

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
DAVID KABASHIMA
ALBERT LANDINI
JON PERICA
SARAH RODGERS

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334

January 23, 2003

Steve Lotz (A)
Extended Stay America
2525 Cherry Avenue, #310
Signal Hill, CA 90806

Northridge Business Center (O)
140 South Lake Avenue, #274
Pasadena, CA 91101

Sonia Ransom (R)
Allen Matkins Leck Gamble and Mallory
515 South Figueroa Street, 7th Floor
Los Angeles, CA 90071

CASE NO. ZA 2002-4508(ZV)(SPR)
ZONE VARIANCE AND SITE
PLAN REVIEW
19325 Londelius Street and
8815 Tampa Avenue
Chatsworth Porter-Ranch
Planning Area
Zone : [Q]CM-1 and MR2-1
D. M. : 195B117
C. D. : 12
CEQA : ENV 2002-4509-MND
Fish and Game: Exempt
Legal Description: Parcels A and B,
PMLA 4128

Department of Building and Safety

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

variances from Section 12.17.5-B of the Code to permit the construction, use and maintenance of an Extended Stay Hotel; from "Q" Condition No. 1 of Ordinance No. 165,102 to allow a height of 54 feet in lieu of 35 feet; and from Section 12.23-B,1(c) of the Code to allow a use in a less restrictive zone (MR2) to use a lot in a more restrictive zone (CM), and

Pursuant to Los Angeles Municipal Code Section 16.05-D,2, I hereby APPROVE:

exemption from Site Plan Review,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.



2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in and printed on the "notes" portion of the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. The Fire Department shall review and approve the proposed project.
7. The project shall not exceed four stories (maximum of 54 feet) or 117 rooms, and shall provide 128 parking spaces.
8. The applicant shall comply with all conditions of the City's environmental clearance ENV 2002-4509-MND (see attached).
9. The project shall be landscaped as shown on the Site Plan marked Exhibit A and watered by automatic sprinkler so as to be maintained in an attractive manner at all times.
10. The applicant shall dedicate and improve the site to the satisfaction of the Bureau of Engineering and Department of Transportation, if necessary.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"If any portion of a privilege authorized by a variance or conditional use is utilized, the conditions of the variance or conditional use authorization immediately become effective and must be strictly complied with. The violation of any valid condition imposed by the Administrator, Board or Commission in connection with the granting of any variance, approval of a conditional use or other action pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this variance is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then this variance shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after FEBRUARY 7, 2003, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at www.lacity.org/pln.** Public offices are located at:

Figuerola Plaza
201 North Figuerola Street, #300
Los Angeles, CA 90012
(213) 977-6083

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

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

NOTICE

The applicant is further advised that all subsequent contact with this Office regarding this determination must be with the Zoning Administrator who acted on the case. 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. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on December 20, 2002, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27-B,1 of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, rectangular-shaped, corner, parcel of land, having a frontage of 200 feet on the west side of Tampa Avenue and a frontage of 365 feet on the north side of Londelius Street.

Surrounding properties are within the MR2-1 Zone and are characterized by level topography and improved streets. The surrounding properties are developed with one-story commercial and industrial buildings.

Adjoining properties to the north of the subject site, fronting Business Center Drive are zoned MR2-1 and are developed with one-story commercial buildings occupied by a restaurant.

Adjoining properties to the south of Londelius Street are zoned MR2-1 and are developed with one-story industrial buildings occupied by distribution and warehousing Business.

Adjoining properties to the east of Tampa Avenue are zoned MR2-1VL and are developed with one-story commercial buildings occupied by retail uses.

Adjoining properties to the west of the subject site are zoned MR2-1 and are developed with one-story industrial buildings occupied by light manufacturing and distribution businesses.

Tampa Avenue, adjoining the subject property to the east, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Londelius Street, adjoining the subject property to the south, is a Local Street dedicated a width of 62 feet and improved with curb, gutter and sidewalk.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The establishment of a reasonably priced hotel on the property is greatly needed to serve Cal State Northridge, the Mini-Med facility, the Los Angeles Times Plan, the Washington Mutual financial complex, Warner Center business complex, entertainment uses in Chatsworth and the growing Porter Ranch area. A hotel, especially an extended stay type of hotel, has excellent synergies with the existing commercial uses such as restaurants, Barnes & Nobles Books, movie theaters, shopping centers and Costco.

