forest land or the conversion of forestland to non-forest use. The project site is currently zoned R3-1-RIO and is designated for Medium Residential uses by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan. As the project site is not zoned for forestland or timberland, the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. The site is currently developed with residential uses. Therefore, no impacts would occur.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project with 85 residential units (a net increase of 52 units) is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less-than-significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions were estimated using California Emissions Estimator	

	Impact?	Explanation	Mitigation Measures
		Model (CalEEMod). The model found that overall construction (Maximum Daily Emission) for the proposed project would not exceed the SCAQMD thresholds for the criteria pollutants Reactive Organic Compounds, Nitrogen Oxides, Carbon Monoxide, Sulfur Dioxide, and Respirable Particulate Matter. Additionally, the project output is below the significance thresholds for these criteria pollutants with regard to overall operational emissions. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Based on the Site Plan Review Transportation Analysis, prepared by LADOT, the project would generate approximately 20 am peak hour trips and 23 pm peak hour trips, and the average daily traffic associated with the project is estimated to result in a less than significant increase in particulates. Therefore, the project would result in a less than significant impact related to construction and operational emissions.	
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**The project will produce fugitive dust and mobile sources emissions as a result of construction activity. The proposed project and the whole of the Los Angeles metropolitan area are located within the South Coast Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for ozone (O3), respirable particulate matter (PM10), PM2.5, and lead (Pb) and a federal attainment/maintenance area for carbon monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO2), sulfur oxides (SOX), and Pb.Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the**	**III-90**

	Impact?	Explanation	Mitigation Measures
		project-level significance thresholds established by the SCAQMD. Operational and construction regional emissions would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants. However, potential impacts will be mitigated to less-than-significant by the identified mitigation measures.	
d.	LESS THAN SIGNIFICANT IMPACT	Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoid siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is located approximately 350 feet from the nearest freeway. However, the project will be required to provide MERV 13 filtration systems in each of the units. As the proposed project consists of new residential dwelling units, the proposed project would not include any land uses that would involve the use, storage, or processing or carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from the propose project implementation and therefore, the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors. Therefore, the proposed project would have a less-than-significant impact.	
e.	LESS THAN SIGNIFICANT IMPACT	Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would	

	Impact?	Explanation	Mitigation Measures
		utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.	
IV. BIOLOGICAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on any special or sensitive species identified by the Department of Fish and Game or U.S. Fish and Wildlife Service. The project site is located in a highly urbanized area. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. The project proposes the removal of 11 non-protected trees. The potential for trees containing nesting birds is possible, albeit minimal. Therefore, it can be found that impacts on nesting birds or sensitive biological species or habitat would be less- than-significant.	
b.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS). The project site does not contain any riparian habitat, or any streams or water courses necessary to support riparian habitat. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on federally protected wetlands as through direct removal, filling, hydrological interruption, or other means. The project site does not contain any	

	Impact?	Explanation	Mitigation Measures
		federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). In fact, it is located in a highly urbanized area and will be developed with a new condominium building. Therefore, it can be found that the proposed project would not affect federally protected wetlands and no impact would occur.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the proposed project would interfere with, or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. However, the project is removing 11 existing non-protected trees which could cause a disturbance to nesting or migratory birds. With the implementation of the mitigation measure, impacts will be reduced to a less-than-significant level.**	**IV-20**
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). While the site contains 11 non-protected trees, it does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. However, the proposed project would be required to provide replacement trees. With the implementation of the mitigation measure, impacts will be reduced to a less-than-significant level.**	**IV-70**
f.	NO IMPACT	A significant impact would occur if the proposed project conflicted with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The project site and surrounding area are not part of any draft	

	Impact?	Explanation	Mitigation Measures
		or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur.	
V. CULTURAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause a substantial change in significance of a historical resource. As part of the project, a single-family home built in 1908 and a 32- unit apartment building built in 1962 will be demolished. An historical assessment was prepared for the project which found that the home, built in 1908, is ineligible for any register. In addition, prior to the issuance of a demolition permit, the applicant shall advertise the single-family home, built in 1908, in a print and/or online platform for a minimum of 30 days as available for relocation to interested parties. Therefore, impacts on the city's historic resources would be less-than-significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Given the archaeological sensitivity of the general area, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for the subterranean levels and building footing may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2 Therefore, impacts would be reduced to a less-than-significant level.	

	Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The project area is known for high concentrations of paleontological resources. Although the project site has been previously disturbed and developed since the early 1900s and no paleontological resources have been identified on-site or in the vicinity, per the City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources), the proposed project would require additional ground disturbance that may involve excavation into native soils that contain paleontological resources. Project-related excavation for the subterranean levels and building footing may have the potential to uncover paleontological resources. If paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, the impact would be reduced to a less-than-significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, impacts will be reduced to a less-than-significant level.	
VI. GEOLOGY AND SOILS			

	Impact?	Explanation	Mitigation Measures
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, impacts will be less-than-significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Seismic activities associated with a number of nearby faults (e.g., Hollywood, Raymond, Verdugo, Newport-Inglewood, Santa Monica, Sierra Madre, and San Andreas Faults), as well as blind thrust faults (e.g., Elysian Park, Puente Hills, and Compton). Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG) Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such	

	Impact?	Explanation	Mitigation Measures
		requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less-than-significant.	
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is located in a liquefaction zone. However, with the implementation of the mitigation measure, impacts will be reduced to a less-than-significant level.**	**VI-40**
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. In addition, excavation activities would be necessary to accommodate the proposed project, which would include one subterranean level of parking. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP	

	Impact?	Explanation	Mitigation Measures
		would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles. Therefore, a less-than-significant impact would occur with respect to erosion or loss of topsoil.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The project site is not identified as being located in an oil field or within an oil drilling area. The Grading Division of the Department of Building and Safety approved the soils report, dated February 21, 2015 and conditions have been imposed on the project to ensure compliance with the approval. In addition, the project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety's Soils Report Approval, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.	

	Impact?	Explanation	Mitigation Measures
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less-than-significant.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). Without the greenhouse effect, the Earth would be a frozen globe with an average surface temperature of about 5°F.The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG	

	Impact?	Explanation	Mitigation Measures
		emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and polices aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less- than-significant.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill residential development proximate to a major**	**VII-10**

	Impact?	Explanation	Mitigation Measures
		transportation corridor (i.e., Vineland Avenue) and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS.The proposed project would provide residential units to meet demand for housing in proximity to urban uses. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions. In addition, with the implementation of the mitigation measure, impacts would be reduced to a less-than-significant level.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less-than-significant.	

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing apartment building was constructed in 1962 and the single-family in 1908 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less-than-significant impact related to asbestos and LBP.	
c.	LESS THAN SIGNIFICANT IMPACT	Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The Rio Vista Elementary School is located approximately .4 miles northeast of the project site. The proposed project would provide infill development that consists of residential uses. This use would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact related to hazardous materials.	

	Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.	
e.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.	
f.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.	
g.	NO IMPACT	The nearest emergency route is Vineland Avenue, abutting the site to the east (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically	

	Impact?	Explanation	Mitigation Measures
		interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project a residential development with 85 residential condominium units (a net increase of 52 dwelling units). As is typical of most non-industrial urban development, stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The Stormwater and Urban Runoff Pollution Control Ordinances contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all	

	Impact?	Explanation	Mitigation Measures
		developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less-than-significant impacts and would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Excavation to accommodate subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. In addition, since the existing project site is mostly impervious, the proposed project would not reduce any existing percolation of surface water into the groundwater table. Therefore, project development would not impact groundwater supplies or groundwater recharge, and no impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. Given the project's proximity to the Los Angeles River, the site will be subject to the guidelines of the Los Angeles River Improvement Overlay District which seeks to, among other things, "contribute to the environmental and ecological health of the City's watersheds;…provide native habitat and support local species; and, ...promote the river identity of river adjacent communities." Project construction would temporarily expose on-site soils to surface water runoff.	

	Impact?	Explanation	Mitigation Measures
		However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the proposed project would not substantially change the volume or direction of storm water runoff. The project will be required to comply with the provisions of the LARIO and impacts will be less-than-significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. The project is located 530 feet north of the Los Angeles River. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Development of the proposed project would maintain existing drainage patterns (since the site is currently substantially paved); site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious,	

	Impact?	Explanation	Mitigation Measures
		impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, impacts will be less-than-significant.	
g.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year flood plain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year flood plain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.	

	Impact?	Explanation	Mitigation Measures
i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. While the project is located 530 feet from the Los Angeles River, it is not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. The project site and the surrounding areas are not located near a water body to be inundated by seiche. In addition, the project site and the surrounding areas are not located downslope from any unprotected grade. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, which would involve the construction of new 85-unit residential condominium development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact may occur if the proposed project conflicts with the General Plan, Specific Plan, or Zoning Ordinance and would result in adverse environmental effects, which the above ordinances are designed to avoid or mitigate. The site is located within the Sherman Oaks-Studio City-Toluca Lake-Cahenga Pass Community Plan Area with a General Plan land use designation of Medium Residential. The site is zoned R3-1-RIO. The project site is located within 350 feet of the Hollywood Freeway and is located within the Freeway Adjacent Advisory Notice for Sensitive Uses. The project consists of a new 85-unit condominium development with one level of subterranean parking. Given that the proposed residential development will be located adjacent to an existing freeway, impacts will be reduced to a less-than-significant level with the implementation of the referenced mitigation measure.**	**X-60**
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	A significant impact would occur if the proposed project would 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. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally-valuable mineral resource, and no impact would occur.	

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, locally-valuable mineral resource recovery site, and no impact would occur.	
XII. NOISE			
a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the proposed project exposed people to or generated noise levels in excess of standards established in the local General Plan, Noise Ordinance, or applicable standards of other agencies. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Given that the project site is located in a residential neighborhood, it has the potential to expose people to construction noise, which will cause a temporary increase in ambient noise levels. However, the construction activities related to the project will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall also comply with the City of Los Angeles General Plan Noise Element. The potential for excessive**	**XII-20**

	Impact?	Explanation	Mitigation Measures
		noise would be further reduced with the following applicable Regulatory Compliance Measure (RCM) RC-NO-1, which requires compliance with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. With implementation of the referenced mitigation measure and the above RCM, potentially significant impacts related to excessive noise would be reduced to a less-than-significant level.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the proposed project exposed people or generated excessive ground borne vibration or noise levels. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. Though high levels of vibration may cause physical personal injury or damage to buildings, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The project is surrounded by noise-sensitive receptors such as single- and multi-family residential uses. The construction of an 85-unit, four-story condominium development, with a subterranean garage will expose neighboring residents to temporary increase in ground borne vibration. However, unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. The proposed project complies with the setback requirements as set by the R3-1 Zone. Further, the vibrations created by the construction would be temporary and impacts would be further reduced with the following applicable Regulatory Compliance Measure (RCM) RC-NO-1 as described in Section X11.b. With implementation of the referenced mitigation measure and the RCM**	**XII-20**

	Impact?	Explanation	Mitigation Measures
		above, potentially significant impacts related construction vibration would be reduced to a less-than-significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. The proposed project includes the construction of a four-story, 85-unit condominium development with subterranean parking, which will result in a permanent increase in ambient noise typical of multi-family residential developments. For instance, new stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. However, the design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, the implementation of the referenced mitigation measures and following applicable Regulatory Compliance Measure (RCM) RC-NO-1 as described in Section X11.b, potentially significant impacts related to a substantial permanent increase for nearby sensitive receptors would be reduced to a less-than-significant level.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, with implementation of the referenced mitigation measures and following applicable Regulatory Compliance Measure (RCM) RC-NO-1 as described in Section X11.b, potentially significant impacts related to temporary or periodic noise increases related to construction and operational noise and vibration would be reduced to a less-than-significant level.**	**XII-170**

	Impact?	Explanation	Mitigation Measures
e.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is not located within two miles of a public airport or public use airport. The nearest airport is the Bob Hope Airport, located approximately 5 miles northeast of the project site. The project site is outside of the Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport and no impact would occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 85 residential units (a net increase of 52 dwelling units). The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The Southern California Association of Governments' (SCAG) 2020 population projections for the City (2012-2035 Regional Transportation Plan) estimate that the City's residential population will grow to 3,991,700 residents in 2020, an increase of 87,043 residents over 2013 conditions. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. Therefore,	

	Impact?	Explanation	Mitigation Measures
		impacts would be less-than-significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 32 apartment units and one single-family home. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to a less-than-significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 32 apartment units and one single-family home. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to a less-than-significant level.	
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by three LAFD stations -- Fire Station 86, located at 4305 Vineland Avenue (approximately .3 miles northeast of the project site). The proposed project would result in a net increase of 52 dwelling units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there is a fire station in proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance	

	Impact?	Explanation	Mitigation Measures
		objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 52 dwelling units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's North Hollywood Community Police Station, located at 11640 Burbank Avenue (approximately 2.6 miles southeast of the project site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.	

	Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would add 52 residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 52 units, which could result in increased demand for parks and recreation facilities. The project will include the required open space. In addition, payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 and the City's Dwelling Unit Construction Tax could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.	

	Impact?	Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 52 units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. While the increase in population as a result of the proposed project may create a demand for library services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. Therefore, the proposed project would result in a less-than-significant impact on library services.	
XV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The developer will be required to either provide on-site open space/recreational facilities or pay the in-lieu fee to contribute to the development of recreational facilities near the project, or some combination of both providing on and off site facilities as set fort in Section 17.12 of the LAMC. Any in lieu payment will be based on the R3 Zone. With the provision of on-site recreational space, payment of an in-lieu fee, or a combination of both, the project would result in a less-than-significant impact on park facilities.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios, or other performance objectives for parks. The proposed project would include two courtyards, a community room, and a	

	Impact?	Explanation	Mitigation Measures
		game room. The proposed project would not require the construction or expansion of recreational facilities beyond the limits of the project site. Although the proposed project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. In addition, the developer will be required to either provide on-site open/recreational space and/or pay an in-lieu fee for the development of recreational spaces near the project site or some combination of providing on-site and in lieu fees as set forth in Section 17.12 of the LAMC. The proposed park's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less-than-significant.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project may increase the number of daily trips for the site; however according to the traffic evaluation that was approved Department of Transportation, the project would result in 20 am peak hour trips and 23 pm peak hour trips, which does not reach the DOT threshold for further review by the DOT. In addition, in a memo dated July 27, 2016, the DOT issued a memo stating that the project will not result in a significant impact to traffic in the area. Therefore, impacts will be less-than-significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project may increase the number of daily trips for the site; however a traffic evaluation was prepared for the project and was approved by DOT. In addition, in a memo dated July 27, 2016, DOT stated that the project would not result in a significant impact to traffic in the area. Therefore, impacts will be less-than-significant.	
c.	NO IMPACT	The project will not in any way affect air traffic patterns in the area. No impact will occur.	
d.	NO IMPACT	The project does not involve any design features that are unusual for the area or any incompatible uses. No impact will occur.	

	Impact?	Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	Prior to the issuance of a building permit, the project will be subject to driveway and circulation review with DOT to ensure that impacts will be reduced to a less-than-significant level.	
f.	NO IMPACT	The project is not anticipated to conflict with any alternative transportation policy. No impact is anticipated.	
XVII. TRIBAL CULTURAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	The project was filed prior to the effective date of AB52 and is therefore not subject to the Bill.	
b.	LESS THAN SIGNIFICANT IMPACT	The project was filed prior to the effective date of AB52 and is therefore not subject to the Bill.	
XVIII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. It is important to consider the existing and anticipated wastewater generation of the project in relation to current average daily flows experienced at Hyperion Treatment Plant (HTP), as well as in proportion to remaining capacity of the system. The HTP experiences an average daily flow of 362 million gallons per day (mgd), below a capacity of 450 mgd. As a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.	

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of affordable dwelling units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed	

	Impact?	Explanation	Mitigation Measures
		project would result in a less-than-significant impact related to existing storm drain capacities.	
d.	LESS THAN SIGNIFICANT IMPACT	LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of persons as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.	
e.	LESS THAN SIGNIFICANT IMPACT	LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of persons as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water	

	Impact?	Explanation	Mitigation Measures
		system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste generated during the operation of the proposed project is anticipated to be collected by the BOS. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.	
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS. Solid waste collected from the proposed project is anticipated to be hauled to	

	Impact?	Explanation	Mitigation Measures
		Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.	
XIX. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less-than-significant levels.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less-than-significant levels with implementation of the mitigation measures provided in the previous sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.**	**See Mitigation Measures I-120, I-130, III-90, IV-20, VI-40, X-60, XII-20, and XII-170.**

	Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	**A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.**	**See Mitigation Measures I-120, I-130, III-90, IV-20, VI-40, X-60, XII-20, and XII-170.**

MITIGATION MONITORING PROGRAM

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

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

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

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

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

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

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

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

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

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

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

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the EIR;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

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

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

MITIGATION MONITORING PROGRAM

Aesthetics

I-120 Aesthetics (Light)
Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

I-130 Aesthetics (Glare)
Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Air Quality

III-70 Objectionable Odors
Environmental impacts to adjacent residential properties may result due to objectionable odors from the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

- No window openings or exhaust vents shall be permitted on the building facade which abuts a residential use or zone.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

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

Biology

IV-20 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)
The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall

continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

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

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

IV-60 Tree Preservation (Grading Activities)

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

IV-70 Tree Removal (Non-Protected Trees)
Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

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

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: pre-construction

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

Action Indicating Compliance: Issuance of Certificate of Occupancy

VI. Geology and Soils

VI-40 Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)
Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- Movement and removal of approved fencing shall not occur without prior approval by LADBS.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

Green House Gas Emissions

Greenhouse Gas (architectural coatings):

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

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

Land Use and Planning

X-50 Land Use
The proposed project may not conform to the requirements of the Specific Plan. However, this potential impact will be mitigated to less than significant levels by complying with the recommendations of the Design Review Board.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permit

III-50 Air Pollution (Stationary)
Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:

- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Noise

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

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

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

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Public Services

XIV-10 Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

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

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

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

XIV-30 Public Services (Police)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

XIV-40 Public Services (Construction Activity Near Schools)

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

- The developer and contractors shall maintain ongoing contact with administrator of _____ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction.

Action Indicating Compliance: Issuance of a Certificate of Occupancy

Transportation and Traffic

XVI-30 Transportation (Haul Route)

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- (*Non-Hillside)*: Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

XVI-80 Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical

separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Enforcement Agency: Los Angeles Department of Building and Safety, LADOT, BOE

Monitoring Agency: Los Angeles Department of Building and Safety, LADOT

Monitoring Phase: Construction

Monitoring Frequency: Ongoing

Action Indicating Compliance: Issuance of Certificate of Occupancy

Mandatory Findings of Significance

XVIII-10 Cumulative Impacts

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level though compliance with the above mitigation measures.

XVIII-20 Effects on Human Beings

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

XVIII-30 End

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

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside)**: **Compliance with Baseline Hillside Ordinance**. To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.

- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.

- **Regulatory Compliance Measure RC-AE-3 (Vandalism)**: **Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
    - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
    - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.

- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
    - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: “POST NO BILLS”.

- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.

- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.

- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

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

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

BIOLOGY

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

Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

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

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

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

  - Stop immediately and contact the County Coroner:
    1104 N. Mission Road
    Los Angeles, CA 90033
    323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
    323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

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

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

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

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

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

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

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
    - ground stabilization
    - selection of appropriate foundation type and depths
    - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

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

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

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

- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

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

materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

- (**Polychlorinated Biphenyl – Commercial and Industrial Buildings**) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.

- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

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

Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
    - *United States Army Corps of Engineers*. The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.

- *State Water Resources Control Board*. The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- *California Department of Fish and Wildlife*. The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

LAND USE AND PLANNING

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

MINERAL RESOURCES

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

Schools

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

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
  - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
  - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

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

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

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

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or

infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.

- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.

- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.

- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

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

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.

- **Regulatory Compliance Measure RC-SW-2** (**Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished though the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.

- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate

locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

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December 13, 2016

Letter to the case file RE: **ENV-2014-4617-MND – 4215 North Vineland and 11015 West Aqua Vista Street**

On December 31, 2015, the Department of City Planning published Mitigated Negative Declaration ENV-2014-4617-MND. At the public hearing on February 2, 2016, the Deputy Advisory Agency placed the project under advisement pending the Department of Transportation's review of the project. The MND was not adopted at the hearing. In the time that the project was under advisement, the Grading Division of the Department of Building and Safety and the Department of Transportation commented on the proposed project.

