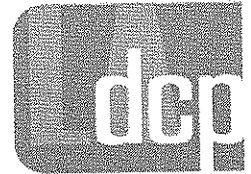




DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: June 27, 2013 (Continued From May 23, 2013)
Time: 8:30 a.m.
Place: Van Nuys City Hall Council Chamber, 2nd floor
14410 Sylvan Street
Van Nuys, CA 91401

Public Hearing: August 21, 2012
Appeal Status: Appealable to City Council
Expiration Date: June 27, 2013
Multiple Approval: N/A

Case No.: CPC 2012-1363(GPA)
(ZC)(SPR)(BL)
CEQA No.: ENV-2012-1361-MND
Incidental Cases: TT-71685
Related Cases: ZA-2012-1362(ZA)(F)
Council No.: 3
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills
Specific Plan: N/A
Certified NC: Winnetka
GPLU: Low Residential (proposed
Low Medium 1 and Medium
Residential)
Zone: RA-1(Proposed R3-1, RD3-
1 and RD5-1)
Applicant: 20600 Roscoe Village LLC
Representative: Montage Development
Corp.

**PROJECT
LOCATION:** 20600-20620 West Roscoe Boulevard

**PROPOSED
PROJECT:** The project involves the development of 108 condominium units in one building in the proposed R3-1 Zone, 17 detached condominium units in the proposed RD3-1 Zone, and 7 detached condominiums in the proposed RD5-1 Zone for a total of 132 residential condominium units on a 186,224 square-foot lot. The existing church facility will be demolished.

**REQUESTED
ACTION:**

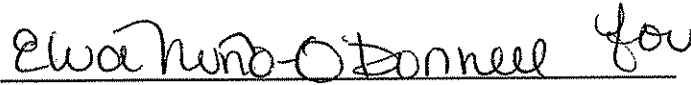
- 1) Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, a General Plan Amendment from Low Density Residential to Medium and Low Medium I Residential;
- 2) Pursuant to Section 12.32 of the Los Angeles Municipal Code; a Zone Change from the RA-1 Zone to the R3-1, RD3-1 and RD5-1 Zones;
- 3) Repeal of Ordinance No. 96,753, to remove a 25-foot Building Line, and;
- 4) Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review for a project exceeding 50 units.

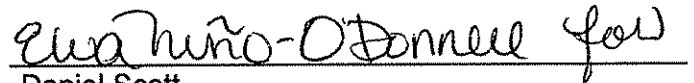
RECOMMENDED ACTIONS:

1. **Recommend** that the City Council **Adopt** a General Plan Amendment from Low Residential to Low Medium 1 and Medium Residential designations;
2. **Recommend** that the City Council **Adopt** a Zone Change from the RA-1 to the (T)(Q)R3-1, (T)(Q)RD3-1, and (T)(Q)RD5-1 Zones;
3. Recommend that the City Council **Repeal Ordinance No. 96,753** which established a 25-foot Building Line on the subject site;
4. **Approve** the requested Site Plan Review;
5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached page.
6. **Adopt** Attached Findings;

7. **Adopt** the Mitigated Negative Declaration as provided under case number ENV-2012-1361-MND and pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

MICHAEL J. LOGRANDE
Director of Planning

 Lisa M. Webber, AICP
Deputy Director

 Daniel Scott
Principal City Planner

 Nicholas Hendricks, City Planner
(818)374-5046

TABLE OF CONTENTS

Project Analysis.....	A-1
------------------------------	------------

Background
Public Hearing and Communications

(T) Conditions of Approval.....	T-1
--	------------

(Q) Conditions of Approval.....	Q-1
--	------------

Findings.....	F-1
----------------------	------------

General Plan/Charter Findings
Entitlement Findings
CEQA Findings

Exhibits:

Maps/Plans

- A. Radius Map
- B. Zimas Map (Generalized Zoning)
- C. Zimas Map (General Plan Land Use Map)
- D. Environmental Clearance

Commission Only: Color Elevations, Site Plan, and other materials provided under separate cover

PROJECT ANALYSIS

Background

Site Attributes and Surrounding Land Uses: The subject property is located on the southerly side of Roscoe Boulevard between Mason Avenue to the east and Irondale Avenue to the west, in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. The property is a regular-shaped parcel containing approximately 185,662 net square feet of land and is currently improved with a church and related buildings and parking lot.