Although the underlying zones in the surrounding area are MR2 and [Q]M2 (like the underlying zones of this property), many of the existing uses are typically found in commercial zones. The "Q" Condition also emphasizes this concept with a condition that limits uses to retail on Parcel A. Hotels are permitted by right in most C Zones, or with a conditional use permit if within 500 feet of a residential property.

Therefore, the hardship is the limitation on the property as it stands because the existing MR2 Zone prohibits commercial uses such as hotels that would be normally permitted in most other commercially zoned areas. Both Parcels A and B are needed in order to construct a viable hotel with the necessary space for parking.

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

The subject site is a level, rectangular-shaped corner parcel of land lying at the northwest corner of Tampa Avenue and Londelius Street in the Chatsworth-Porter Ranch District Plan area and is currently developed with two, one-story commercial structures which are occupied by the California Broiler, a restaurant and sports bar and a vacant structure which was occupied by a party supplies store and a floor coverings outlet. Parking for these uses is provided for in a surface level lot generally located at the southeast corner of the property and along the west side of the now vacant structure.

The properties lying northerly of the subject site, located at the southwest corner of Tampa Avenue and Business Center Drive, are currently developed with a one-story commercial structure which is occupied by a Marie Callender's restaurant along with its associated surface level parking lot.

Southerly of the subject site, across Londelius Street, is currently developed with one-story light industrial style structures which are occupied by wholesale and distribution businesses which include a furniture store, a carpet wholesaler, a digital systems CD and tape business and a tile and stone distribution business.

The properties lying easterly of the subject site, across Tampa Avenue, are currently developed with one-story commercial structures which are occupied by neighborhood retail uses which include a Barnes & Noble book seller and a large Costco membership discount store. Parking for these uses is provided for in a huge surface level lot which lies interiorly from Tampa Avenue.

Westerly of the subject site is currently developed with one-story light industrial style structures which are occupied by a myriad of small businesses which include fabrication and warehousing businesses and a promotional products company dealing in t-shirts, gifts and glass ware.

The entire area in and around the subject site is an area developed in the mid to late 70's and consists of one-story tilt-up style construction structures which are occupied by a myriad of light industrial uses which include those already noted along with electrical component manufacturing and distribution, contractor's offices, small machine fabricating businesses all with what appears to be inadequate parking. This investigator once worked in the area and can remember the total lack of sufficient parking for employees and customers. This is one of the first areas of the Valley to be zoned with the "new" MR Zone. In an attempt to retain industrial zoning for that use, the "new" zone was established to encourage light industrial use instead of commercial usages.

According to the plot plans and elevations of the proposed project supplies with the application, the proposed new four-story structure on the site will be placed near the western portion of the site, away from the Tampa Avenue frontage and does not appear to create a structure that will be visually obtrusive to the casual passerby.

In a tour along Tampa Avenue both northerly and southerly of the site, there are no other similar uses in the area, either immediate or in the community. Given the nature of the businesses in the immediate area, being national in nature, it might appear that the erection of this type of business will provide a service not currently available in the community. Similarly, traveling both east and west along Parthenia Street which lies adjacent southerly to the property, again no similar uses were observed. It might appear that this will be a first in the community.

The proposed 54-foot height of the new structure does not appear to be overly intrusive on any of the westerly adjacent uses inasmuch as none of the structures observed have any windows facing to the east which might be effected by any over-in-height structure. The easterly adjacent uses are far enough separated from the site that any shade or shadow impacts that might be created by the proposed height of the new structure appear moot.

The construction, use and maintenance of a four-story, 117-room, 54,024 square-foot Extended Stay Hotel being 54 feet in height will not be detrimental to the

character of development in the community but might serve to offer a service that currently does not exist and it does not appear to be out of character with the adjacent uses and development in the immediate neighborhood.