As such, the explanation sections for the Geology and Soils, Recreation, and Transportation/Traffic categories have been revised to make mention of the details of the DOT Traffic Evaluation recommendation, dated July 27, 2016 and the Grading Division of the Department of Building and Safety, dated February 21, 2015. Lastly, the Recreation section has been updated to include the regulations LAMC Section 17.12 which requires a developer to provide on-site recreation, pay an in-lieu fee, or provide a combination of both on-site and in-lieu fees. No mitigation measures were changed as a result of these revisions.

Given that no mitigation measures were revised or added, per CEQA Guidelines Section 15073.5(4), public circulation for the revisions is not required as the revisions are insignificant modifications that have been added to clarify the explanations of the aforementioned CEQA categories. The mitigation measures, with updated explanations, will reduce potential environmental impacts to less than significant levels.

Heather Bleemers
City Planner
(213) 978-0092

HISTORICAL RESOURCES ASSESSMENT
AND ENVIRONMENTAL IMPACTS ANALYSIS REPORT

11015 AQUA VISTA STREET
STUDIO CITY, CALIFORNIA



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AUGUST 2015

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report ("Report") is to identify and evaluate historical resources that may be affected by the implementation of residential redevelopment project ("Project"), located at 11015 Aqua Vista Avenue, Studio City, Los Angeles County, California on assessor parcel number ("APN") 2366-019-001. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on potential historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The project site ("Project Site") is located at 11015 Aqua Vista Street in the City of Los Angeles, as shown in Figure 1, *Regional Map*. The Project Site is improved with a one-story residence ("Residence") constructed in 1908, oriented to the east towards Vineland Avenue and bounded by Aqua Vista Avenue to the south, in a neighborhood of single-family and multi-family residences, as shown in Figure 2, *Aerial Photograph*.

SurveyLA has identified the Residence as potentially eligible for the California Register and local listing as a "Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register." However, the Residence, constructed in 1908, predates the neighborhood of Studio City, which was named for the nearby studio built by Mack Sennett in 1927. Since the Residence predates the Studio City neighborhood by nearly twenty years, it cannot be associated with Studio City's development. However, the Residence is associated with the settlement of the nearby town of Lankershim, which was established in 1893. When compared to other homes in the former town of Lankershim, 11015 Aqua Vista Street is not the oldest remaining single-family residence. The home of a prominent Lankershim pioneer named Wilson Weddington, located at 11025 Weddington Street, was constructed in 1904 and has been recognized as a Los Angeles Historic Cultural Monument ("HCM")- number 883.

PCR's Historic Resources Division conducted an intensive-level investigation which included a pedestrian survey, research, and evaluation of the subject property. The Residence does not appear potentially eligible, either individually or as a contributing member of potential district, under any of the applicable federal, state or local eligibility criteria. The period of significance of 11015 Aqua Vista Street is circa 1908, the year of its construction. The Residence is associated with historic contexts identified in Los Angeles' Citywide Historic Context Statement, such as Early Single-Family Residential Development (1880-1930), as well as the American Craftsman style (1905-1930). However, the Residence lacks integrity to exemplify its historical or architectural associations from its 1908 period of significance, and is ineligible for individual listing under any of the applicable federal, state or local eligibility criteria. The Residence is not significantly associated with historic personages or with important events. Because it is substantially altered, 11015 Aqua Vista Street does not appear eligible for listing in the national, state or local registers as an exceptional, distinctive,

outstanding, or singular example of a type or style. Furthermore, it is a common undistinguished and altered example of a type and style of Craftsman residence built in mass throughout Southern California and the United States during the first two decades of the twentieth century.

The Residence appears ineligible for listing under any federal, state or local eligibility criteria. As a result of these investigations, the subject property is assigned a California Historic Resources ("CHR") status code of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation." Therefore, PCR found 11015 Aqua Vista Street does not qualify as a historical resource under CEQA and the Project would have no direct impact to historical resources on the Project Site. Furthermore, 11015 Aqua Vista Street does not appear to be located in a potential historic district and is not located adjacent to any identified historic resources or districts. The nearest identified resource is a multi-family residence located at 11143 Aqua Vista Street, approximately 0.14 miles from the project site. The nearest potential district, Valley Spring/Riverton Residential Historic District is 0.25 miles from the project site. These properties do not have a view of the project site, therefore there are no indirect impacts associated with the project. Due to these findings, no further consideration of historical resources is required under CEQA. The Residence was recorded on a Department of Parks and Recreation ("DPR") Form included in Appendix G.

B PROJECT DESCRIPTION

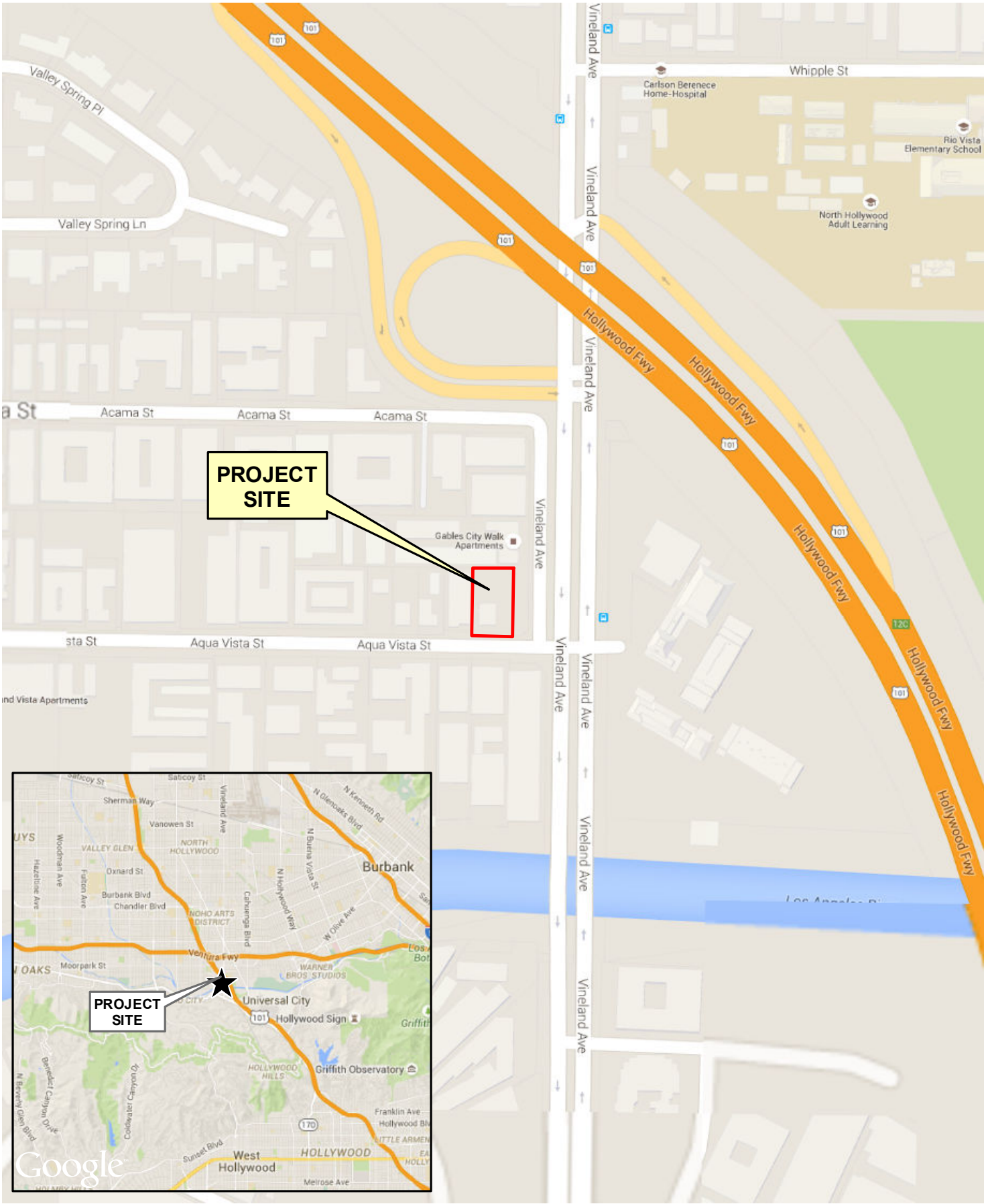
This assessment is required by the City of Los Angeles as part of the review process for a proposed project (Project) which would redevelop the subject property. Project plans are included in Appendix G.

C. RESEARCH AND FIELD METHODOLOGY

This Assessment Report was conducted by PCR's Historic Resources Division personnel, including Margarita Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Christian Taylor, M.H.P., Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history, architectural history, and historic preservation planning. Professional qualifications are provided in Appendix H.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP) and the California Historical Resources Information System (CHRIS), and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, California Historic Resources Inventory Database, and City of Los Angeles City Historic-Cultural Monuments designations.
- Conducted field inspections of the study area, and utilized the survey methodology of the State OHP.
- Photographed the Residence on the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.



PCR

N

0 250 500 Feet

Project Location and Vicinity Map

11015 Aqua Vista Street, Studio City, Los Angeles

Source: Google Maps, 2015; PCR Services Corporation, 2015.

FIGURE

1



PCR

N

0 100 200 Feet

Aerial View of Project Site and Vicinity

11015 Aqua Vista Street, Studio City, Los Angeles

Source: Google Maps (Aerial) 2015; PCR Services Corporation, 2015.

FIGURE

2

- Conducted site-specific research on the property utilizing building permits, assessor's records, Sanborn fire insurance maps, City directories, historical photographs, California Index, Avery Index, Online Archive of California, University of Southern California ("USC") Digital Collections, historical *Los Angeles Times*, and other published sources. Conducted research at the City of Los Angeles Department of Building and Safety and County of Los Angeles Assessor.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[1] The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

a. It is associated with events that have made a significant contribution to the broad patterns of our history;

b. It is associated with the lives of persons significant in our past;

c. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

d. It yields, or may be likely to yield, information important in prehistory or history.[2]

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria ***and*** retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[3]

---

1 *36 CFR Section 60.2.*

2 *"Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.*

3 *National Register Bulletin 15, p. 19.*

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[4]

[4] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.*

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[5] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[6] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation ("National Register Bulletin 15")* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[7] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[8]

B. STATE LEVEL

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a Statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State's jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[9] The criteria for eligibility for the California Register are based upon National Register criteria.[10] Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.[11]

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5 *The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance. Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.*

6 *National Register Bulletin 15, p. 44.*

7 *"A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.*

8 *"A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.*

9 *PRC Section 5024.1(a).*

10 *PRC SEction 5024.1(b).*

11 *PRC SEction 5024.1(d).*

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

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those Point of Historical Interest ("PHI") that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[12]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an Historic Preservation Overlay Zone ("HPOZ").[13]

To be eligible for the California Register, a historic resource must be significant at the local, State, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost

[12] *Ibid.*

[13] *PRC SEction 5024.1(e)*

its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[14]

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its manual, *Instructions for Recording Historical Resources* (March 1995) provide a three-digit evaluation rating code ("Status Code") for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."[15]

C. LOCAL LEVEL

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines City Monuments. According to the Ordinance, City Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

[14] *Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov*

[15] *Ibid.*

a. Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites:

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

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a "master" architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained "integrity"? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?[16]

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

[16] *What Makes a Resource Historically Significant? City of LA Office of Historic Preservation, http://preservation.lacity.org/commission/what-makes-resource-historically-significant, accessed July 7, 2013.*

b. Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.[17] An Historic Preservation Overlay Zone (HPOZ) is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area require written approval from the City of Los Angeles Planning Department.[18]

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.[19]

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.[20]

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[17] *"Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013.*

[18] *"How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/how-establish-hpoz, accessed July 24, 2013.*

[19] *"How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/how-establish-hpoz, accessed July 24, 2013.*

[20] *"Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013, pgs. 11-12.*

III. ENVIRONMENTAL SETTING

A. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the Residence at 11015 Aqua Vista Avenue, including the construction and alterations history. The period of significance associated with the Residence is 1908, the date of construction. Research indicates the subject property is associated with the following historical and architectural themes: James B. Lankershim (1850–1931); Pre-Consolidation of the town of Lankershim (1896-1915); Studio City and the Entertainment Industry (1928-1950); Early Single-Family Residential Development (1880-1930); and American Craftsman Style Architecture (1905-1930). The historic context is organized to correspond with the SurveyLA Historic Context Statement and is tailored to reflect the local history of the Residence.

1. James B. Lankershim (1850–1931)

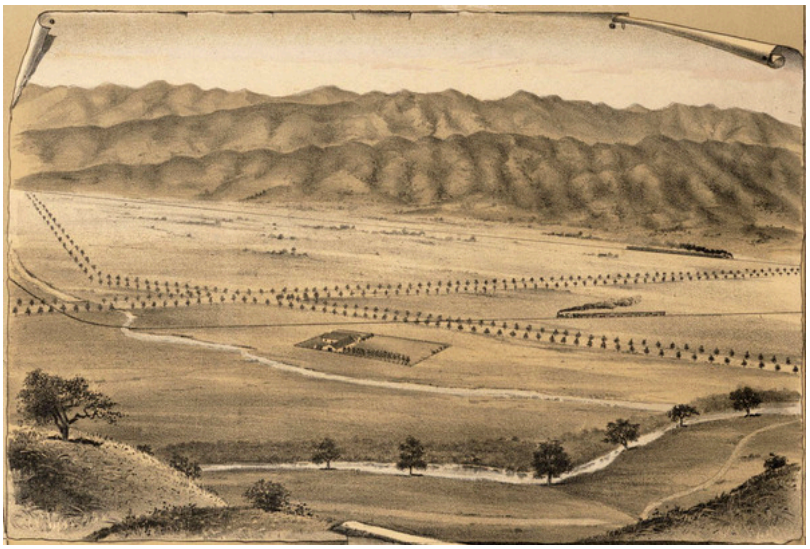


Figure 3: Illustration of the Lankershim Townsite (UCLA Library Special Collections)

James Boon Lankershim (1850-1931) was born in Charleston, MO. His father, Isaac Lankershim (1818-1882), was a German who had immigrated to St. Louis and was involved in the grain and livestock shipping business. In 1854, Isaac moved the family to San Francisco in California and began wheat farming on 14,000 acres near Fresno. In 1868 he purchased the 40,000-acre El Cajon Ranch in San Diego and maintained wheat operations there as well. In 1869 he, along with other German Jewish investors from San Francisco (including Levi Strauss), purchased 60,000 acres from the last governor of Alta California, Pio Pico, and formed the San Fernando Valley Farm Homestead Association. The land was turned into grazing pasture for over 40,000 head of sheep but the drought of the 1870s forced the Association to turn, instead, to wheat and, later, orchards as well as limited grazing for cattle, horses, and sheep. This parcel, making up the southern half of the San Fernando Valley, today contains Woodland Hills, Tarzana, Encino, Sherman Oakes, Van Nuys, and North Hollywood (Figure 3).[21]

[21] *Kevin Roderick, The San Fernando Valley, America's Suburb, (Los Angeles: Los Angeles Times Books) 2001. p 32 – 50.*

James Lankershim attended Collegiate School in San Francisco and, at 17, went to work in his father's grain warehouse. At 18 in 1868, James was made manager of the Fresno ranch; in 1870 at 20 he was made manager of the El Cajon ranch; and in 1872 at 22 he was made general manger of the San Fernando Valley ranch. James, together with brother-in-law Isaac Newton Van Nuys, managed this parcel as the largest wheat operation in the world at that time. At Isaac's death in 1882, ownership of the land passed to James and Van Nuys. The two partners divided their management interests, with Van Nuys continuing to manage the wheat ranch and Lankershim investing those profits in land development in the Valley and also in Los Angeles.[22]

In 1887 under the name Lankershim Ranch Land and Water Company, James subdivided 12,000 acres on the east side of the family land (from Whitsett east to the Burbank line) and laid out a parcel he called Toluca with main streets at the location of the present Lankershim and Burbank Boulevards. The area was marketed in ten to 80 acre ranchette plots perfect for orchards. Over two years, Lankershim sold all the parcels, retaining 2,000 acres for himself. Those 2,000 acres were later sold to Carl Laemmle as a site for Universal City. In 1896 the area's name was changed to Lankershim and in 1927 to North Hollywood. The 12,000 acres now contain North Hollywood, Studio City, and Universal City. James was also responsible for several significant downtown Los Angeles projects, the Hotel Lankershim at Broadway and 7th (demolished) and the San Fernando Building (1907/1911) at Fourth and Main Streets, recently converted to loft space as part of the revitalization of the city's inner core.[23]

Lankershim was married to Carolina Adelaide Jones in 1881 and had two children, Jack and Doria. He was president of two banks, a Park Commissioner under Mayor Snyder, a delegate to the 1921 Convention of the International Chamber of Commerce, and an organizer of the Calvary Unit of the California National Guard where he was a Captain. Lankershim served on the staff of governors Pardee, Gillette, and Gage and was affiliated with the Gamut, Ellis, California, Jonathan, Union league and Hollywood Athletic and San Gabriel Country Clubs. He was a Mason, a Knight Templar, and a life member of the Al Malaikah Temple of the Mystic Shrine.[24]

Lankershim retired in 1920 and split his time between homes in North Hollywood and at the downtown Biltmore Hotel. He had been separated from his wife for many years and his life ended in some scandal as his "nurse" made a claim for $500,000 after his death, resulting in a widely covered trial and her ultimate suicide.

2. Pre-Consolidation of the Town of Lankershim (1893-1923)

The subject property is located in what was once the rural outskirts of the Town of Lankershim. The area later became known Studio City. The 1767 Portola expedition records emerging through the what is now the Sepulveda Pass to a view of the San Fernando Valley, a landscape with more than one dozen Tongva settlements. The expedition named it El Valle de Santa Catalina de Bononia de los Encinos, los encinos referring to the many native oak trees. Members of the later de Anza expedition of 1774-76 were given land grants in the valley establishing the Rancho San Rafael, Rancho Portesuelo, and Rancho Los Encinos. In 1797,

[22] *"Col. Lankershim Expires," Los Angeles Times, (October 17, 1931): p A1.*

[23] *Roderick, p 32 - 50*

[24] *"Col. Lankershim Expires," Los Angeles Times, (October 17, 1931): p A1.*

the Mission San Fernando Rey de Espana, 17th in the chain of 21 missions, claimed the entire valley and lands beyond, establishing a vast empire of cattle grazing and agriculture.[25]

Mexico declared independence from Spain in 1822 and secularized the missions, opening land to secular ownership and speculation. The Mexican-American war brought California into the United States in1848 and uncorked a flow of ambitious "Yankee" landowners and speculators who quickly intermarried with or purchased land from the Mexican owners. The San Fernando Valley was a microcosm of that explosion in land exchange and development that erupted throughout the state.[26]

In 1868 the 60,000-acre land holdings of Pio Pico, the last governor of Alta California, were purchased by a German immigrant, Isaac Lankershim, giving him, and his cohort of San Francisco-based German Jewish investors, control over the southern half of the San Fernando Valley from the Verdugo Mountains to the Simi Hills. They formed the San Fernando Farm Homestead Association to control grazing land for over 40,000 head of sheep. In 1874, the 56,000-acre northern half of the Valley was sold to Charles Maclay and his investors to form the Porter Land and Water Company for wheat production. With a promise from one of his partners, Leland Stanford, to lay a railroad across the Valley floor, Maclay quickly incorporated a new town, San Fernando, with a main street named Stanford Avenue. By 1874 the Southern Pacific was serving the northern end of the valley and promoting growth around the new village.[27]

A drought in the 1870s devastated vast grazing use and the Lankershim land was redirected to 20,000 acres of wheat supplemented by orchards as well as limited grazing for cattle, horses, and sheep. Isaac Lankershim's son, James, and his son-in-law Isaac Newton Van Nuys managed this parcel as the largest wheat operation in the world at that time. At the senior Lankershim's death in 1882, ownership of the land passed to James and Van Nuys. The two partners divided their management interests, with Van Nuys continuing to manage the wheat ranch and Lankershim investing those profits in land development in the Valley and also in Los Angeles. This original 60,000-acre holding today contains Woodland Hills, Tarzana, Encino, Sherman Oaks, Van Nuys, North Hollywood, Studio City, and Universal City.