The surrounding area is substantially developed with multi-family and single-family land uses subject to the RS-1, RA-1, (Q)RD3-1, RD4-1, and RD2-1 Zones. The area is urban and built-out, and void of substantial environmental resources such as protected tree species, native plant assemblages, significant wildlife, wildlife corridors, etc.

Community Plan-Specific Plan and Zoning: The project site is located in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. The Community Plan establishes a Land Use Designation of Low Residential for the site, subject to the corresponding RA-1 Zone. The Low Residential Land Use Designation establishes permitted land uses associated with single-family residential land uses subject to the corresponding RE9, RS, R1, RU, RD6 and RD5 Zones.

Project Entitlement Requests: The project proposes a change in the General Plan Land Use Designation from Low Residential to Low Medium 1 and Medium Residential, and a Zone Change to the Plan's Corresponding Zones of R3-1 (Medium), RD3-1(Low Medium 1) and RD5-1 (Low/Low Medium 1).

Separate Entitlements (Zoning Administrator/Advisory Agency): The following entitlements are requested and will be considered by the Zoning Administrator:

- a Yard Variance (ZV) to permit variable height of 8 to 9 feet for walls along the easterly and westerly property lines and gates along the Cantara Street side yard area in lieu of the maximum 8 feet and 3.5 feet required by the Code;
- a Zoning Administrator's Adjustment to permit a reduced rear yard of 14 feet and 6 feet in lieu of 15 feet required by Code for units 3 and 15 in the proposed RD3-1 Zone;
- a Zoning Administrator's Adjustment to permit reduced space between buildings of 8 and 15 feet in lieu of 10 and 20 feet required by Code in the proposed RD3-1 and R3-1 Zones and;
- a Zoning Administrator's Adjustment to permit reduced passageways of 8 feet in lieu of the 10 feet required in the proposed RD3-1 Zone.

The project also includes a Tentative Tract Map for condominium development. A combined Deputy Advisory Agency/Zoning Administrator/Hearing Officer Public Hearing was conducted on August 21, 2012. The Determination of the Deputy Advisory Agency and Zoning Administrator has not been issued and is contingent upon the determination of the City Planning Commission.

Project

The General Plan Amendment and Zone Change would facilitate the construction of 108 condominium units in one building in the proposed R3-1 Zone, 17 detached condominium units in the proposed RD3-1 Zone, and 7 detached condominiums in the proposed RD5-1 Zone for a

total of 132 residential condominium units on a 186,224 square-foot lot. The existing church facility will be demolished.

Roscoe Boulevard Elevation (Lot 3 – R3 Zone)

The R3 Zone is proposed in the area closest to Roscoe Boulevard and would be comprised of a 108 unit, 45-foot tall condominium complex. The complex is contained in one building built over a grade level parking garage. The front entrance includes a water feature and a pool area is located in the rear area of the building adjoining the RD3 Zone.

The main vehicular access is located along the westerly edge of the property in the proposed R3 and RD3 Zones. The driveway wraps the site in an easterly L-shape direction, and terminates within the RD3 Zone. The driveway serves both the 108-unit condominiums (R3) and the 17 detached condominiums (RD3) on the site.

Cantara Street Elevation (Lot 2 – RD3 Zone)

Cantara Street terminates at the westerly portion of the site's westerly side yard. This portion of the site will be improved with 17 detached condominiums with attached two-car garages having access to the abovementioned private driveway connecting to Roscoe Boulevard.

Lanark Street Elevation (Lot 1 – RD5 Zone)

The Lanark elevation will be separated from the rest of the site and are comprised of one-family dwelling units with attached garages and having individual driveways accessed from Lanark Street.

PROPOSED PROJECT						
Lot No.	Lot Area Net	Dwelling Units	Stories	Parking Spaces	Open Space	Plan Designation/Zone
Lot 3	103,111 sf	108	4	243	29,742 sf	Medium/R3
Lot 2	47,496 sf	17	2	39	3,800 sf	Low Medium/RD3
Lot 1	35,055 sf	7	2	28	12,041 sf	Low RD5
Total	185,662	118	N/A	310	45,583 sf	N/A

Urban Design Studio/Architectural Review

The project was reviewed by the Urban Design Studio and the Professional Volunteer Program. The applicant has indicated that revised plans be sent to the Commission and staff and will include design elements consistent with the Residential Citywide Design Guidelines, including but not limited to enhanced pedestrian paths, the location and number of bicycle racks, etc.