No other property in the area has been zoned so differently from its existing use for such a long period of time. This area has the highest industrial zoning density in the City but the actual land uses do not entirely reflect such designation. The area is more oriented to commercial uses than industrial uses especially along the frontage of Tampa Avenue.

The property was chosen for its prime central location to the surrounding commercial and office development such as the Northridge Fashion Center, Cal State Northridge Campus, Los Angeles Times Plant, the Washington Mutual financial complex, Warner Center business complex, entertainment uses in Chatsworth and the growing Porter Ranch area. There are few hotels within approximately a three mile radius, and most of those that are nearby are older and somewhat tired, and the project fills a growing need for such a use by providing a long term place to stay for those travelers who either conduct business or research in the above described facilities and areas.

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

The property has undergone several zone changes since 1986. Although there are light manufacturing uses in the vicinity, the trend is toward retail uses and restaurants. The proposed project is consistent with such uses, and follows the reality that there is a significant trend toward commercial uses and away from industrial uses.

The variance is necessary to allow a commercially developed property to respond to market demands despite the underlying zoning. The property has been a commercially viable site for many years as evidenced by the commercial uses that have existed. Continued commercial viability and the residential benefits to both the community and the site require that commercial use flexibilities be favored over the underlying MR2 and [Q]CM2 Zones.

4. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The project will be complementary to the public welfare and will not injure the property or improvements in the same zone and vicinity because the proposal will redevelop an aging retail and restaurant site with a modern hotel facility that is well designed and freshly landscaped. The project will be set well back from Tampa Avenue (80 feet) and landscaped in such a manner as to not be a visual intrusion.

The project will provide a unique short term living facility to those doing business in the San Fernando Valley by providing an affordable business-oriented hotel in the center of business activity. The project will generate less traffic than the current uses on the property and will not require any more City resources than are currently used by the existing uses. The size of the proposed project is such that it will not block views or create unnecessary shadows of environmental hazards. There is almost twice the required parking provided on-site and driveway access will be from Londelius Street and not from busy Tampa Avenue. In addition, there is a Metro Link station within walking distance from the property that opens up transit opportunities to travel to business and entertainment centers from Simi valley to Burbank, thereby further reducing any traffic impacts.

5. The granting of the variance will not adversely affect any element of the General Plan.

Even though the General Plan advocates maintenance of existing industrial acreage, the current use of the property clearly is not and historically has not for some time been used for industrial purposes. The previous zone change that was initiated by the City in the General Plan/Zoning Consistency Program added the "Q" Condition limiting the uses of Parcel A to retail uses. The retail sales uses on Parcel B of the property have existed for decades. The introduction of an extended stay hotel enhances and complements the surrounding land uses and is in no way detrimental to the City's planning goals for this area of the city.

The project meets several goals of the General Plan by promoting economic well being and promoting public convenience by recycling a dilapidated site with an updated structure and landscaping with parking that exceeds Code and a use that generates less traffic than current uses. In addition, the increased building height will not be detrimental to any residential properties in the vicinity and such height will not be higher than many structures throughout the project vicinity. The project will not be detrimental to the industrial uses in the vicinity and will serve as a supporting facility for potential travelers visiting the area for research, attending meetings or conducting training classes. In addition, the project will meet goals of the General Plan by providing a supporting role to the industrial zones by catering to occupants attending meetings and conferences and conducting research and development or high technology business located in other areas of the San Fernando Valley.

Although the property has an industrial land use designation, development of the property for commercial purposes will not actually reduce the availability of industrial land because the property has not been used for industrial purposes since the 1970's. The proposed project will be of the same or lesser intensity than the uses that have been approved and existed on the property since the 1970's and will be consistent with and result in no adverse impact to any element of the General Plan.

Other uses in the vicinity of the property show that the trend away from industrial uses and toward commercial uses. At some point the City must address this trend and update the old General Plan to reflect the reality of the existing land uses and trend away from industrial uses.

The following commercial land business land uses within 500 feet of the property reflect this trend: five restaurants, two office buildings, law office, cleaners, printing shop, music and video store, bookstore, car wash, men's clothing, furniture and home furnishings, sporting goods, and mattress store.