[25] *Kevin Roderick, The San Fernando Valley, America's Suburb, (Los Angeles: Los Angeles Times Books) 2001. p 9-21*

[26] *Roderick, p 21-24*

[27] *Roderick, p 24-34*

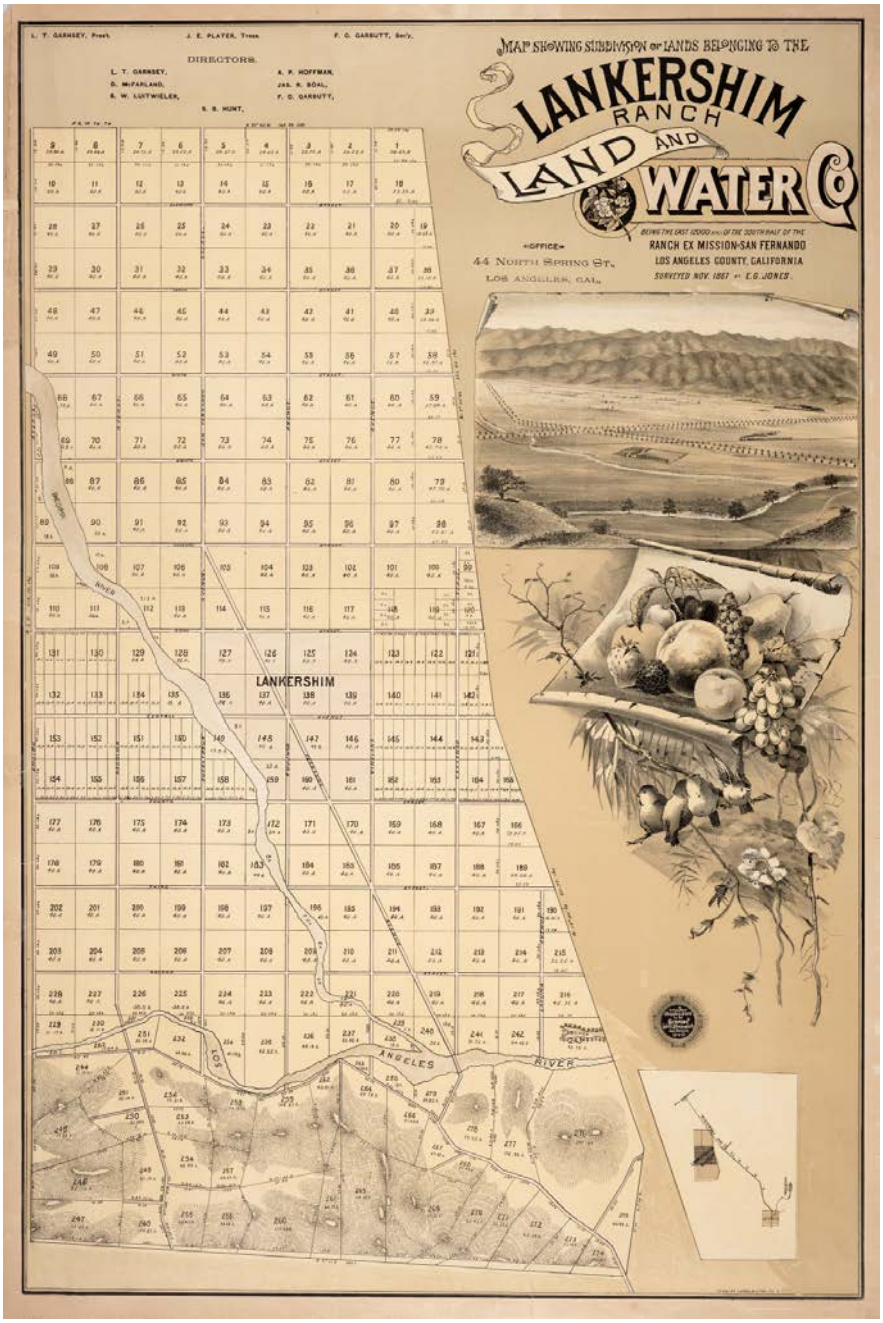


Figure 4: Advertisement for Lankershim's subdivision, circa 1888 (UCLA Library Special Collections)

In 1887 under the name Lankershim Ranch Land and Water Company, James subdivided 12,000 acres on the east side of the family land (from Whitsett east to the Burbank line) and laid out a parcel he called Toluca with main streets at the location of the present Lankershim and Burbank Boulevards (Figure 4). The area was marketed in ten to 80-acre ranchette plots perfect for orchards. Over two years, Lankershim sold all the parcels, retaining 2,000 acres for himself. In 1896 the area's name was changed to Lankershim and in 1927 to North Hollywood. Lankershim's 2,000 personal acres were later sold to Carl Laemmle as a site for Universal City. The original 12,000 acres now contain North Hollywood, Studio City, and Universal City.



Figure 5: Andrews residence in the town of Lankershim, date unknown (Los Angeles Public Library)

In 1909, Lankershim sold the family's remaining land holdings to a land syndicate headed by Harry Chandler, business manager of the Los Angeles Times, excluding the town of Lankershim and Encino Ranch. The new syndicate formed the Los Angeles Suburban Homes Company and auctioned off all of the former ranch's farm assets, virtually ending the valley's ranching era (Figure 5). In 1913 the aqueduct brought water to the valley and converted large dry farms relying on wells and river water to lush irrigated farms. Agricultural wealth and ease set the stage for extraordinary population growth.[28]The existing towns of Van Nuys, Reseda, Canoga Park, Chatsworth, Lankershim, Zelzah, Roscoe, Verdugo, Calabasas, and Pacoima, according to the 1910 census held 3,300 residents. By 1920 that number had doubled and the movie industry was beginning to popularize the area as a bucolic alternative to Los Angeles via a growing studio industry and the number of stars who chose to call the Valley home.[29]

[28] *Marc Wanamaker. San Fernando Valley, (Mount Pleasant: Arcadia Publishing) 2011.*

[29] *Roderick, p 44-50*



Figure 6: The town of Lankershim, California, circa 1911 (Los Angeles Public Library)

a. Transportation

Transportation played a critical role in the economic development of Valley communities. Roads and rail systems provided a valuable link for goods and services, and the original town sites, agricultural lands, and other industries were located along the major transportation routes. Significant Valley roads included San Fernando Road, Ventura Boulevard (the El Camino Real), Sherman Way, Lankershim Boulevard, and Van Nuys Boulevard, the latter three of which were laid out by Valley subdividers prior to 1912. The Southern Pacific Railroad and the Pacific Electric Railway, in particular, were directly responsible for the successful subdivision and platting of the town sites of Lankershim and Van Nuys through which the railroad passed. The Pacific Electric Railway arrived in the Valley in 1909 with lines passing through Lankershim (along Vineland Avenue, turning west to parallel Chandler Boulevard), Van Nuys, San Fernando and other Valley communities. Carrying freight and passengers, the electric railway opened large areas for increased agricultural and residential development in the San Fernando Valley.

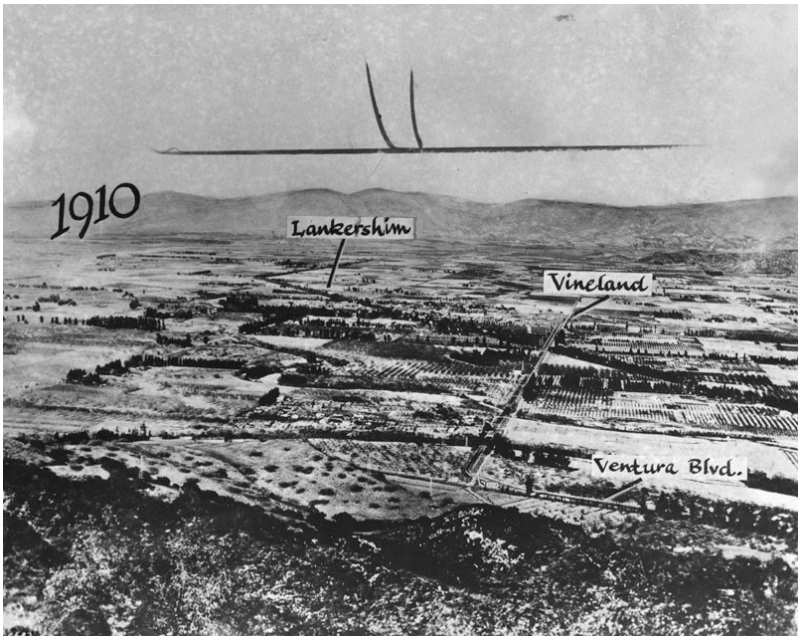


Figure 7: Aerial image of the town of Lankershim and the San Fernando Valley, circa 1910 (Los Angeles Public Library)

b. Agriculture

Agriculture was the primary industry of the Southeast San Fernando Valley from the Mission period until residential development consumed the last vestiges of farmland in the 1940s and 1950s. The Southeast Valley was primarily grazing land for sheep and cattle during most of the 19th century, transitioning to wheat farming starting from the 1870s to approximately 1910 (Figure 7). Following the subdivision of the Valley into small farms at the turn of the 20th century, deciduous fruit trees, including peach and apricot trees, were planted in the Lankershim area with the community becoming known as the "Home of the Peach." Walnuts were also common. Field crops such as lima beans, alfalfa, vegetables, sugar beets and commercial nurseries flourished in the Valley prior to 1925. Large poultry farms and dairies were also important agricultural activities crucial to the economic development of the Southeast Valley. Fruit drying, packing, and canning warehouses, along with the hatcheries and other buildings associated with the raising of poultry, became the predominant built forms of the agricultural industry and were located near major transportation routes such as the cross-Valley Southern Pacific Railroad line. Lankershim's one-story Southern Pacific Railroad depot constructed in 1895 still exists and is located on the north side of Chandler Boulevard east of Lankershim Boulevard.

c. Suburban Residential Development

By 1930 the population had risen to 51,000, with half of that population in North Hollywood and Van Nuys alone. Airports had opened in 1923 at Glendale, 1928 at Van Nuys, and 1930 at Burbank. Automobiles and trolleys were running through the Cahuenga Pass. Train service linked the Valley through the Newhall and Santa Susanna passes. By 1940 the Valley's population reached 112,000 but still retained a country feel.

World War 2 expanded the population further as the aviation and defense industries transformed the landscape. By 1946 the population reached 176,000. This influx and the immediate postwar need for housing again accelerated growth: by 1950 the population had grown to over 400,000. The Cahuenga Pass became the Hollywood Freeway in 1947 and was immediately the most heavily travelled highway in the state.[30]

Vast tracts of speculative homebuilding accompanied this population shift as ranchers and small land-holders sold to developers in an uncontrolled frenzy. The land between the early settlements began to fill with a carpet of suburban residences. Popular culture shaped an image of the Valley as an idyll of orange groves, endless optimism, swimming pools, and spacious new homes with movie stars as your neighbors or mayors or sheriffs.[31] In contrast to the deprivations of the depression and war years, the San Fernando Valley was a landscape of unparalleled opportunity.[32]

The tidal wave of speculative and tract housing, of post-war consumer prosperity manifest in modern home furnishings and convenient fixtures, and of excess demonstrated in cars, and entertainment, and in the construction of swimming pools – by 1970 the Valley had the world's highest per capita ratio of population to swimming pools[33] – epitomized the mid-century good life. The result of this uncoordinated development

[30] *Roderick, p 103-120*

[31] *Roderick, p 119-129*

[32] *Greg Hise. Magnetic Los Angeles, (Baltimore: The Johns Hopkins University Press) 1997. p 153*

[33] *Jake Klein. San Fernando Valley Then and Now, (Layton: Gibbs + Smith) 2003. p 42*

is a jigsaw puzzle of old and new that has erased the land patterns, early structures, and agricultural Garden of Eden that once drew people to this landscaped gem.

3. Studio City and the Entertainment Industry (1928-1950)

During the late 1920s, San Fernando Valley became the home to many movie studios, resulting in the settlement and growth of the former agricultural area. Studio City, located southwest of North Hollywood, received its name as a result of the filming activities of Mack Sennett during the silent film era. In 1927, Mack Sennett constructed the Mack Sennett Studio at the northeast corner of Ventura Highway and Prospect Street (Laurel Canyon Boulevard) on a 200-acre parcel of rural land (Figure 8).[34]



Figure 8: Mack Sennett Studios Under Construction in 1927 (Hollywood Photograph Collection)

In 1928, the name Studio City would become official when the Mack Sennett Studios opened and began shooting a two reeler, "The Keystone Cops" and the "Oh-You-Kid Bathing Beauties" along the hillsides. At this time the Studio consisted of one office building, a projection room/film editing building, a film library, a two-story dressing room building attached to a large sound stage, a wardrobe building, garage, and a stage with an in-ground swimming pool. With the advent of sound in 1929, Sennett was the first producer to use RCA equipment, with which he produced a bunch of singing short subject films with a young unknown named Bing Crosby.[35] Because of the establishment of the Mack Sennett Studios, Ventura Boulevard was widened and paved and other major streets in the area were paved to ease traffic congestion, telephone service was extended, and an electric transmission station was constructed to service the burgeoning area in the later 1920s.[36] In February of 1928, Studio City was the youngest American community to be given a post office.[37] With the establishment of Sennett Studios, settlement in the adjacent Laurel Terrace neighborhood,

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[34] *"Site Obtained for Film City," Los Angeles Times (June 20, 1927): A1.*

[35] *"The History of Studio City," The Studio City Chamber of Commerce, http://www.studiocitychamber.com/aboutus.php, accessed October 15, 2014.*

"History," CBS Studio Center, http://www.cbssc.com/history.htm, accessed October 15, 2014.

[36] *Marc Wanamaker, Images of America: San Fernando Valley (Charleston, South Carolina: Arcadia Publishing, 2011): 56.*

"Plans Rushed for Film City," Los Angeles Times (June 26, 1927): E1.

[37] *"New Studio City Youngest American Community Ever to be Given Post Office," Los Angeles Times (February 19, 1928): E4.*

which was one of Studio City's earliest neighborhoods, accelerated significantly in the late 1920s and 1930s.[38] The *Los Angeles Times* reported on July 10, 1927 "the demand for home and business site was instantaneous following the announcement of the motion picture project."[39] To support the newly subdivided Laurel Terrace neighborhood a commercial district was established along Ventura Boulevard in 1923. While the area was subdivided in the early 1920s, construction did not begin in earnest until the 1930s, and continued through the 1950s, with some later development from the 1970s to the present.[40]

In 1933, the Great Depression forced Sennett into bankruptcy and the Studio became an independent production facility. Mascot Pictures, under the direction of Nat Levine, became one of the principle tenants and for the next two years the Studio was known as Mascot Studios. Mascot produced the Saturday matinee serial which always ended with the heroine left tied to the railroad tracks as a speeding train came hurtling toward, interrupted by "continued next week." Two years later, Mascot Pictures, Monogram Pictures and Consolidated Film Industries joined with several other independent producers and became known as Republic Studios. By then there were six sound stages and several more support buildings. Republic produced over fifty features a year which starred, among others, legends Roy Rogers, John Wayne, Joan Crawford and Barbara Stanwyck. With the advent of television in the early 1950's, Republic entered a new medium and produced a number of series. By this time there were twenty-three sound stages and the largest scoring studio in the world.[41]

In 1963 the CBS Television Network entered into an agreement with Republic Studios whereby CBS became the major lessee and the facility was renamed CBS Studio Center. By 1967 CBS decided to purchase the studio and long range improvement plans began. The lot continued to grow and throughout the 60's and 70's such television classics as *Gunsmoke*, *Big Valley*, *Gilligan's Island*, *Get Smart*, *My Three Sons*, *Bob Newhart*, and *Mary Tyler Moore* were produced at the Studio.[42]

The development and growth of Studio City and the larger Valley became dependent on the entertainment industry because the local economy thrived off of the revenue brought in from film production. Between 1930 and 1940, the population of the San Fernando Valley more than doubled, climbing from 51,000 in 1930 to 112,000 by 1940.[43] The First National Studios (who later merged with Warner Brothers) established studios just outside the Valley borders in southwest Burbank in 1926. In the 1930s, Columbia pictures location ranch and Disney Studios were founded in Burbank, and many actors, directors, screenwriters and producers settled in the surrounding neighborhoods. Also, the San Fernando Valley became one of the major employers for the aviation industry during this time period. Because of the increased development and

[38] *Historic Resources Group. Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources (January 2013): 8.*

[39] *"Outsiders Investing Cash Here," Los Angeles Times (July 10, 1927): E6.*

[40] *Historic Resources Group. Studio City Commercial Planning District. Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources (February 26, 2013): 171.*

[41] *"History," CBS Studio Center, http://www.cbssc.com/history.htm, accessed October 15, 2014.*

[42] *"History," CBS Studio Center, http://www.cbssc.com/history.htm, accessed October 15, 2014.*

[43] *Historic Resources Group. Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources (January 2013): 9.*

concentration of studios, the Valley had three airports located in Van Nuys, Burbank, and Glendale by the 1930s.[44]

Between 1940 and 1945 the San Fernando Valley and Studio City saw a wartime boom as returning veterans and others increased the demand for housing. By 1950, the population of the Valley had again more than doubled, to 402,000.[45] Also, the construction of freeways in the 1940s and 1950s afforded the ease of transportation in the Valley. There was rapid development in the Valley along with many changes to some of the early businesses. For example, business continued to develop Studio City and infill the empty parcels along Ventura Boulevard. Important businesses along Ventura Boulevard during this time included Studio City Miniature Golf, Curries Ice Cream, Herbert's Drive-In Restaurant, Studio City Ford, the Texaco Albatross Service Station, and Tail O' the Cock.[46] Established at 12950 Ventura Boulevard in 1948, Tail O' the Cock became an important eating establishment for celebrities including Clark Gable, Bette Davis, Humphrey Bogart, and Gene Autry.[47]

4. Early Single-Family Residential Development (1880-1930)

Lankershim had originally subdivided 12,000 acres in the San Fernando Valley during the 1880s providing land for agricultural plots. At the turn of the twentieth century, Lankershim further subdivided the plots into smaller sections of land. Lot 221, south of the Pacoima River in Lankershim's original 1880s subdivision, eventually became the River View Tract in 1911. The River View Tract consists of 18 lots of which the subject property is located on lot 1. The Residence predates the subdivision by three years, indicating it was most likely the first home built in the area. By 1921, the River View Tract was nearly fully developed (Figure 9).

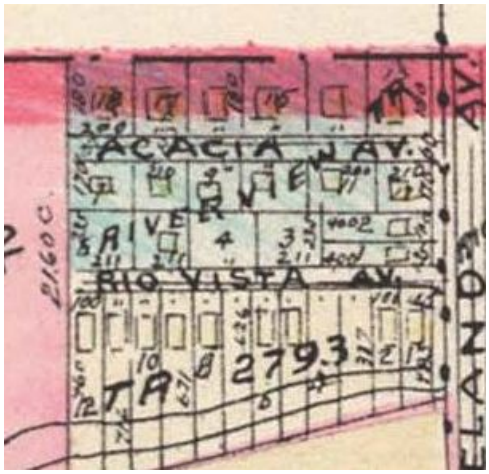


Figure 9: G. W. Baist's Real Estate Map of the San Fernando Valley, 1921 (David Rumsey Historical Map Collection)

Until the 1920s, the nearby Lankershim area was primarily an agricultural community. Areas near the town center (the intersection of Wilcox Avenue, now Chandler Boulevard, and Lankershim Boulevard) contained

[44] *Historic Resources Group. Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources (January 2013): 9.*

[45] *Historic Resources Group. Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources (January 2013): 10.*

[46] *Marc Wanamaker, Images of America: San Fernando Valley (Charleston, South Carolina: Arcadia Publishing, 2011): 57.*

[47] *Marc Wanamaker, Images of America: San Fernando Valley (Charleston, South Carolina: Arcadia Publishing, 2011): 60.*

scattered single-family dwellings and some commercial buildings (bank, drugstore, motion picture theatre, auto repair shops, grocery, tailor, feed stores, machine shops). Lankershim's public schools were clustered near the town center on the west side of Lankershim Boulevard. By 1922, Lankershim Boulevard between Chandler and Magnolia Boulevards had emerged as the town's primary commercial strip and contained, in addition to many of the businesses noted above, the large Seyler/Seely Motor Car Company, several gasoline stations, a few large automobile repair garages, and the multistory Lankershim Methodist Episcopal Community Church. In 1923, the independent community of Lankershim was annexed by the City of Los Angeles and in 1927, the town was renamed the district of North Hollywood.

Following the Second World War, the San Fernando Valley became identified as a prototypical suburb with the construction of tens of thousands of single- and multi-family residences to satisfy a tremendous demand for housing. Following World War II, thousands of returning servicemen and their families built new homes in the Valley on the large swaths of undeveloped agricultural land that still existed. Additionally, the emerging aerospace industry and the growing entertainment business established or expanded their operations in the Valley, providing employment for local residents. As freeways replaced the electric railways, easy access to the Los Angeles basin increased the feasibility of commuting from the Valley. The result was that increased pressures on housing demand led to the replacement of a majority of the one-story single- and multi-family residences in the neighborhoods around Lankershim, including the area around the subject property, with multi-story apartment buildings during the latter half of the 20th century.