PUBLIC HEARING/COMMUNICATIONS/RECOMMENDATION

Public Hearing: A Public Hearing was held by the Advisory Agency/Hearing Officer on August 21, 2012 at the Marivn Braude building in Van Nuys. The public hearing was attended by three residents and the applicant. There was no opposition to the project. Two individuals, who reside on Cantara Street, indicated that they would like a permanent wall where the terminus of Cantara Street intersects with the project site.

On April 25, 2013, the City Planning Commission continued the hearing to May 23, 2013. On May 23, 2013, the applicant requested to continue the case to a Commission Hearing date of June 27, 2013.

Correspondence Received: No written public comments were received.

Staff Recommendation

Planning staff recommends approval of the proposed General Plan Amendment and Zone Change. The change of designation from the Low to Low Medium and Medium Residential Land Use Designation would result in development consistent with development observed in the area. The project also employs a transitional zoning scheme that serves to buffer the single-family neighborhood located on Lanark Street from the multi-family neighborhood located along Roscoe Boulevard. Additionally, the one-family dwellings proposed in the RD5 Zone along Lanark Street, will be completely separated from the rest of the development and will have separate, individual driveway access to each unit, consistent with single-family development observed in the area.

The removal of the subject 15-foot building line would not be adverse to the purpose or intent of the General Plan, the Highways and Freeways Element of the General Plan, the Fire Code, or Transportation Plans of the City. The retention of the building line on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. Furthermore, street improvements must meet current street standards for width, sidewalk improvements and street lights. The project would also be required to conform to the Fire and Safety Codes as a matter of law.

Staff recommends that the project adheres to the design concepts as provided by the Residential Citywide Design Guidelines, in addition to providing 1 tree per four surface parking spaces, utilizing finger-shaped Islands in lieu of the typical diamond-shaped Island. The project should consider architectural lighting, contrasting paving materials, enhanced pedestrian links from the RD3 portion of the site to the open space and pool areas, and should include the use of vines or other green/vegetative type screens for all perimeter walls.

CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Bureau of Engineering.** Comply with the Engineering and other improvement conditions of the Tentative Tract Map Determination, under Case No. TT-71685.
2. **Street Lighting.** Comply with all applicable requirements of the Bureau of Street Lighting.
3. **Stormwater.** Prior to the issuance of a Grading Permit, the project shall comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494. The appropriate design and application of Best Management Practice (BMP) device(s) and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. More Information may be obtained at www.lastormwater.org.
4. 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. Submit plot plans for Fire Department approval and review.
 - b. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - c. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - d. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - e. All access roads, including fire lands, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
 - f. 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.
 - g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire land to the main entrance of individual units.

- h. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- i. The Fire Department may required additional vehicular access where buildings exceed 28 feet in height.
- j. 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.
- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- l. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- m. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- n. 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 streets or Fire Lane. This stairwell shall extend unto the roof.
- o. Entrance to the main lobby shall be located off the address side of the building.
- p. 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.

The applicant is further advised that all subsequent contact regarding Fire Department conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit application, 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) 482-6502. You should advise any consultant representing you of this requirement as well.

(Q) or [Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations attached to the subject case file.
2. **Use.**
 - a. **R3 Zone** - The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10-A of the Los Angeles Municipal Code;
 - b. **RD3 and RD5 Zones** - The use of the subject property shall be limited to those uses permitted in the RD3 and RD5 Zones as defined in Section 12.09.1-A of the Los Angeles Municipal Code.
3. **Parking.**
 - a. **Vehicles** - Parking spaces shall be provided at a ratio of 2.25 spaces per unit, consistent with Advisory Agency Parking Policy for Condominium units.
 - b. **Bicycles** - Short and Long-term bicycle racks shall be provided in appropriate locations for residents and guests consistent with the provisions of Section 12.21-A,16.
4. **Lighting.** All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to illuminate directly onto any adjacent residential property. This condition shall not preclude the installation of low-level security lighting. Architectural lighting should be employed along the Roscoe Boulevard elevation within the landscaped areas.
5. **Height.** The height of all buildings and structures on the subject property shall be in compliance with Section 12.21.1 of the LAMC. This height limitation excludes the lighting standards, flagpoles, and rooftop equipment. All rooftop equipment and/or duct work that exceeds the roof ridge or parapet wall, whichever is higher, shall be screened from horizontal view with materials compatible with the design of the structures.
6. **Landscape Plan.** The proposed project areas of the subject site shall be attractively landscaped and maintained in accordance with an approved landscape plan. The project shall also comply with all applicable provisions of Ordinance No. 170,978. Additionally, the following shall be provided:
 - One tree per surface parking space shall be provided within a finger-shaped Island.
 - Include green-screens along all perimeter walls (i.e., vines or other appropriate vegetation)
7. **Transportation and Circulation.** Prior to the issuance of any building permits, the applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

