APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: _____

Related Case Numbers: _____

Case Filed With (Print Name): _____ Date Filed: _____

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address[1]: 1309, 1309 1/2, 1311, 1311 1/2 N. Mariposa Avenue, Los Angeles CA 90027

Assessor's Parcel Number: 5543027013

Major Cross Streets: Normandie Avenue /Fountain Avenue

Community Plan Area: Hollywood Council District: 13

APPLICANT (if not Property Owner)	**PROPERTY OWNER**
Name: Lusinak Inc.	Name: Lusinak Inc.
Company:	Company:
Address: 1309 N. Mariposa Avenue	Address: 1309 N. Mariposa Avenue
City: Los Angeles State: CA Zip Code: 90027	City: Los Angeles State: CA Zip Code: 90027
E-Mail:	E-Mail:
Telephone No.:	Telephone No.:
APPLICANT'S REPRESENTATIVE	**ENVIRONMENTAL REVIEW CONSULTANT**
Name: Argineh Mailian	Name:
Company: Mailian & Associates	Company:
Address: 3900 San Fernando Road, Unit 2636	Address:
City: Glendale State: CA Zip Code: 91204	City: State: Zip Code:
E-Mail: mailianassociates@gmail.com	E-Mail:
Telephone No.: (213) 260-0123	Telephone No.:

[1] Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolition of existing apartment builidng with four units onsite. Project is for a 17-unit apartment including 14 (2bd/2bath) and 3 (1bd/1bath) units with subterranean and first floor parking totalling 28 parking spaces onsite. There will be 13 units market rate and 4 affordable units. TOC is applied for the project and incentives requested are side yard and rear yard. The project is requesting a Haul Route.

Additional information or Expanded Initial Study attached: ☐ YES ☑ NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☑ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 7,981.20 square feet

Net Acres: 0.183 acres Gross Acres: _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	R3-1	R3-1
Use of Land	Vacant	17- unit apartment
General Plan Designation	Medium Residential	Medium Residential

C. Structures.

1. Does the property contain any vacant structure? ☐ YES ☑ NO

If YES, describe and state how long it has been vacant: _____

_____

2. Will any structures be removed/demolished as a result of the project? ☑ YES ☐ NO

If YES, provide the number: 1, type: apartment

_____, total square footage: 2,938.00

and age: 1922 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 4

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted***** as a result of the project? ☐ YES ☑ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)						
Protected (4" trunk diameter and greater		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

***** Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☐ YES ☑ NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: x 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards ☑ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 1,440 export cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: _____ cubic yards Exported: 1,440 cubic yards

Location of disposal site: Scholl Canyon Landfill - Glendale, CA

Location of borrow site: _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES ☑ NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES ☑ NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: _____

☐ California Register of Historic Resources: _____

☐ City of Los Angeles Cultural Historic Monument: _____

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

☐ Identified on SurveyLA: _____

☐ Identified in HistoricPlacesLA: _____

Does the Project affect <u>any</u> structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☐ NO

J. Miscellaneous. Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☑ NO
If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 35.25 + Guest: 0

Proposed: 28 + Guest: 0

Bicycle Parking:

Required Long-Term: _____ Required Short-Term: 0

Proposed Long-Term: 17 Proposed Short-Term: 2

ii. Height.

Number of stories (not including mezzanine levels): 4 Maximum height: 44'-10"

Are Mezzanine levels proposed? ☐ YES ☑ NO

If YES, indicate on which floor: _____,

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.lacity.org).*

iii. Project Size.

What is the total floor area of the project? 23,945.5 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 67 %

Paving/hardscape: 550 sq. ft. (0.06%) %

Landscaping: 684 sq. ft. (0.08%) %

v. Lighting. Describe night lighting of project: Downward facing
_____.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☐-N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: 17, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

Commom areas, seating area on the roof with benches.

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? ☑ YES ☐ NO

Does the project involve six or more residential units? ☑ YES ☐ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		2,388
Private Open Space (Square Feet)		500
Landscaped Open Space Area (Square Feet)		191
Number of trees (24 inch box or greater)		13

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

gas, water, electricity

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: n/a

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check ☑-N/A and continue to next section

i. Type of Use. _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☐ NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: _____guest rooms

iv. **Days of operation.** _____

Hours of operation. _____

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☐ NO

If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: _____

a. Number of fixed seats or beds _____

b. Total number of patrons/students _____

c. Number of employees per shift _____, number of shifts _____

d. Size of largest assembly area _____square feet

v. **Security.** Describe security provisions for the project _____

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check http://navigatela.lacity.org for this information). _____

Fountain Avenue (Collector) 82 feet; Kenmore Ave. (Local Street Standard) 890 feet

Normandie Avenue (Modified Ave. III) 180 feet; Kingsley Drive (Local Street Standard) 960 feet

Sunset Blvd. (Avenue I) 873 feet; De Longpre Avenue (Local street Standard) 704 feet

Alexandria Ave. (Local Street- Standard) 492 feet

B. Green building certification. Will the project be LEED-certified or equivalent? ☐ YES ☑ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other _____

C. Fire sprinklers. Will the Project include fire sprinklers? ☑ YES ☐ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☑ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☑ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☑ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name)_____	**I**, (print name)_____
Signature _____	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Seal)
Signature

INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: ***Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.***

A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copes; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.

B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).

C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.

D. **Notice of Intent Fee:** An UNDATED check in the amount of $75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.

E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.

F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.

G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.

H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

I. Elevation Plans: One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.

J. Floor Plans: One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.

K. Tree Report: Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.

L. Geology/Soils Approval Letter: A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.

M. Haul Route Approval: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.

N. Topographic Map: If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.

O. Cultural/Historic Impact Report: If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.

P. Cultural/Historic Assessment: If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.

Q. Traffic Assessment: If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

R. Duplicate Files: An additional copy of the EAF and each exhibit is necessary for projects which are located in:

- ☐ The Coastal Zone and
- ☐ The Santa Monica Mountains area