5. American Craftsman Style Architecture (1905-1930)

The Residence's architectural style was derived from the Arts and Crafts Movement which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated "kit" components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.[48]

The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, integration into the landscape, incorporation of the climate, and broad horizontality with multilevel eaves. Craftsman style single-family residences were once ubiquitous throughout the United States. However, because of their wide covered front porches, a key design feature that functioned as an

[48] *"Santa Monica Historical Resources Inventory," 1985-86 Final Report.*

outdoor room, Craftsman properties were especially popular in warmer areas of the country, such as Southern California. The typical Craftsman residence is one to one-and-one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

During the first three decades of the 20th century, the Craftsman style bungalow was common in Los Angeles and the residential neighborhoods of Santa Monica, Ocean Park and Venice. The Craftsman style has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most common.[49] Craftsman single-family residences dating from 1905 to 1930 are associated with the architectural styles and culture of early 20th century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the 20th century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

6. Construction History and Occupancy of 11015 Aqua Vista Avenue, APN: 2366-019-001 (Project Site)

a. Construction History

The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations for 11015 Aqua Vista Avenue. No original building permit exists for the construction of a new residence. However, assessor records provided in Appendix C indicate the Residence was constructed in 1908. In 1937, the single-story Residence was described as approximately 1,284 square feet and had two living rooms, three bedrooms, one bathroom, and a kitchen. and had a rear one-car garage (now demolished). That year, the Residence's owner, Lena Fennel had the exterior re-clad in asbestos siding. The Residence was constructed with its primary façade facing Vineland Ave with the original address recorded in the assessor's records and building permits as 4203 Vineland Avenue. By 1947, the Residence was identified as 11015 Aqua Vista Avenue. Assessor records from 1937 also provide the following information about the Residence: concrete foundation, asbestos siding, composition shingle roof, medium (not cheap) construction, six medium (not cheap) plumbing fixtures, plaster interior finish with paint and wallpaper, and plain wood trimmings. The building permits on file only document a few changes to the property, including the addition of a detached Chicken House in 1938, and a detached garage built in 1940. Historic building permits may not exist at the City of Los Angeles building department due to the fact that Lankershim was originally its own city in 1911 and later consolidating with Los Angeles in 1923.

[49] *Virginia McAlester and Lee McAlester, A Field Guide to American Houses, New York: Alfred A. Knopf, 1990.*

Table 1
11015 Aqua Vista Street (4203 Vineland Ave) Building Permits

Issued	Permit#	Owner	Architect/ Engineer	Contractor	Valuation	Description
5/13/1937	15867	Mrs. Lena Fennell		General Roofing and Siding Company	$345	Cover exterior walls with asbestos siding
9/19/1938	30508	John H. Briggs		Ben L. Gubser	$500	Construction of Chicken House.
11/7/1940	45237	John H. Briggs		Ben L. Gubser	$150	Construction of private garage.

b. Occupancy and Ownership History

The Los Angeles City Directories and the *United States Census Records* were reviewed to determine if the property had an association with the productive life of a historically significant person. The Residence does not appear in the *Los Angeles City Directory* until 1921 and may have been used as a rental property. In 1921, a man by the name of Terry Woodard rented the home, which was listed under the address of 4203 Vineland Avenue. Woodard worked as an auto instructor. In 1923, Woodard was still listed in the directory as living at the house but no longer renting. His career changed from auto instructor to service station operator. The Woodard family lived in the Residence until at least 1930, after which they were no longer listed in the directory. In 1937, the property was listed under the name Lena Fennell, who was the Residence's owner according to assessor records and permits from the same year. In 1938, the property was listed under John and Amelia Briggs. John Briggs worked in the carpet industry as a dyer and cleaner. The Briggs family owned the Residence until 1944 but appeared to rent it out often. Alyce Z Bollman, a nurse and widow, rented the home in 1939 and 1940 and in 1940, John Marvin, a song writer, rented the home from the Briggs family. After 1944 the Residence is no longer listed in the *Los Angeles City Directory*.

Table 2
11015 Aqua Vista Street (4203 Vineland Ave) Directory Research

Year	Occupant
1921-1930	Terry Woodard (Auto Instructor)
1937	Lena Fennell
1938-1944	John H. and Amelia Briggs (Carpet Cleaner)
1939-1940	Alyce Z Bollman (Nurse)
1940 (Rented)	John Marvin (Song Writer)

The Los Angeles County Assessor's Forms for the property do not list an original owner for the Residence. Due to this, the complete ownership history of the property cannot be established. From the available research, historical background research did not reveal any information on the property's owners and/or occupants that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person.

IV. EVALUATION

A. HISTORIC RESOURCES IDENTIFIED

1. Known Historical Resources in the Project Vicinity

The records search for cultural resources within the project vicinity (approximately 0.25-mile radius) involved review of previous surveys records and reports on file at the South Central Coastal Information Center (SCCIC) records center and PCR's in-house files. Located within a dense, urban setting with limited visibility, the 0.25-mile radius records search was conducted to capture all known resources within the project vicinity which may have views of the project site for the purpose of analyzing potential indirect impacts. PCR also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), California Points of Historical Interest (PHI), California Historical Landmarks (CHL), City of Los Angeles Historic-Cultural Monuments (LAHCM), and SurveyLA results to locate previously identified historical resources within the project vicinity.

Two (2) properties appear eligible for the National Register (3S), California Register (3CS), and local listing (5S3) as an individual property through SurveyLA (2015):

- 11143 Aqua Vista Street: multi-family apartment built in the Dingbat style constructed in 1957. Approximately 0.14 miles (731 feet) to the west of Project; no view of the Project.
- 4267 Satsuma Avenue: LAUSD elementary school built in the Spanish Colonial Revival style constructed in 1940. Approximately 0.23 miles (1,223 feet) to the northeast of Project; no view of the Project.

Two (2) properties appear to be Individual properties assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but do not meet eligibility standards (7QS):

- 4307 Vineland Avenue: Modern/Mid-Century style institutional building (Fire Station) constructed in 1962. Approximately 0.22 miles (1,162 feet) to the north of Project; no view of the Project.
- 4260 Fair Avenue: multi-family apartment building built in the Modern/Mid-Century style constructed in 1959. Approximately 0.24 miles (1,270 feet) to the northwest of Project; no view of the Project.

There is one historic district that appears eligible for local listing within the 0.25-mile radius:

- Valley Spring/Riverton Residential Historic District, SurveyLA (2015)

2 Previous Evaluations of the 11015 Aqua Vista Avenue

In 2015, the subject property was evaluated as an individual resource by SurveyLA. In the SurveyLA findings, the subject property was determined to be a "Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register." SurveyLA assigned the property CHR status codes of 3CS and 5S3.

B. EVALUATION OF POTENTIAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed in Chapter III and in the Los Angeles Historic Context Statement, there are two significant SurveyLA themes associated with the property: Early Single-Family Residential Development (1880-1930); and American Craftsman Style Architecture (1905-1930).[50] The following are the eligibility standards that define what character-defining features and integrity aspects a historical resource needs to have in order to be considered eligible in association with each theme. These eligibility standards have been developed below.

a Early Single-Family Residential Development (1880-1930)

Eligibility Standards

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Character-Defining Features/Associative Features

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often sited in a prominent location
- Retains most of the essential physical and character-defining features from the period of significance

Integrity Considerations

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

b. American Craftsman Style Architecture (1905-1930)

Eligibility Standards

- Exemplifies the tenets of the Arts and Crafts movement and the Craftsman style
- Exhibits quality craftsmanship
- Was constructed during the period of significance

Character-Defining Features/Associative Features

- Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches

[50] *Los Angeles Historic Context Statement Outline, Early Single-Family Residential Development 1880-1930, (January 2, 2014): 1.*

Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850-1980, Craftsman, 1905-1930 (January 2, 2014): 73-74.

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Low-pitched gabled roofs
- One or two stories in height
- Represents an early or rare example of the style in the community in which it is located
- Retains most of the essential physical features from the period of significance
- Shingled exteriors, occasionally clapboard or stucco

Integrity Considerations

- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3 if they were originally shingled or clapboarded
- Original use may have changed
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- The enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- The most common alteration is the replacement of windows and the enclosure of porches

2. Evaluation of Historical Resources: 11015 Aqua Vista Avenue, APN: 2366-019-001 (Project Site)

The survey process undertaken for the purposes of this evaluation was conducted per City of Los Angeles Office of Historic Preservation (OHP) instructions, which gives a 45-year threshold for surveying properties for significance.[51] During the current survey, the Residence at 11015 Aqua Vista Street was identified within the Project Site and was documented because of the potential to exhibit significance necessary for federal, state, or local designation, pursuant to CEQA. The survey assessed the property at 11015 Aqua Vista Street for its historical and architectural significance against the applicable federal, state, and local criteria for evaluation. A written description accompanied by representative photographs and a statement of significance for the subject property is provided below.

[51] *The 45-year criterion is a broad threshold that recognizes that there is commonly a five-year lag between resource identification and the date planning decisions are made.* Instructions for Recording Historical Resources*, Office of Historic Preservation, March 1995, 2.*

a. Architectural Description




Figure 10 (Left): Front or east façade, view facing west (PCR 2015)
Figure 11 (Right): Detail image of concrete block foundation and replacement siding, view facing west (PCR 2015)

The subject property is located at 11015 Aqua Vista Street in the neighborhood of Studio City, City of Los Angeles, California, on an approximately 10,592 square foot parcel (Figure 10). The Residence was originally oriented east fronting Vineland Avenue (with an original address of 4203 Vineland Avenue), bust is now blocked from view by infill development. The Residence is a one-story, single-family Craftsman style cottage with a rectangular footprint, wood-frame construction, and a concrete block foundation (Figure 11). The exterior is covered in painted wooden clapboard siding (alteration). The cross-gable roof has a low pitch, with a forward facing gable and overhanging eaves with exposed rafter tails. The Residence is surrounded by a manicured lawn and landscaping.




Figure 12 (Left): Stone columns supporting canvas awning, view facing south (PCR 2015)
Figure 13 (Right): Metal frame and canvas awning above main porch, view facing northwest (PCR 2015)

The front or east façade has an asymmetrical configuration with a nearly full-length porch consisting of a stone base and matching stone columns (Figure 12). Concrete steps are offset to the south side of the porch in front of the Residence's main entrance. The porch is covered by a green canvas awning (alteration) supported by a metal frame attached to the stone columns (Figure 13). The porch is enclosed by railings made from metal pipes (alteration). Fenestration on the primary elevation consists of a single wood frame, double hung window on each side of the porch and a series of wood frame, double hung windows in a tripartite configuration, offset to the north of the Residence's main entrance. All of the windows share the same decorative Craftsman style wood trim. The main entrance consists of a single paneled wood door with decorative Craftsman style trim matching the windows.



Figure 14 (Left): South façade, view facing north (PCR 2015)
Figure 15 (Right): Detail image of replacement siding, view facing north (PCR 2015)

Manicured landscaping decorates the Residence's south façade, oriented towards Aqua Vista Avenue. This portion of the home is isolated from the public right-of-way by a short chain link fence (alteration). Fenestration on the south elevation consists of a three single wood frame double-hung windows (Figure 14). This portion of the Residence contains a side facing gable with a bargeboard above a small vent. Like the primary elevation (east), the south elevation contains a combination of wood clapboard siding types (alteration)(Figure 15).



Figure 16 (Left): Secondary entrance along west facade, view facing southeast (PCR 2015)
Figure 17 (Right): West façade, view facing northeast (PCR 2015)

The west façade has a small protruding mass extending from its north end (alteration). This portion of the Residence contains a secondary entrance to a laundry room and appears to be a later addition (Figure 16). The secondary entrance consists of a single, partially glazed wood door with Craftsman style wood trim. A small set of concrete steps with metal pipe style railing leads to the doorway. Cladding along the west elevation includes a combination of wood clapboard styles (alteration) and the concrete block foundation (alteration) is exposed. A concrete driveway connects Aqua Vista Avenue with a small detached garage (alteration) clad with similar wood clapboard siding (Figure 17). Fenestration along the west façade includes single wood frame, double hung windows and wood frame sliding windows. Windows throughout the west elevation are decorated with Craftsman style wood trim.




Figure 18 (Left): North façade, view facing south (PCR 2015)
Figure 19 (Right): Detached garage and workshop, view facing west (PCR 2015)

Near the center portion of the north (rear) façade there is a small protruding mass (alteration) with two different shed style roofs at different levels(Figure 18). This section of the Residence contains a paired wood frame double hung window. To the east of the protruding mass is a single wood frame double hung window. Like the other elevations, the south elevation is clad in a combination of wood clapboard styles (alteration). The concrete block foundation is exposed (alteration). Next to the home is a small detached garage with a workshop. The workshop consists of a concrete block foundation, wood clapboard siding, and cloth awning. A single wood paneled door provides access, while two aluminum sliding windows provide light and ventilation to the small space (Figure 19).




Figure 20 (Left): Living room facing primary entrance, view facing northeast (PCR 2015)
Figure 21 (Right): New doors to bedroom at the west end of the living room, view facing north west (PCR 2015)

Upon entering the residence, the visitor is met by a large living room (Figure 20). The original wood flooring in the living room remains and runs throughout the Residence. A pair of large wooden sliding doors has been added to separate the living room from the neighboring dining room. On the west side of the living room is a pair of white wood panel doors, leading to a bedroom (Figure 21). The bedroom appears to be an alteration, with a closet that may have previously been part of the neighboring bathroom (Figures 22 and 23).




Figure 22 (Left): Altered closet in bedroom at west end of living room, view facing northwest (PCR 2015)
Figure 23 (Right): Bathroom, view facing southwest (PCR 2015)

North of the living room, past the wood sliding doors, is the Residence's dining room. Wood detailing throughout the room appears original, however the ceiling has been altered with textured stucco (Figure 24). A small nook and a closet are located on the west wall, along with a small hallways leading to a small bedroom and the Residence's only bathroom (Figure 25). On the north wall there is a door leading to a third bedroom and another door leading to the kitchen. The kitchen is a large open space containing new cabinets and tile. The floor consists of linoleum square tiles (Figure 26). Beyond the kitchen, is a small laundry and utility room (alteration). This room appears to have been enclosed at some point, with interior walls containing wood clapboard siding found on the Residence's exterior walls (Figure 27).




Figure 24 (Left): Dining room, view facing southeast toward living room (PCR 2015)
Figure 25 (Right): Nook in dining room, view facing west (PCR 2015)




Figure 26 (Left): Interior of the kitchen, view facing east (PCR 2015)
Figure 27 (Right): Utility room next to kitchen, view facing east (PCR 2015)

b. Integrity Analysis

The National Register and the California Register have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.[52] In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."[53] The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the subject property at 11015 Aqua Vista Street, constructed in 1908, indicates that the property's integrity is low in terms of design, materials, workmanship, feeling, and setting. As a single-family residence in in the Craftsman style constructed before 1930, the Residence retains its original location and association. The Residence has been substantially altered and retains little of the original fabric and design. The Residence has the following replacements: foundation, porch roof, and exterior sheathing. In 1937, the Residence's cladding was replaced with asbestos siding. The Residence's original sheathing is unknown. Furthermore, the porch appears out of scale for the residence and may be a later addition. Los Angeles County Assessor's records from 1937 show the porch as two stone columns with no roof. This may indicate that the porch was in an early stage of construction. The porch is currently shaded by a canvas awning over a steel frame. Additional alterations include a rear utility room off of the kitchen appears to be an addition and changes to the interior floor plan, with the addition of a bedroom on the west side of the living room. As a result, the Residence has also lost integrity of design, workmanship, and materials.

The setting of the Residence has significantly eroded since its construction in 1908. The Residence was originally constructed to face Vineland Avenue, with the primary elevation oriented in that direction and the original address of 4203 Vineland Avenue. However, the surrounding neighborhood has been redeveloped

[52] *National Register Bulletin 15, p. 44*.

[53] *Ibid, 15, p. 46.*

with multi-family housing from the mid-century on, including a large apartment complex, constructed in 1962 and located at 4215 N Vineland Avenue, blocking the Residence's primary elevation from public view. Flanking the subject property to the west is 11027 W. Aqua Vista Street, a large apartment building constructed in 1990. To the south, across the street from the Residence, are four multi-family residences constructed between 1955 and 1986. Because of the alterations to the Residence and its setting, the home no longer retains the historic feeling of an early Craftsman residence associated with the settlement of the Lankershim area. In summary, because of significant alterations to the Residence and immediate setting, the property's integrity has been substantially compromised over the years in terms of design, materials, workmanship, setting, and feeling.

c. Significance Evaluation

SurveyLA identified the Residence as a potentially eligible resource under local criteria as a "Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register." However, the Residence, constructed in 1908, predates the neighborhood of Studio City, which was named for the nearby studio built by Mack Sennett in 1927. Since the Residence predates the Studio City neighborhood by nearly twenty years, it cannot be associated with Studio City's development. However, when it was constructed, the Residence was located in the rural outskirts of Lankershim, established in 1893. Therefore the Residence is associated with the settlement of Lankershim (now known as North Hollywood). When compared to other homes in the former town of Lankershim, 11015 Aqua Vista Street is not the oldest remaining single-family residence. The home of a prominent Lankershim pioneer named Wilson Weddington, located at 11025 Weddington Street, was constructed in 1904 and has been recognized as a Los Angeles Historic Cultural Monument (HCM Number 883).

The period of significance of 11015 Aqua Vista Street is circa 1908, the year of its construction. The Residence is associated with historic contexts identified in Los Angeles' Citywide Historic Context Statement, such as Early Single-Family Residential Development (1880-1930) as well as the American Craftsman style (1905-1930). However, the Residence lacks integrity to exemplify its historical or architectural associations from its 1908 period of significance, and is ineligible for individual listing under any of the applicable federal, state or local eligibility criteria. The Residence is not significantly associated with historic personages or with important events. Because it is substantially altered, 11015 Aqua Vista Street does not appear eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of a type or style. Furthermore, it is a common undistinguished and altered example of a type and style of Craftsman residence built in mass throughout Southern California and the United States during the first two decades of the twentieth century.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

> **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
>
> **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Constructed in 1908, the Residence predates the surrounding River View Tract, subdivided in 1911. The Residence is associated with the SurveyLA theme of Early Residential Development in Los Angeles. However, the Residence was often used as a rental property and was constructed on the outskirts of the Town of Lankershim. Another more prominent residence remains extant at 11025 Weddington Street and is a better representation of the early settlement of Lankershim. SurveyLA identified the subject property as a good example of early development in Studio City, but Studio City was not established until 1927 when Mack Sennett opened his motion picture production company. The Residence predates Studio City by nearly twenty years and therefore, is not related to the development of Studio City. Furthermore, the Residence no longer possesses integrity of materials and feeling, which are important to retain in order to be eligible under the Early Residential Development theme. The Residence is not a good representative of events that have made a significant contribution to the broad patterns of national, state, or local history. **Therefore, the Residence does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The Residence is not identified with historic personages or events in the main currents of national, state, or local history. It appears the various owners and occupants including Terry Woodard, Lena Fennell, John H. and Amelia Briggs, and Alyce Z Bollman did not make significant contributions to our past. **Therefore, the Residence does not appear to satisfy National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Residence is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The Residence is not an exceptional, distinctive, outstanding, or singular example of a type or style either individually or as a contributor to a district. It is not architecturally distinctive because it no longer retains its character-defining features, such as its original cladding and front porch, from its 1908 period of significance identifying it as a typical example of a Craftsman style residence commonly built in Southern California and the United States. The Residence does not retain integrity of design, workmanship, feeling, setting, and materials necessary to be eligible under the American Craftsman style theme. The Residence only retains integrity of location and association. The Residence has undergone many alterations including floor plan alterations, and the removal of original siding, and addition of a new porch. As a result, the Residence does not exhibit quality craftsmanship or exemplify the Craftsman style. The Residence is not a notable work of a master builder as there is no architect on record. **Therefore, the Residence does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The Residence is not likely to yield any information important to prehistory or history. **Therefore, the Residence does not meet the above criterion at the national or state level.**

C. CONCLUSION

The Residence appears ineligible for listing under any federal, state or local eligibility criteria. As a result of these investigations, the subject property is assigned a CHR status xode of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation." Therefore, PCR found 11015 Aqua Vista Street does not qualify as a historical resource under CEQA and the Project would have no direct impact to historical resources on the Project Site. Furthermore, 11015 Aqua Vista Street does not appear to be located in a potential historic district. The project will not result in any direct or indirect impacts to historic resources. The Residence is not located adjacent to any identified historic resources or districts and is not within view of resources identified within 0.25 miles of the project site.Due to these findings, no further consideration of historical resources is required under CEQA.