Therefore, granting the variance will not materially or adversely affect the General Plan based on the historical trend toward commercial uses of the property.

SITE PLAN REVIEW FINDINGS

6. Pursuant to Los Angeles Municipal Code Section 16.05-D,2, the proposed project is exempt from further site Plan Review because the significant aspects of the project are a part of this approval. The design of the building, site orientation, density, use, parking and access are submitted as part of this application and shows that there are many benefits and minor to no impacts for such an extended stay hotel project.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
8. On October 30, 2002, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2002-4509-MND (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby adopt that action. The records upon which this decision is based are with the Environmental Review Section in Room 763, 200 North Spring Street.
9. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

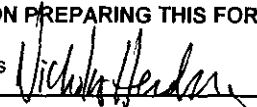
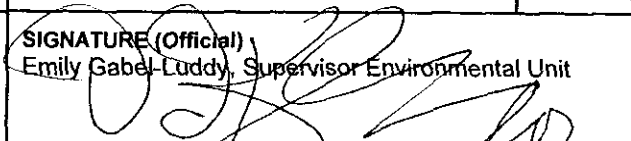


JON PERICA
Associate Zoning Administrator
Direct Telephone No. (213) 978-1306

JP:lmc

cc: Councilmember Hal Bernson
Twelfth District
Adjoining Property Owners
County Assessor

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 LOS ANGELES CITY PLANNING DEPARTMENT		COUNCIL DISTRICT 12
PROJECT TITLE ENV-2002-4509-MND		CASE NO. ZA-2002-4508-ZV
PROJECT LOCATION 19325 Londelius Street and 8815 Tampa Avenue; Chatsworth-Porter Ranch		
PROJECT DESCRIPTION Zone Variance and Zoning Administrators Interpretation to permit the construction of a 4-story, 117-room, 54,024 square-foot Extended Stay Hotel with 128 parking stalls in the [Q]MR2-1 and [Q]CM-1 zones. Project is located on a 1.67 acre site. Project involves the demolition of an existing restaurant will require approximately 4,200 cubic yards of grading with required Haul Rote Permit.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Extended Stay America 2575 Cherry Avenue, Suite 310 Signal Hill, CA 90806		
FINDING: The <u>City Planning Department</u> of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance. (CONTINUED ON PAGE 2)		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM Nicholas Hendricks 	TITLE CITY PLANNING ASSISTANT	TELEPHONE NUMBER (213)978-1359
ADDRESS 200 N. Spring Street, Room 763 Los Angeles, CA 90012	SIGNATURE (Official)  Emily Gabel-Luddy, Supervisor Environmental Unit	DATE 10/30/02

I b2. Aesthetics (Landscaping)

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

- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

I b3. Aesthetics (Surface Parking)

Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a level of insignificance by the following measures:

- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.

III d1. Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:

- The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

VI a ii. Seismic

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

(CONTINUED ON NEXT PAGE)

VI b2. Erosion/Grading/Short-Term construction Impacts

Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

Air Quality

- 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 owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- 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.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- 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.
- Construction and demolition 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.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

(CONTINUED ON NEXT PAGE)

General Construction

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

VI c 1. Liquefaction

Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:

- Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. 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 may 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.

VII b5. Explosion/Release (Asbestos Containing Materials)

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could

(CONTINUED ON NEXT PAGE)

be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 state and federal rules and regulations.

VIII c8. Parking Lots with 25 or more spaces or 5,000 square-feet of lot area. (Residential, Commercial, Industrial, Public Facility)

Environmental impacts may result from delivery vehicles and customer and employee vehicles transferring contaminants (gasoline, oil, grease, sediments) to the parking lot and release toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planning additional vegetation,

(CONTINUED ON NEXT PAGE)

clustering tree areas, and promoting the use of native and/or drought tolerant plants.

- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- Trash container areas must be screened or walled to prevent off-site transport of trash.
- Reduce impervious land coverage of parking lot areas.
- Infiltrate runoff before it reaches the storm drain system.
- Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins

(CONTINUED ON NEXT PAGE)

with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.

- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- Prescriptive methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).

XV d. Safety Hazards

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

- Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

XVII d. 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 be 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.