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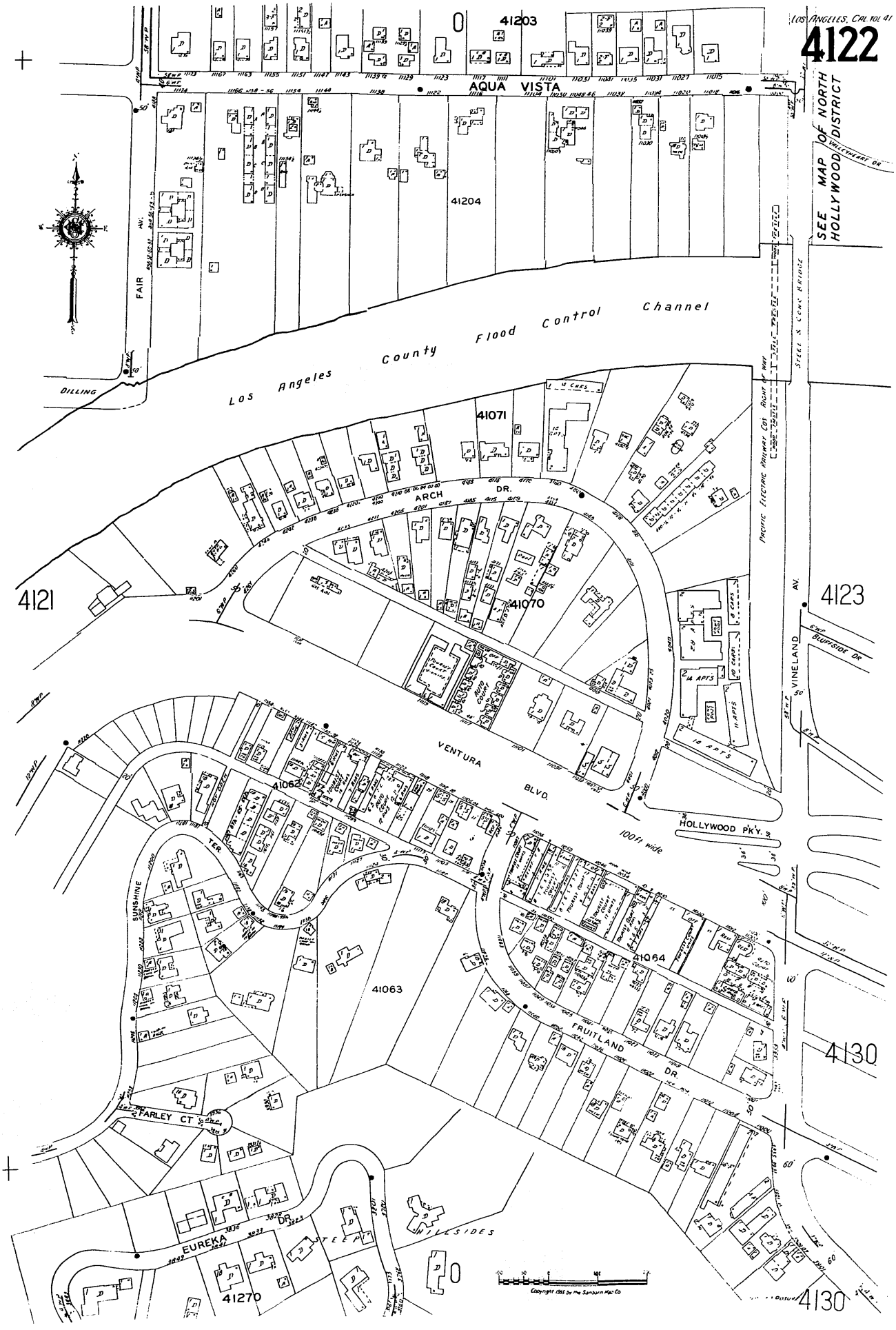
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APPENDICES

Appendix A – Sanborn Maps 1955
Appendix B – Tax Assessor Index and Map
Appendix C – Assessor Records
Appendix D – River View Tract Map
Appendix E – Previous Evaluations
Appendix F – DPR Form
Appendix G – Project Plans
Appendix H – Professional Qualifications

Appendix A - Sanborn Maps 1955


LOS ANGELES, CAL. VOL. 41
4122
SEE MAP OF NORTH HOLLYWOOD DISTRICT
41203
AQUA VISTA
41204
FAIR AV.
Los Angeles County Flood Control Channel
DILLING
41071
ARCH DR.
41070
4121
4123
VINELAND AV.
BLUFFSIDE DR.
VENTURA BLVD.
HOLLYWOOD PK'Y.
100ft. wide
41062
SUNSHINE TER
41063
41064
FRUITLAND DR.
4130
FARLEY CT.
EUREKA DR.
41270
HILLSIDES
Copyright 1915 by the Sanborn Map Co.

Appendix B – Tax Assessor Index and Map

2366

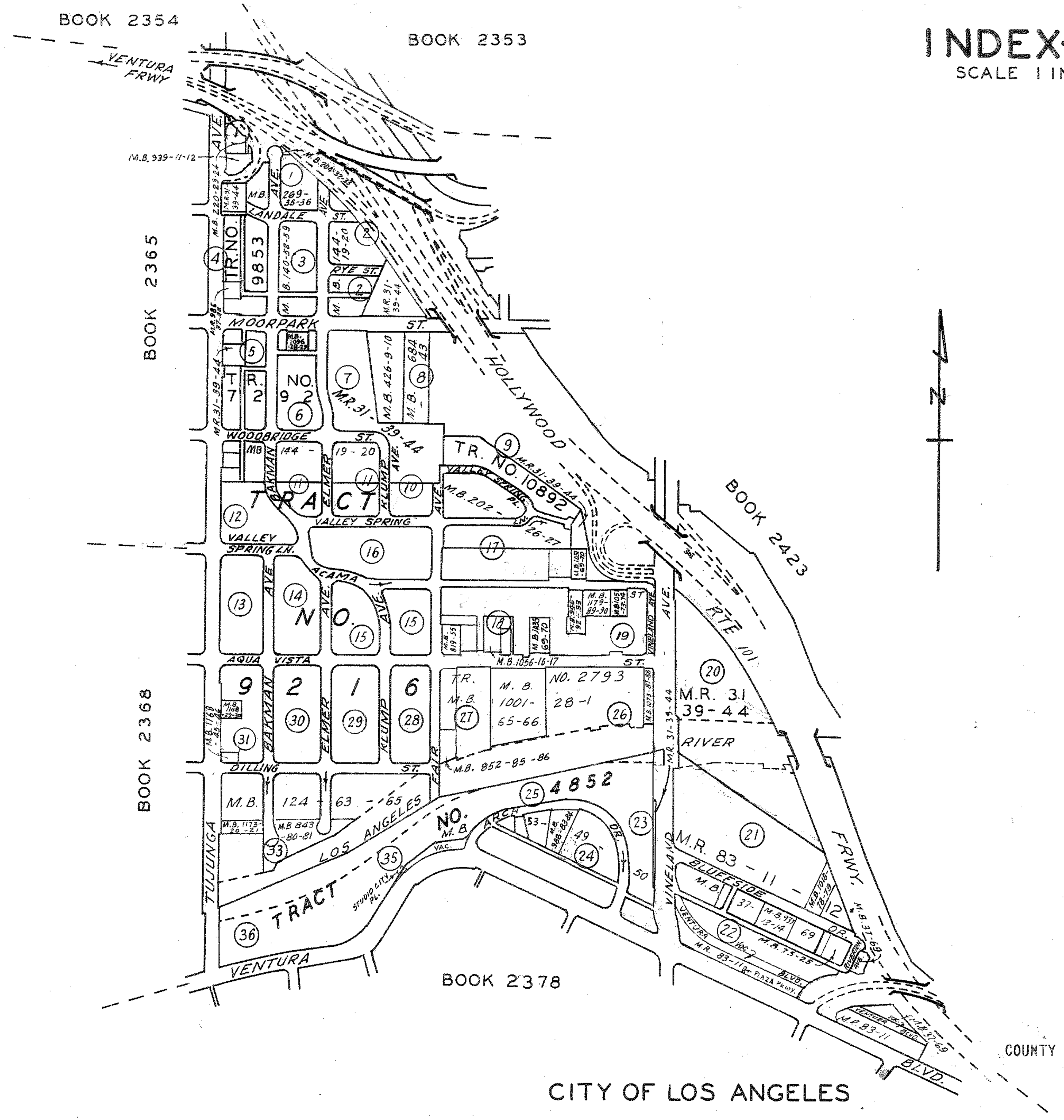
SCALE 1" = 600'

REVISED
10-9-61
12-11-61
7-10-62
9-11-62
9-27-62
3-5-63
4-6-63
3-13-64
671214
780111
800414
800721
5-26-65
8-5-65
9-2-65
9-29-65
12-29-65
3-4-66
660508
680925
690703
700930
710203
720926
740624
750429
750507
811116
820326
830906
840717
850723
851015
870225
871205
910214
910412
910606
920106
930826
971103
19990616
20000914
20010112
20020107
2003111702
2007102404
2008071510
2009102807

2010

INDEX-2366

SCALE 1 IN.=600 FT.



ASSESSOR'S MAP
COUNTY OF LOS ANGELES,

CITY OF LOS ANGELES

2366 | 19 | SHEET 1

SCALE 1" = 60'

CONDOMINIUM

TRACT NO. 37002

M. B. 945 - 92 - 93

2006

FREEWAY APPROACHES

ACAMA AVE.

AVE.

SHEET 2

SHEETS 3 & 4

10 Por. — 25,900± P' — (29)

20,544± P'

12 Por. — 9,480± P' — (92) — R. S. 130 - 59

(52)

(21)

2 Por. — 39,800± P' — (28)

3 Por. — (95)

(55) North

(5) (4) (3) (58) (1)

Por.

VINELAND

AQUA VISTA ST.

N. 89° 53' 30" W.

N. 44° 59' 46" E.

CODE 13

FOR PREV. ASSM'T. SEE: 682 - 24

RIVER VIEW TRACT

M. B. 18 - 177

CONDOMINIUM

TRACT NO. 38107

M. B. 1051 - 73 - 74

CONDOMINIUM

TRACT NO. 48068

M. B. 1179 - 89 - 90

ASSESSOR'S MAP

COUNTY OF LOS ANGELES, CALIF.

REVISED

8-5-65
3-4-66
10-9-61
9-27-6.
1-10-6.
4-6-63

680206629
680925004
681029402
690528414
690703601
690902303
691125401
790517406
800721309
801209003
850723505-85L
871205010004002
900212020040001-03
910412050010002-03
910606070030001-03
920106940010001-03
920205020060001-03
930514040040002-03
20050616070020011-03

Appendix C - Assessor Records

FORM 6 11015 Aqua Vista ~~Parcel No.~~ 62 4

Building Description Blank /

Index BOOK 4 PAGE 19

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. No. 4203 Vineland

TRACT Rivermont

LOT No. 1 BLOCK No.

EXAMINED BY F. H. C. DATE 12/20 194

CLASS
Single / Bungalow / Double / Maverick / Residence / California / Dwelling / Cottage / Factory / Church / School / Garage / Barn / Shed / Poultry House / Store / Auto Court / Bungalow Court / Flat / Studio Apartment / No. Units / Area per Unit / " " Room

FOUNDATION
Concrete / Brick / Hillside / Stone / Cross Walls / Wood / Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 / 1½ 2 3 Story
Stucco / Rustic
Shakes, / B & B
Siding / Shingle
Sheet Steel / T & G
Wide Siding
Abode / Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood /

ROOF
Flat ¼ ½ ⅔ ¾
Hip / Monitor
Gables / Dormers
Shed / Cut-up
Copper / Shingle
Shakes / Gravel
Sheet Steel / Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle /
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap / Good
Medium / Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap / Good
Medium / Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex / Staff
Plaster-Board
Interior Stucco
Ply-Bd / Knotty Pine
Panelled
Walls Tint, Paper
Paint / Sanitas
Unfinished /
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas. Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1941

CLASSIFICATION
Cheap / Depr. Rate
Medium /
Good
Special

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Room				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by | Date | % | P. C. Val.

BUILDING VALUES

Year	1941			
No. of Square ft.	240			
At. $	50			
Building Value	120			
Basement Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	120			

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1941			120	60					
47	6/8			80					
57		1/10		90					

LOCATION IF CUT

BY

DATE

E. ON M. B. ON 3 ~~2~~ 145 ft of W 80 ft of E 145 ft of Lot 1.

BY

DATE

10/18/47

Loc on E 145' of Lot 1 RHC.
10/29/47.

ENT. ON E. 65 FT OF LOT 1
Lawson 5-29-46

Located on W 80' of E 145' of Lot 1 —
J. Olsen - 7/29/47.



GAR. 50 f.
SIDING - 6, COMP. ROOF
C. FLR - O.H. DR.

12 x 20 = 240 ft

MAP BOOK CORRECTED ACCORDING TO INVESTIGATION REPORT OCT 22 '47
BY MINNA DATE

OWNER'S NAME John Briggs	PERMIT NO.	DATE	AMOUNT Star
C. F. CHECKED	45237	11/7/40	150
COMPT. CHECKED			
E. ON M. B.			
COMPARED			

Form 6— V. N. PARCEL No. 62-4

Building Description Blank

Index Book 2364 Page 19

STREET NO. 1915 Laguna Vista Ave 4208 Vineland Ave

TRACT Overlook Woodlawn

LOT NO. BLOCK NO.

EXAMINED BY Watts DATE 19

CLASS
Single
Double
Maverick
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

FOUNDATION
Stone Wood
Concrete Brick
Cross Walls
Hillside
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Asbt. Sm. Lge.
Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality

HEATING
Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace

PLUMBING
No. of Fix
Cheap Medium Good Special

Bath No.	1	2	3
Tile Floor			
		X	
Tile Walls		X	
Height		X	
Shower			
Over Tub		½	
Stall		X	
Tile Walls		X	
Glass Door			

LIGHTING
Cheap Medium Good Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster-Sand, Putty
Plaster-Board
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork: Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT
Add'n 1937
1918

CLASSIFICATION
Cheap
Medium
Good
Special

	B	1	2	3
Check Sanitas				
Living Room ( )		2		
Bedrooms ( )		3		
Dressing Room ( )				
Bathroom ( )		1		
" No Tub ( )				
Tile Walls ( ) ( ) Kitchen		1		
Bfst. R. or Nook ( )				
Plank ( ) Hdwd. Floors		X		
Hdwd. Finish				

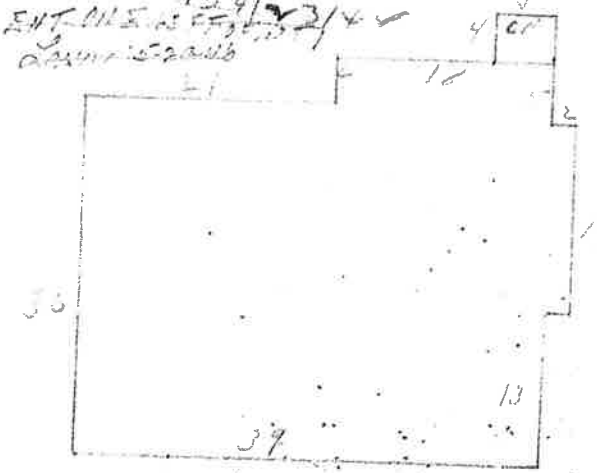
No. of Permit 15867 Date 5/13/37
Estimated Cost of Bldg. 345. Siding
No. of Permit Date
Estimated Cost of Bldg.
Owner's Name Lena Fennell
C. F. Checked
Garage age 1922 5/13/37
Compt. Checked
E. on M. B. 676
Compared mk 378

P. C. by	Date	%	P. C. Val.

BUILDING VALUES	CHANGES ONLY
No. of Square Ft. 1284	
At $ 1.40	
Building Value 1797	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 1797	
Depr. 40 718	
Special Depr.	
Depreciated Value 1078	1.10 / 750
Assessed Value 540.	

(New roof) Composition asbestos roofing over old
→ New frame addition on old base

Loc on E 145' of Lot 1 & H 6
Entrance 3 ft. W. of Lot 1 & 4-16-43
ENTRANCE 12 1/2 x 12 1/2
Comm. 5-20-46



Sun Porch on Roof

4/16 = 10
2 = 72
4/16 = 32
2 x 16 = 32
30 x 39 = 1170
1206

Located on W 80' of E 145' of Lot 1
Mich - 9/20/47

Build on W. 80 ft of E 145 ft
of Lot 1,
Holland 10/8/47

MAP BOOK CORRECTED
ACCORDING TO INVESTI-
GATION REPORT.
BY MINN DATE OCT 22 47

RM 6 PARCEL 62 - 191

Building Description Blank

LOS ANGELES COUNTY ASSESSOR'S OFFICE

Index BOOK 2366 PAGE 19

ST. No. 11015 Laura Vista

TRACT Riverview

W 80' of G 1/2 of

LOT No. 1 BLOCK No.

EXAMINED BY DATE 19

CLASS
Bungalow
Single
Double
Residence
California
Dwelling
Cottage
Factory
Warehouse
Church
School
Garage
Barn Stable
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per:
Unit
Room
Plb. Fixt.

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists Piers

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Transite
Frame: Wood Steel

ROOF
Flat ¼ ½ 2/3 ¾
Hip Shed Monitor
Gables Dormers
Sawtooth Cut up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Asbestos Shingles
Transite
Tile Trim
Tile
¼ 1/3 ½ ¾ Full
Wood Steel Truss
Span ft.

HEATING
Fireplace Single Dbl.
Insulation
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass D'r.			
Tile Pull'n			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Cop. Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brk.
Cornice Boxed

INSIDE FINISH
Plaster Sand. Putty
Interior Stucco
Knotty Pine Ply-Bd.
Gypsum Celotex
Plaster-Board
Walls Panelled
Paint Paper
Unfinished
Woodwork, Plain Fay

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1917

CLASSIFICATION
Cheap
M'dium
Good
Spec'l
Depr. Rate 4

	B	1	2	3
Cheek Sanitas				
Electrolier				
Living Room		1		
( ) Living-Dining Combination				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors	Comp			
Hdwd. Doors				
Hdwd. Finish				

BUILDING VALUE

Year	1917		
No. Sq. Feet	192		
@ $	.75		
Build. Value	144		
Bas't. Value			
Garage Value			
Office Value			
Other Value			
	Fence 55		
Total Value	199		

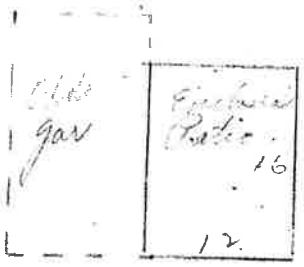
P. C. by	Date	%	P.C. Val.

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1926			199	100					
57		1.11		110					

LOCATION IF CUT
BY
DATE

E. ON M. B. ON
BY
DATE

Apx. 185 lin ft of 4' ht. picket fence - @ .30 = 55



Remove 3'0 of Conc. block with Opening

12 x 16 = 192 #

192 @ .75 = 144

OWNER'S NAME				
C. F. CHECKED		PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED				
E. ON M. B.	Howard			
DATE	10/8/74			
COMPARED				

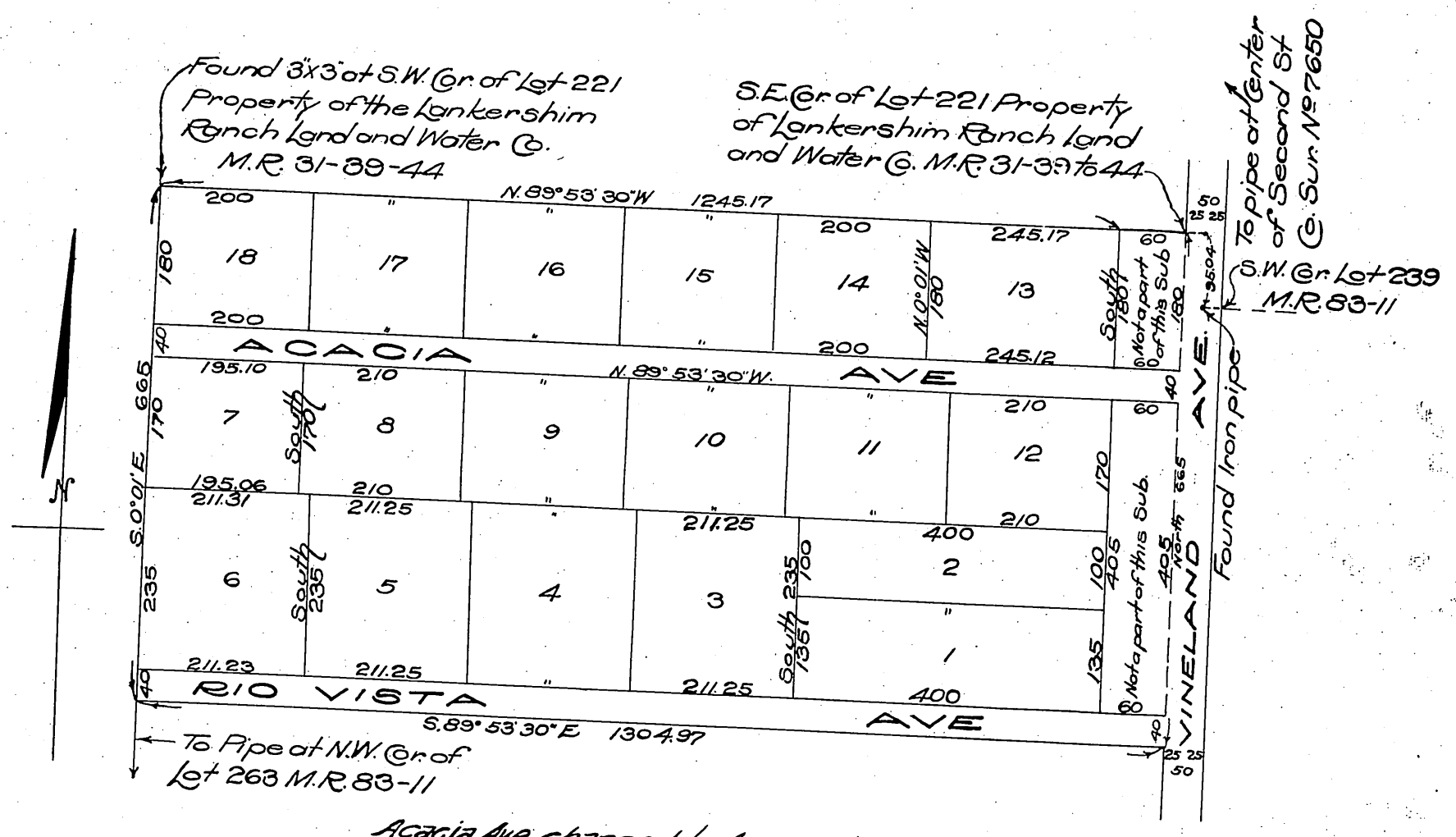
Appendix D – River View Tract Map

31

18-177 18-177/37

RIVER VIEW TRACT

Being a Subdivision of a portion of Lot 237 of the Property of the Lankershim Ranch Land and Water Co. as shown on map recorded in Book 31 pages 39-44 and farther shown on the plat showing dividing line between the land of J.B. Lankershim and Lots 234-235-236-237 and 238 of the Lankershim Ranch Land and Water Co. as Recorded in Book 83 page 11 Miscellaneous records of Los Angeles County, Cal.
Surveyed November 1911. E.R. Dart C.E.
Scale 1 in = 200 ft.



Acacia Ave. changed to Acacia St - ord. 36682
Rio Vista Ave. " " Aqua Vista St. - " 36688

Owners:- Josie her X mark McCormick
Edward A.D. Christopher
Clara V. Christopher

Recorded Dec. 19. 1911

A-127 B Sht. 18

comp. H.C.T.

Appendix E – Previous Evaluations



Address: 11015 W AQUA VISTA ST
Name:
Year built: 1908
Architectural style: Craftsman

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register.



Address: 11143 W AQUA VISTA ST
Name: The Pink Flamingo
Year built: 1957
Architectural style: Dingbat

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Stucco Box/Dingbat, 1954-1968
Property type:	Multi-Family Residential
Property sub type:	Stucco Box/Dingbat
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a stucco box/Dingbat apartment in Studio City; displays multiple features commonly associated with Dingbat apartments, including applied decoration and building name signage.

Copyright © 2011

Appendix F – DPR Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: *11015 Aqua Vista, North Hollywood*

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**

c. Address: *11015 Aqua Vista* City: *Los Angeles* Zip: *91602*

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Oriented with the primary (east) elevation facing east toward Vineland Avenue. Located on the north side of Aqua Vista Street. River View Tract, Lot 1, APN# 2366-019-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is located at 11015 Aqua Vista Street in the neighborhood of Studio City, City of Los Angeles, California, on an approximately 10,592 square foot parcel. The Residence was originally oriented east fronting Vineland Avenue (with an original address of 4203 Vineland Avenue), bust is now blocked from view by infill development. The Residence is a one-story, single-family Craftsman style cottage with a rectangular footprint, wood-frame construction, and a concrete block foundation. The exterior is covered in painted wooden clapboard siding (alteration). The cross-gable roof has a low pitch, with a forward facing gable and overhanging eaves with exposed rafter tails. The Residence is surrounded by a manicured lawn and landscaping. The front or east façade has an asymmetrical configuration with a nearly full-length porch consisting of a stone base and matching stone columns.

***P3b. Resource Attributes:** (List attributes and codes) *(HP2) single family property*

***P4. Resources Present:** ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Primary Elvation, view west, 7/17/15

***P6. Date Constructed/Age and Sources:**
☑Historic
☐Prehistoric ☐Both
1908 (LA County Assessor)

***P7. Owner and Address:**
Aqua Vista Residential, LLC
11015 Aqua Vista St
North Hollywood, CA 91602

***P8. Recorded by:** (Name, affiliation, and address)
Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401

***P9. Date Recorded:** 8/31/2015

***P10. Survey Type:** *Historic Resources Assessment*

***P11. Report Citation:**
PCR Services. *Historic Resources Assessment*. Prepared for Empire USA LLC. August 2015.

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☑Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) *11015 Aqua Vista, North Hollywood*

B1. Historic Name: *11015 Aqua Vista*
B2. Common Name: *11015 Aqua Vista*
B3. Original Use: *Single-Family Residential* B4. Present Use: *Single-Family Residential*

***B5. Architectural Style:** *Craftsman Bungalow*

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations for 11015 Aqua Vista Avenue. No original building permit exists for the construction of a new residence. However, assessor records provided in Appendix C indicate the Residence was constructed in 1908. In 1937, the single-story Residence was described as approximately 1,284 square feet and had two living rooms, three bedrooms, one bathroom, and a kitchen. and had a rear one-car garage (now demolished). That year, the Residence's owner, Lena Fennel had the exterior re-clad in asbestos siding. The Residence was constructed with its primary façade facing Vineland Ave with the original address recorded in the assessor's records and building permits as 4203 Vineland Avenue. By 1947, the Residence was identified as 11015 Aqua Vista Avenue. Assessor records from 1937 also provide the following information about the Residence: concrete foundation, asbestos siding, composition shingle roof, medium (not cheap) construction, six medium (not cheap) plumbing fixtures, plaster interior finish with paint and wallpaper, and plain wood trimmings. The building permits on file only document a few changes to the property, including the addition of a detached Chicken House in 1938, and a detached garage built in 1940.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:** *Yes*

***B8. Related Features:**
None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme:** *James B. Lankershim (1850–1931); Pre-Consolidation of the town of Lankershim (1896-1915); Studio City and the Entertainment Industry (1928-1950); Early Single-Family Residential Development (1880-1930); and American Craftsman Style Architecture (1905-1930)* **Area:** North Hollywood/Studio City

Period of Significance: *1908* **Property Type:** *Single-Family Craftsman Residence* **Applicable Criteria:** *none*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

SurveyLA identified the Residence as a potentially eligible resource under local criteria as a "Rare example of early residential development in Studio City; may be the oldest extant residence in Studio City. Due to the replacement of the wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register." However, the Residence, constructed in 1908, predates the neighborhood of Studio City, which was named for the nearby studio built by Mack Sennett in 1927. Since the Residence predates the Studio City neighborhood by nearly twenty years, it cannot be associated with Studio City's development. However, when it was constructed, the Residence was located in the rural outskirts of Lankershim, established in 1893. Therefore the Residence is associated with the settlement of Lankershim (now known as North Hollywood). When compared to other homes in the former town of Lankershim, 11015 Aqua Vista Street is not the oldest remaining single-family residence. The home of a prominent Lankershim pioneer named Wilson Weddington, located at 11025 Weddington Street, was constructed in 1904 and has been recognized as a Los Angeles Historic Cultural Monument (HCM Number 883).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
Sanborn Maps, LA Building Permits, LA Times, Secondary Sources

B13. Remarks:

***B14. Evaluator:** *Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401*

***Date of Evaluation:** 8/31/2015



(This space reserved for official comments.)

P3a. Description (cont):

Concrete steps are offset to the south side of the porch in front of the Residence's main entrance. The porch is covered by a green canvas awning (alteration) supported by a metal frame attached to the stone columns. The porch is enclosed by railings made from metal pipes (alteration). Fenestration on the primary elevation consists of a single wood frame, double hung window on each side of the porch and a series of wood frame, double hung windows in a tripartite configuration, offset to the north of the Residence's main entrance. All of the windows share the same decorative Craftsman style wood trim. The main entrance consists of a single paneled wood door with decorative Craftsman style trim matching the windows. Manicured landscaping decorates the Residence's south façade, oriented towards Aqua Vista Avenue. This portion of the home is isolated from the public right-of-way by a short chain link fence (alteration). Fenestration on the south elevation consists of a three single wood frame double-hung windows. This portion of the Residence contains a side facing gable with a bargeboard above a small vent. Like the primary elevation (east), the south elevation contains a combination of wood clapboard siding types (alteration). The west façade has a small protruding mass extending from its north end (alteration). This portion of the Residence contains a secondary entrance to a laundry room and appears to be a later addition. The secondary entrance consists of a single, partially glazed wood door with Craftsman style wood trim. A small set of concrete steps with metal pipe style railing leads to the doorway. Cladding along the west elevation includes a combination of wood clapboard styles (alteration) and the concrete block foundation (alteration) is exposed. A concrete driveway connects Aqua Vista Avenue with a small detached garage (alteration) clad with similar wood clapboard siding. Fenestration along the west façade includes single wood frame, double hung windows and wood frame sliding windows. Windows throughout the west elevation are decorated with Craftsman style wood trim. Near the center portion of the north (rear) façade there is a small protruding mass (alteration) with two different shed style roofs at different levels. This section of the Residence contains a paired wood frame double hung window. To the east of the protruding mass is a single wood frame double hung window. Like the other elevations, the south elevation is clad in a combination of wood clapboard styles (alteration). The concrete block foundation is exposed (alteration). Next to the home is a small detached garage with a workshop. The workshop consists of a concrete block foundation, wood clapboard siding, and cloth awning. A single wood paneled door provides access, while two aluminum sliding windows provide light and ventilation to the small space. Upon entering the residence, the visitor is met by a large living room. The original wood flooring in the living room remains and runs throughout the Residence. A pair of large wooden sliding doors has been added to separate the living room from the neighboring dining room. On the west side of the living room is a pair of white wood panel doors, leading to a bedroom. The bedroom appears to be an alteration, with a closet that may have previously been part of the neighboring bathroom. North of the living room, past the wood sliding doors, is the Residence's dining room. Wood detailing throughout the room appears original, however the ceiling has been altered with textured stucco. A small nook and a closet are located on the west wall, along with a small hallways leading to a small bedroom and the Residence's only bathroom. On the north wall there is a door leading to a third bedroom and another door leading to the kitchen. The kitchen is a large open space containing new cabinets and tile. The floor consists of linoleum square tiles. Beyond the kitchen, is a small laundry and utility room (alteration). This room appears to have been enclosed at some point, with interior walls containing wood clapboard siding found on the Residence's exterior walls.

B10. Significance (cont):

The period of significance of 11015 Aqua Vista Street is circa 1908, the year of its construction. The Residence is associated with historic contexts identified in Los Angeles' Citywide Historic Context Statement, such as Early Single-Family Residential Development (1880-1930) as well as the American Craftsman style (1905-1930). However, the Residence lacks integrity to exemplify its historical or architectural associations from its 1908 period of significance, and is ineligible for individual listing under any of the applicable federal, state or local eligibility criteria. The Residence is not significantly associated with historic personages or with important events. Because it is substantially altered, 11015 Aqua Vista Street does not appear eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of a type or style. Furthermore, it is a common undistinguished and altered example of a type and style of Craftsman residence built in mass throughout Southern California and the United States during the first two decades of the twentieth century.

Appendix G – Project Plans

VINELAND CONDOMINIUMS

4215 Vineland Ave,
North Hollywood, CA 91602

CITYWALK APARTMENTS, LLC.
AQUA RESIDENTIAL, LLC.



1 EAST ELEVATION (VINELAND AVE.)
1/8" = 1'-0"

Berman & Brent AIA
ARCHITECTURAL CORPORATION
958 BLUE MOUNTAIN CIRCLE, WESTLAKE VILLAGE, CA 91362
PHONE (877) 990-1014 FAX (818) 874-3006 E-MAIL: INFO@BRENTAIA.COM

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No.	Description	Date

CITYWALK APARTMENTS LLC. &
AQUA RESIDENTIAL, LLC.

VINELAND CONDOMINIUMS

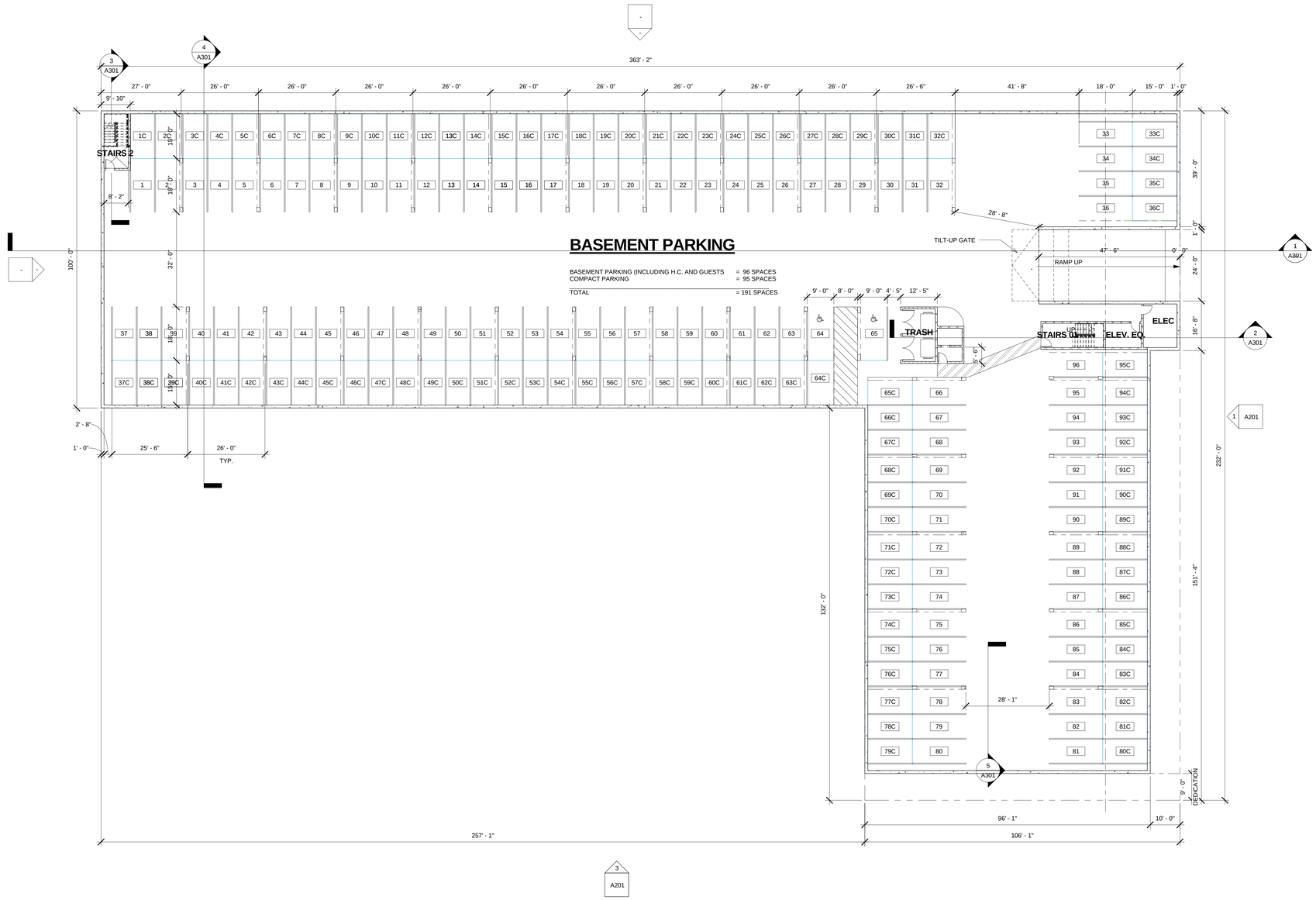
Cover

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

CS

Scale	1/8" = 1'-0"

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BASEMENT PARKING

BASEMENT PARKING (INCLUDING H.C. AND GUESTS = 96 SPACES
COMPACT PARKING = 95 SPACES
TOTAL = 191 SPACES

1 BAEMENT PLAN - PARKING LAYOUT
1/16" = 1'-0"

Berman & Brent AIA
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CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

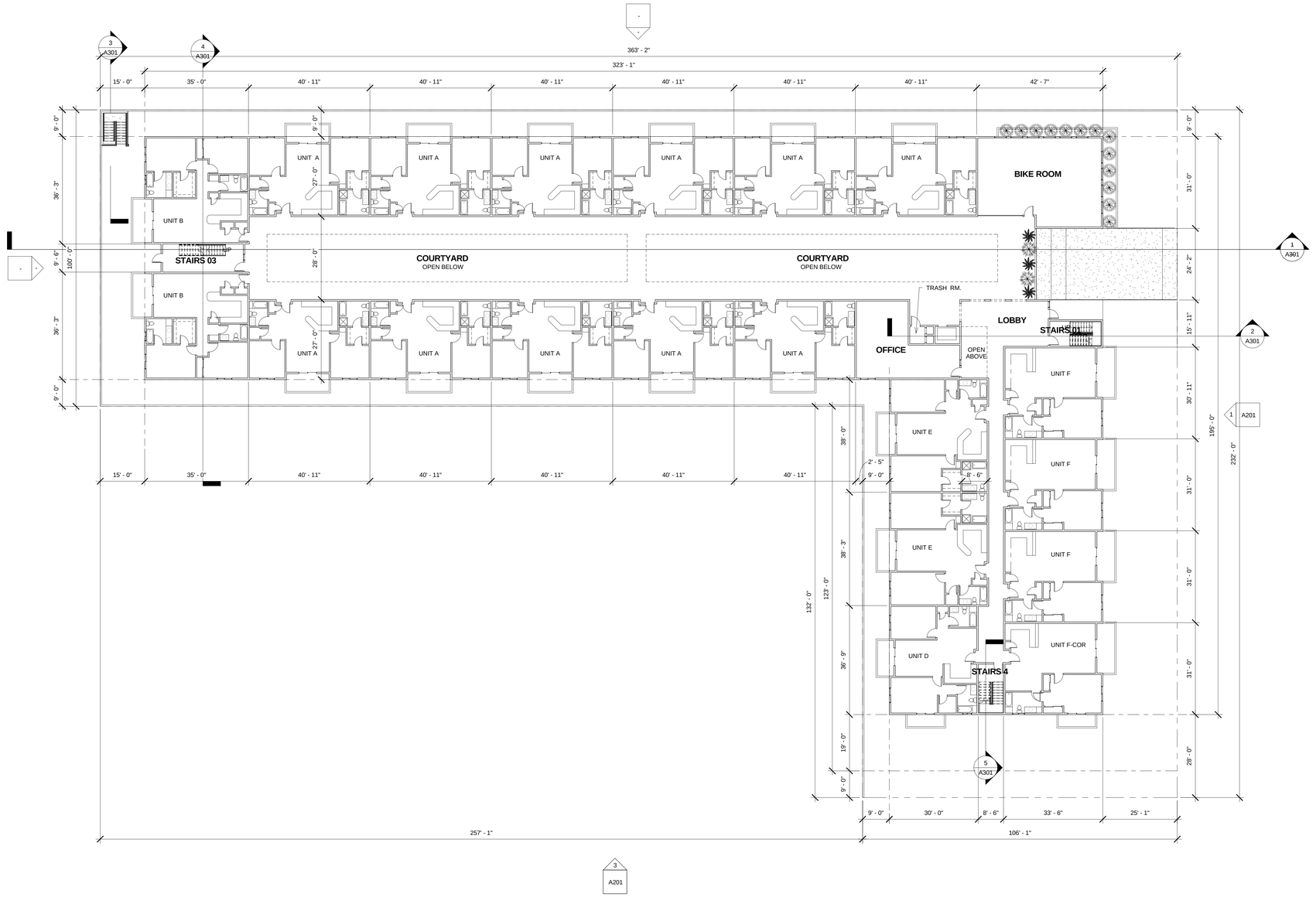
BASEMENT PLAN PARKING LAYOUT

Project Number	201008
Date	07-23-14
Drawn By	MNM
Checked By	IRV

A100

Scale 1/16" = 1'-0"

8/21/2014 11:17:45 PM



1 01 1ST FLR.
1/16" = 1'-0"

Berman & Brent ARCHITECTURAL CORPORATION AIA

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CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

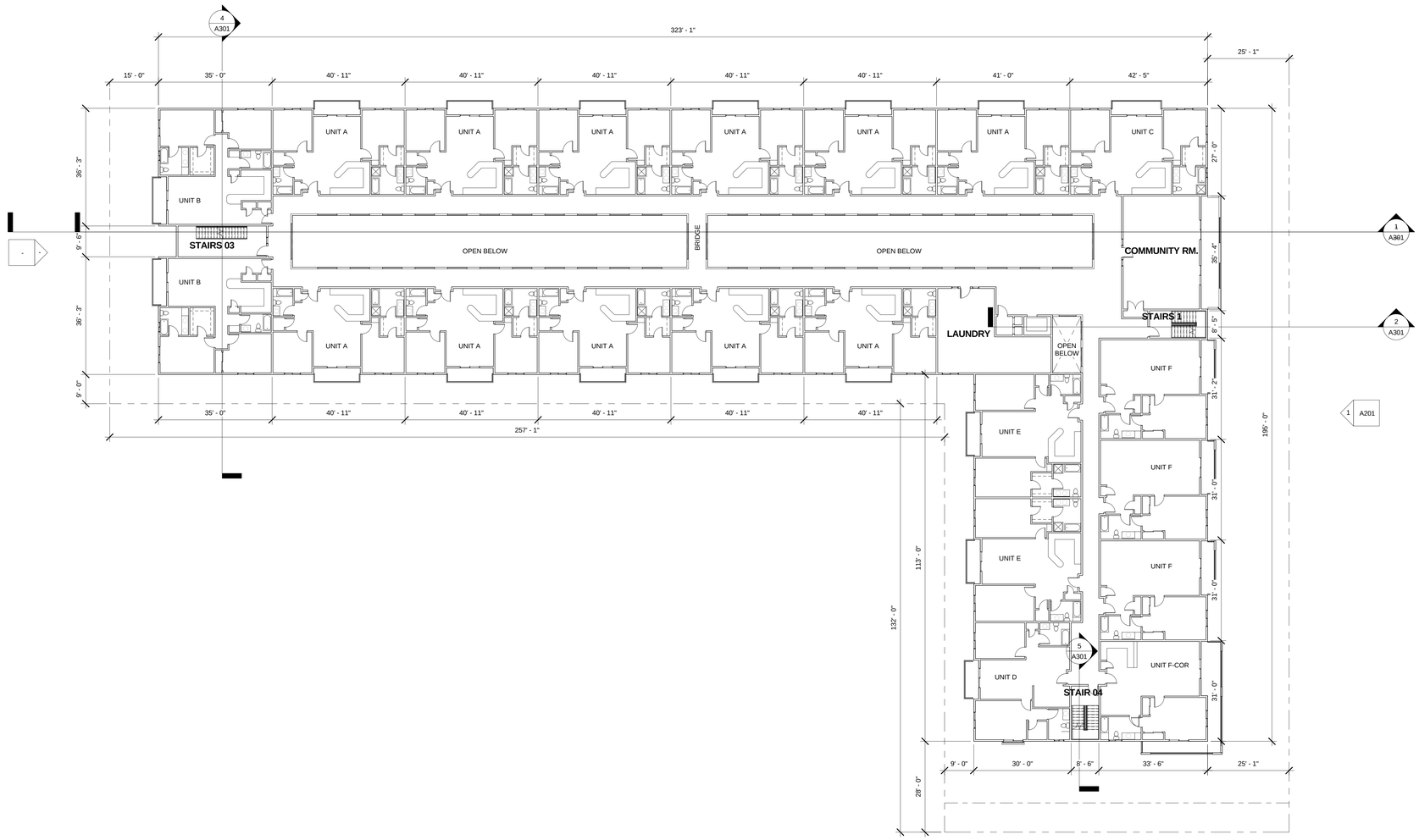
1ST FLOOR PLAN

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A101

Scale 1/16" = 1'-0"

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1 02 2ND FLR.
1/16" = 1'-0"

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CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

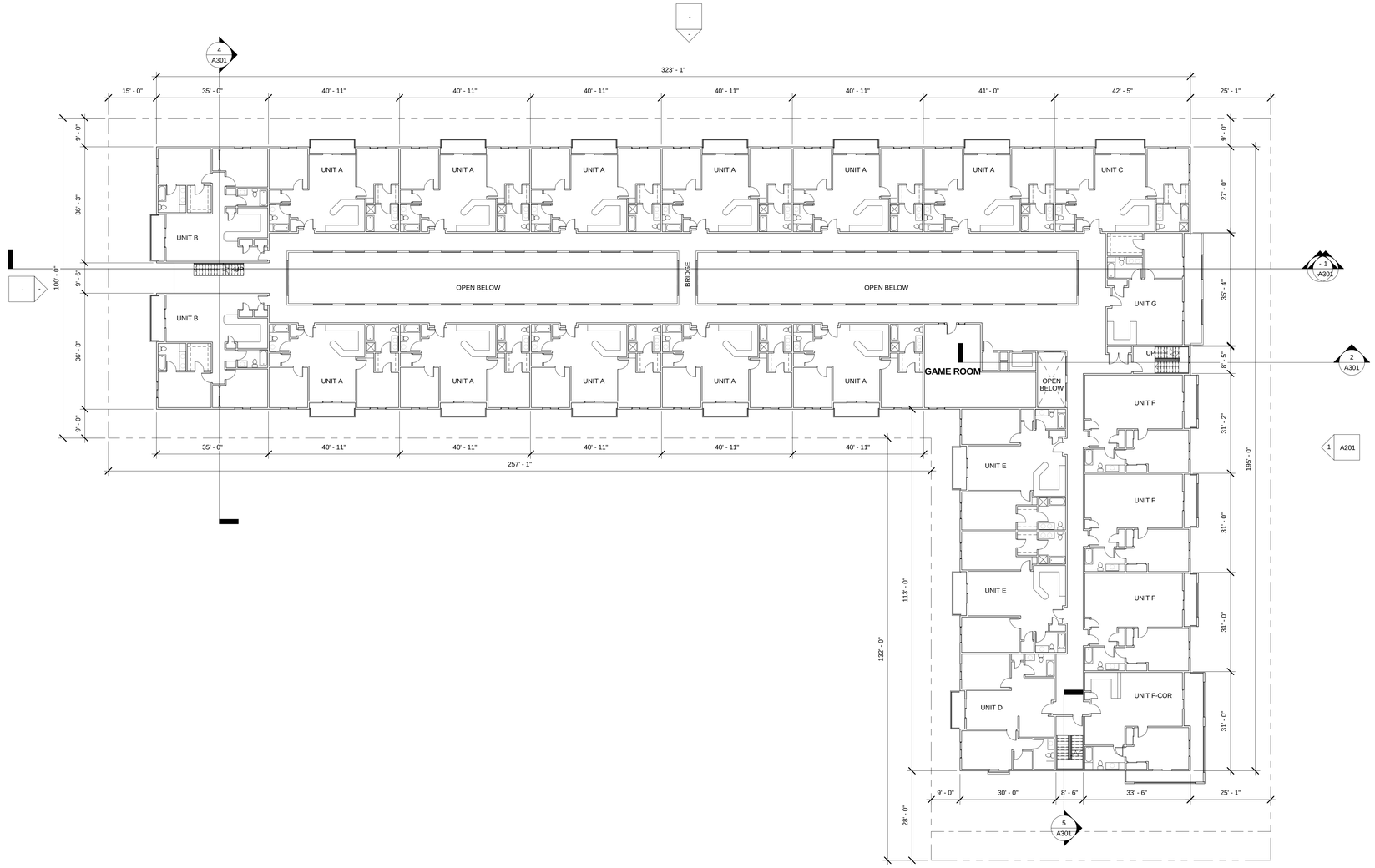
2ND FLR PLAN

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A102

Scale 1/16" = 1'-0"

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1 03 3RD FLR.
1/16" = 1'-0"

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CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

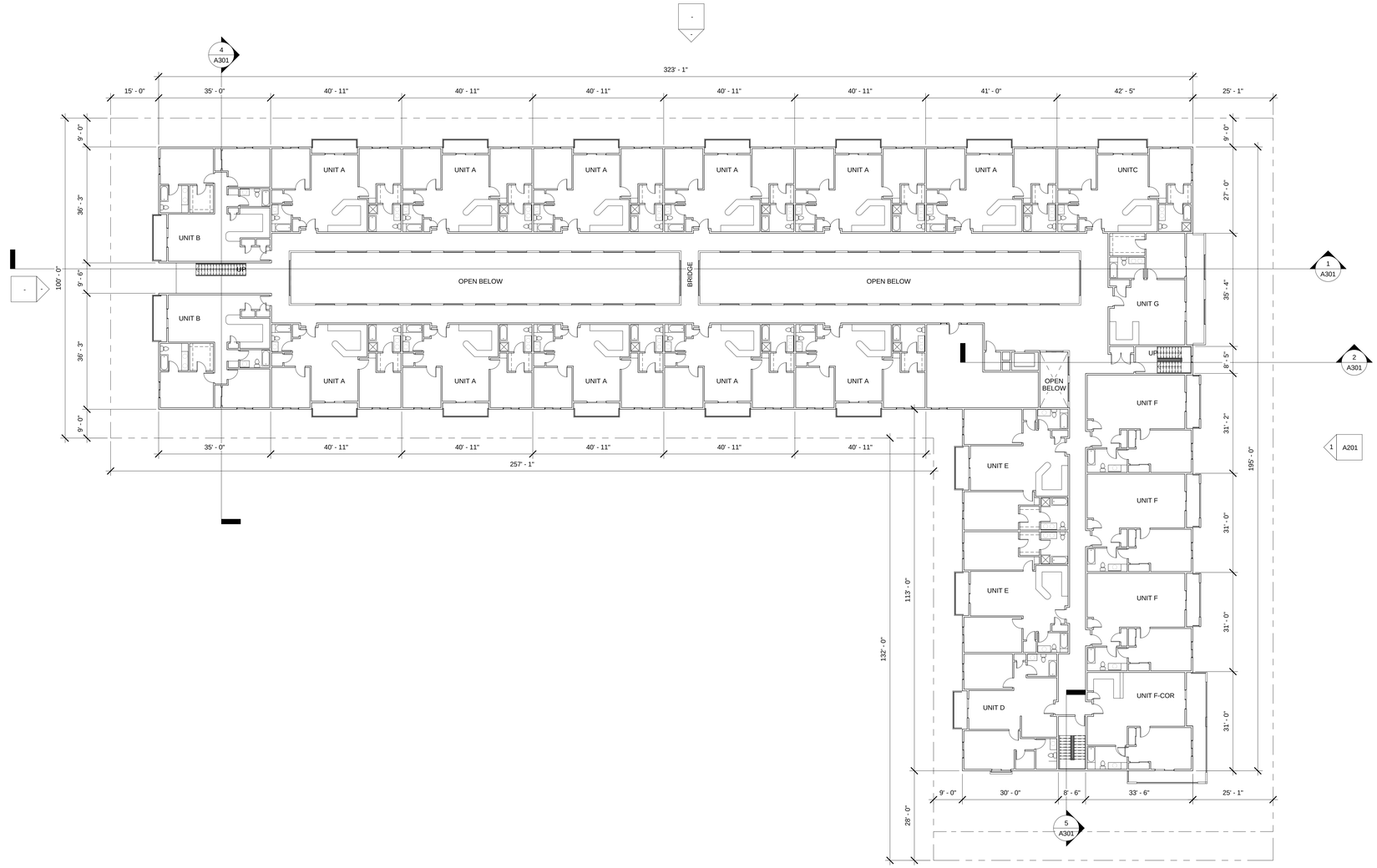
3RD FLR PLAN

Project Number	201008
Date	07-23-14
Drawn By	MNM
Checked By	IRV

A103

Scale 1/16" = 1'-0"

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1 004 4TH FLR.
1/16" = 1'-0"

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CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

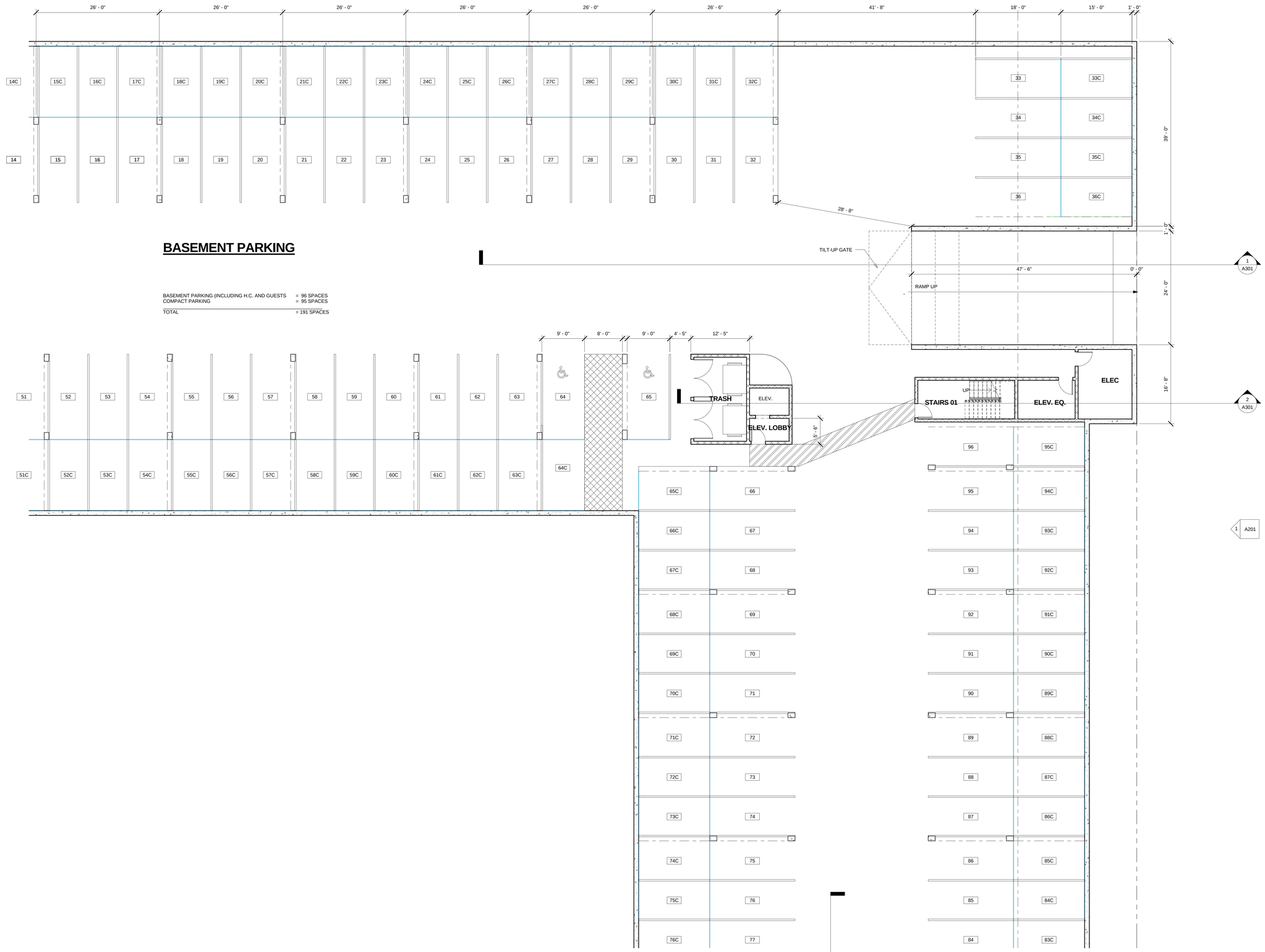
4TH FLR PLAN

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A104

Scale 1/16" = 1'-0"

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BASEMENT PARKING

BASEMENT PARKING (INCLUDING H.C. AND GUESTS	= 96 SPACES
COMPACT PARKING	= 95 SPACES
TOTAL	= 191 SPACES

1 ENLARGED BASEMENT PLAN - NORTHEAST
1/8" = 1'-0"

Berman & Brent AIA
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CITYWALK APARTMENTS LLC.

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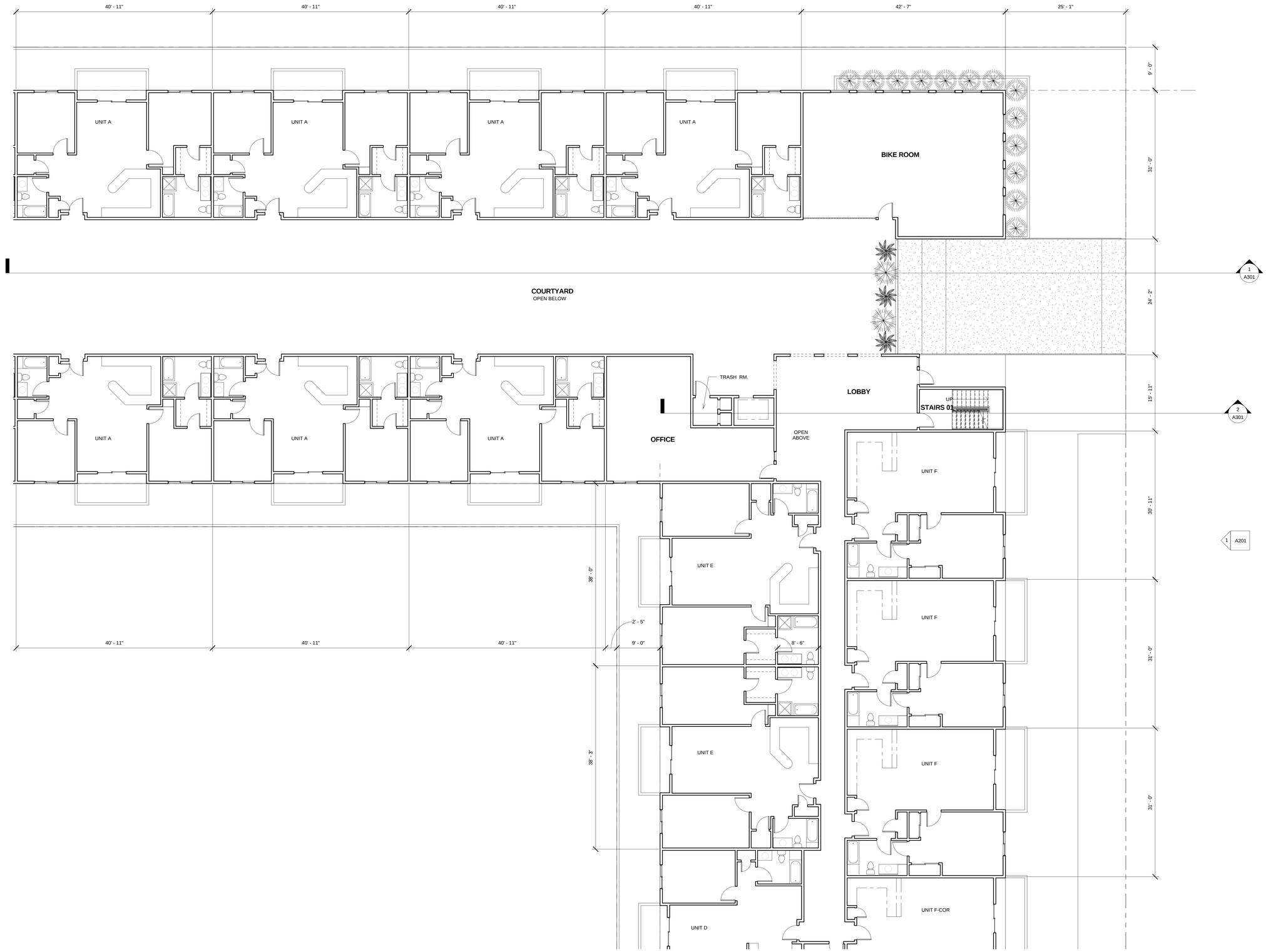
ENLARGED NORTHEAST BASEMENT PLAN

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A110

Scale 1/8" = 1'-0"

8/21/2014 11:17:56 PM



1 ENLARGED 1ST FLOOR PLAN
1/8" = 1'-0"

Berman & Brent ARCHITECTURAL CORPORATION AIA
958 BLUE MOUNTAIN CIRCLE, WESTLAKE VILLAGE, CA 91362
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CITYWALK APARTMENTS LLC.

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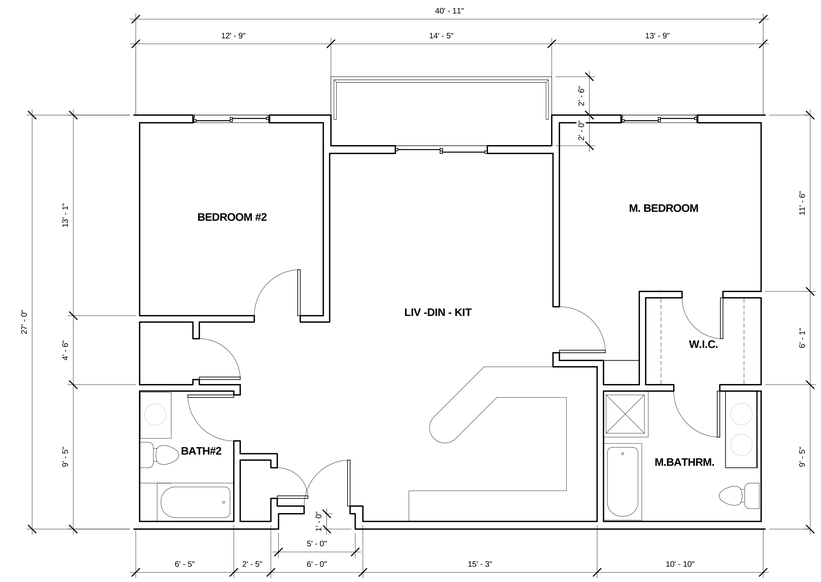
ENLARGED FIRST FLOOR PLAN

Project Number	201008
Date	07-23-14
Drawn By	MNM
Checked By	IRV

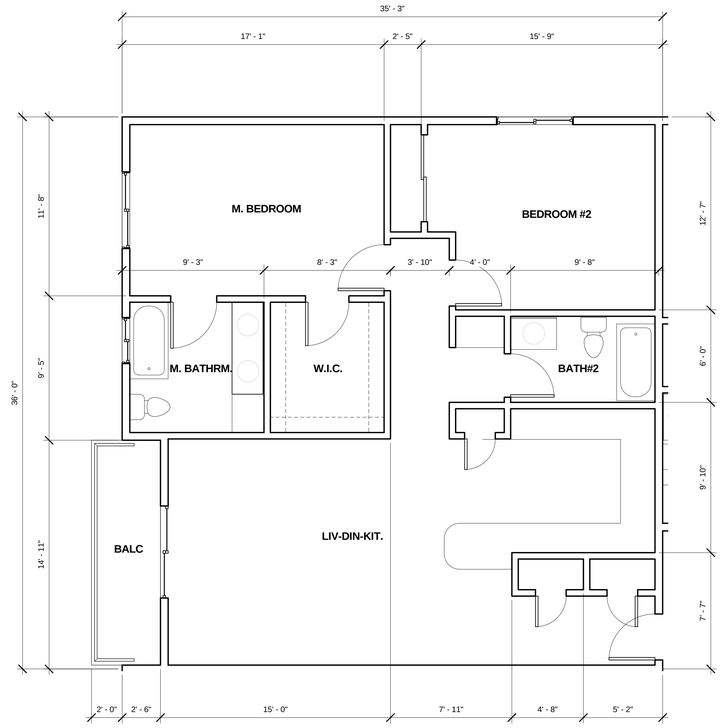
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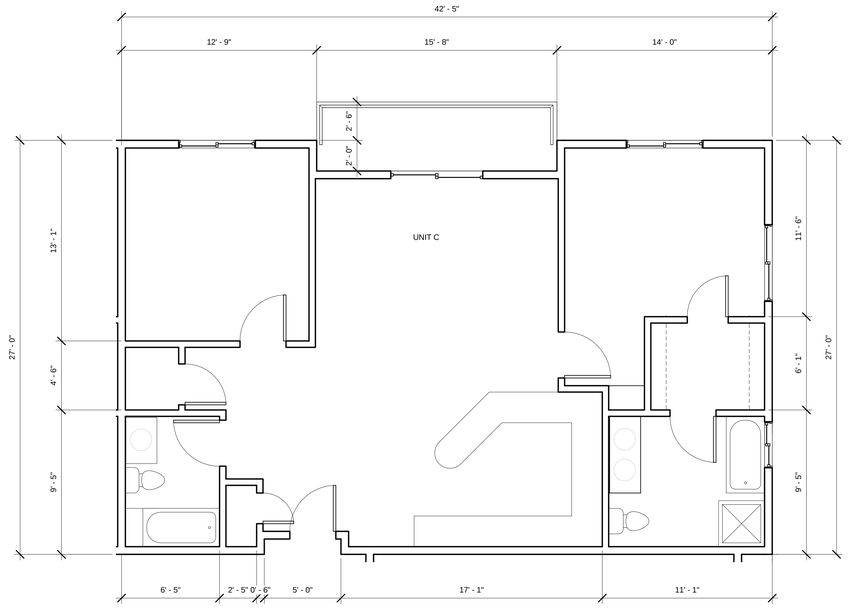
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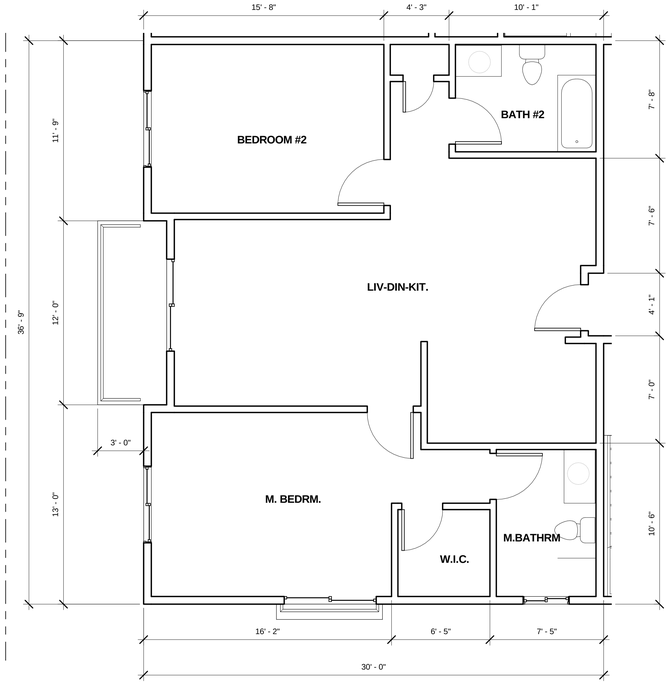
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1/4" = 1'-0"



2 UNIT B
1/4" = 1'-0"



3 UNIT C
1/4" = 1'-0"



4 UNIT D
1/4" = 1'-0"

Berman & Brent ARCHITECTURAL CORPORATION AIA
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CITYWALK APARTMENTS LLC.

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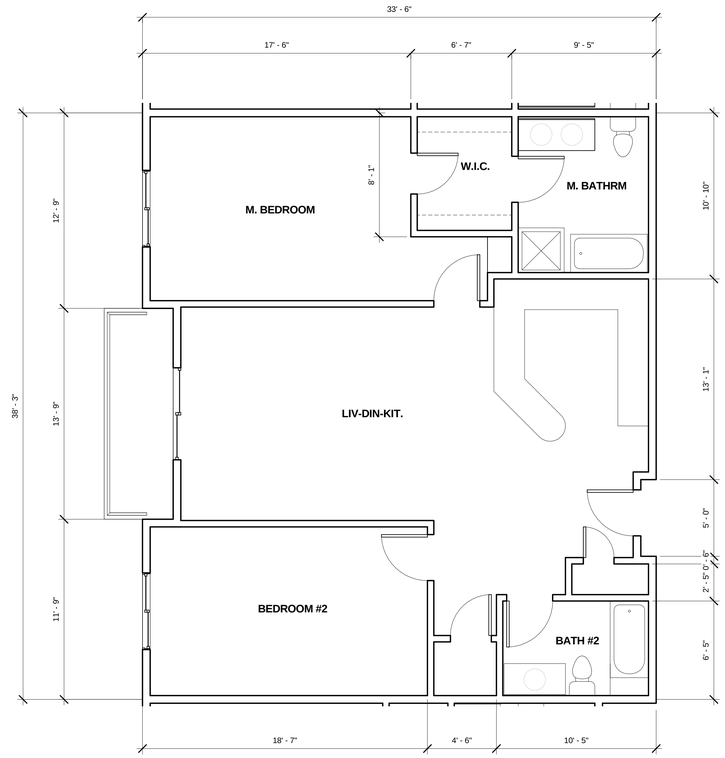
UNIT PLANS

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

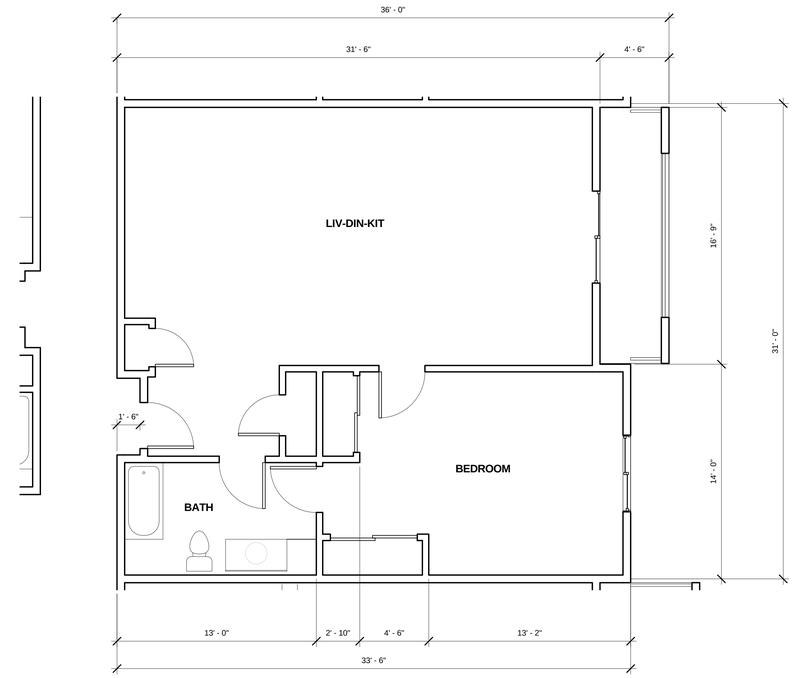
A120

Scale 1/4" = 1'-0"

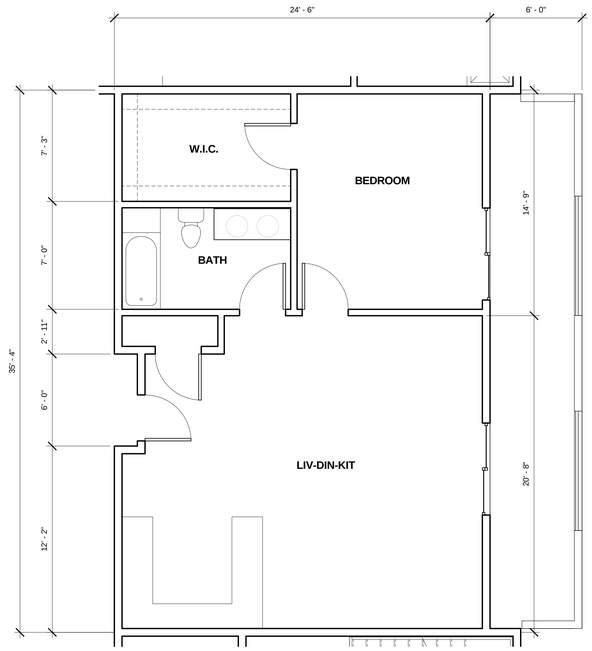
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1 UNIT E
1/4" = 1'-0"



2 UNIT F
1/4" = 1'-0"



3 UNIT G
1/4" = 1'-0"

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No.	Description	Date

CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

UNIT PLANS

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A121

Scale 1/4" = 1'-0"

8/21/2014 11:18:01 PM



1 EAST ELEVATION (VINELAND AVE.)
1/8" = 1'-0"



2 SOUTH ELEVATION (AQUAVISTA ST. - PARTIAL)
1/8" = 1'-0"



3 SOUTH ELEVATION (AQUAVISTA ST. - PARTIAL)
1/8" = 1'-0"

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No.	Description	Date

CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

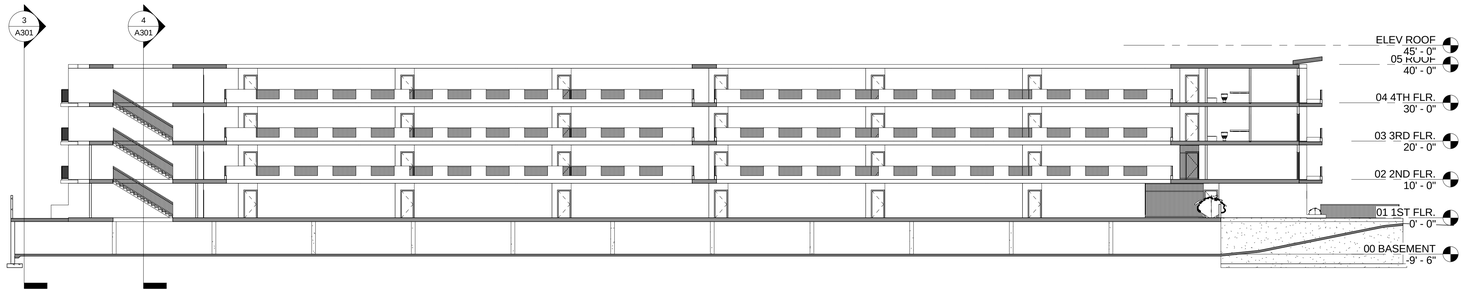
EXTERIOR ELEVATIONS

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

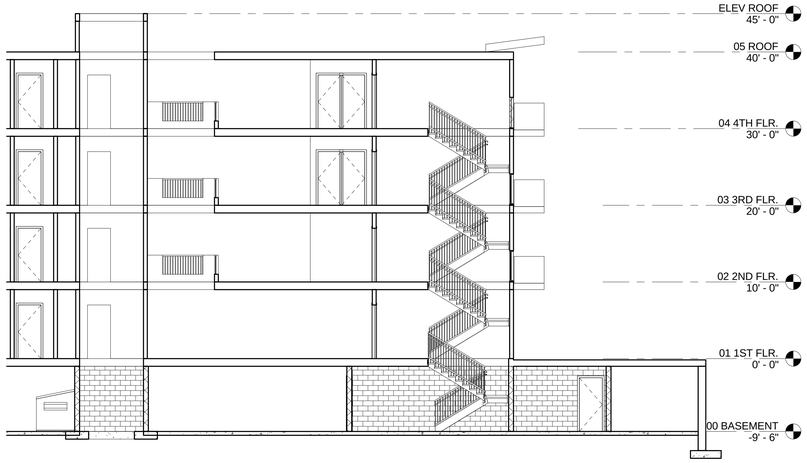
A201

Scale 1/8" = 1'-0"

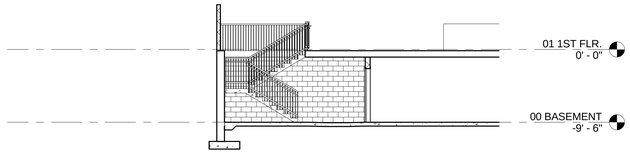
8/21/2014 11:18:07 PM



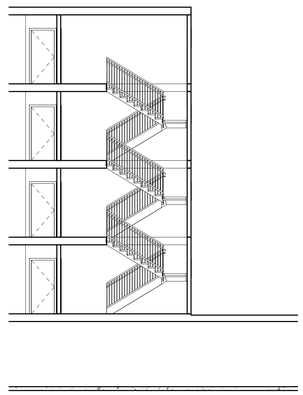
1 Section 1
1/16" = 1'-0"



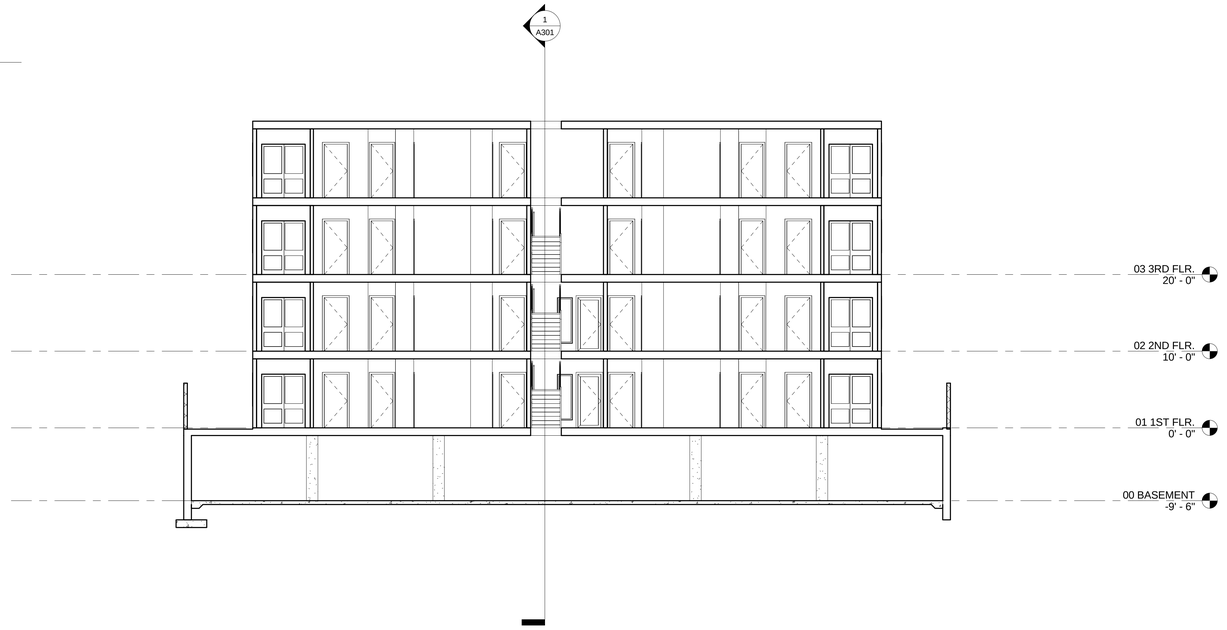
2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"



5 Section 5
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

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No.	Description	Date

CITYWALK APARTMENTS LLC.

VINELAND CONDOMINIUMS

SECTIONS

Project Number	201008
Date	07-23-14
Drawn By	Author
Checked By	Checker

A301

Scale	As indicated

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Appendix H – Professional Qualifications

Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Education

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology

Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles–Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Education

M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York, 2008

B.S., Design (Emphasis: Interior Architecture), University of California, Davis, 2002

B.A., Art History, University of California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Continuing Education

CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy (Volunteer Docent for the Shotgun House)

Docomomo SoCal

Association of Preservation Technology Western Chapter

Christian Taylor, M.H.P.

HISTORIC RESOURCES TECHNICIAN

SUMMARY

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents.

With completion of his Master's Degree imminent, Mr. Taylor will continue to hone his skills in Management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

EXPERIENCE

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR,

Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood, as well as multiple residential properties in Venice and Los Angeles.

RESEARCH PROJECTS

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009

Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles, 2015

B.A., History, University of Oklahoma, Norman, 2008