8. **Fire Department.** Comply with all applicable requirements of the Fire Department.
9. **Solid Waste.** Trash and recycling bins shall be provided at appropriate locations throughout the subject site, including the parking garage area, and shall be covered and screened from public view.
10. **Air Filtration.** The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

B. Environmental Mitigation Conditions

11. 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 site and with the adjacent public right(s)-of-way. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact the 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 of Public Works, Bureau of Street Services. Trees to be removed shall be replaced at a minimum 1:1 ratio.

C. Construction Measures

12. A sign is required to be placed on-site which clearly states a contact/complaint telephone number that provides a contact to a live voice (not a recording or voice mail), during all hours of construction, the construction site address, and the Conditional Use Permit Case Number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
13. 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.
14. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
15. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
16. 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.
17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

D. Administrative Conditions

20. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
21. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.
22. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
23. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
24. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
25. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
26. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
27. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City

Planning Commission, Area Planning Commission, or Board.

28. **Mitigation Monitoring.** The applicant shall provide status reports on the implementation of the Environmental Condition specified herein.

FINDINGS

General Plan/Charter Findings

1. **Existing General Plan Land Use Designation.** The subject property is located within the area covered by the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan (the "Plan"), which was adopted by the City Council on August 17, 1999 (Council File 98-1957). The Plan map designates the property for Low Residential Land Uses. The Corresponding Zones under the Low Residential Plan Designation are the RE9, RS, R1, RU, RD6, and RD5 Zones. The property is currently zoned RA-1 which corresponds to the Very Low Plan Designation.
2. **General Plan Text.** The project includes the re-designation of the subject property located within the City from Low Density Residential to Low Medium and Medium Residential land uses. The requested actions are consistent with the following relevant provisions of the City's General Plan text:

Land Use Element

- **Goal 3 C** of the General Plan Framework states: "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents."

Objective 3.7 of this goal states: "Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved."

Policies of the Objective

Policy 3.7.1 states: "Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans."

Policy 3.7.4 states: "Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element."

The policies of the Framework establish zones that correspond to specific Plan designations. The project proposes land use designations consistent with the proposed zones for the project site. The project proposes a design that is generally consistent with the design guidelines established by the Framework Element and the Residential Citywide Design Guidelines. The project incorporates pedestrian friendly access points, architectural treatments and other design embellishments that enhance the quality and appearance of the project.

The project employs RD5 restricted density zone along the southerly side of the project site which is adjacent to a single-family neighborhood. This portion of the site will be separated from the higher density zoning located north and towards Roscoe Boulevard. Further, vehicular access is separated, as the RD5 portion of the site will have individual driveway access for each unit taken from Lanark Street, while the higher density portions of the site will have driveway access taken from Roscoe Boulevard. This serves to

maintain a single-family character for the development along Lanark Street. This also serves to limit the amount of vehicles from entering the single-family neighborhood.

Therefore, the proposed General Plan Amendment and associated Zone Change and related entitlements are consistent with the policies and objectives of the General Plan.

3. **Transportation Element.** Roscoe Boulevard is classified as a Major Highway and the project would be required to comply with the Highway and Street Standards of the Los Angeles Municipal Code. Cantara and Lanark Streets are classified as Local Streets and are subject to Bureau of Engineering's Street Standards. Therefore, General Plan will be not be adversely affected by the recommended action herein.
4. The **Sewerage Facilities Element** of the General Plan will be not be adversely affected by the recommended action. The project will be connected to existing sewer facilities consistent with the health and safety goals of this Plan Element.
5. **Street Lights.** Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.
6. **Community Plan**

The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan text includes the following relevant land use objectives, policies and programs:

Goal 1 - A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1 -*Achieve and Maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.*

Policies

- 1-1.1: Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Program: The Plan Map identifies specific areas where multi-family residential development is permitted.
- 1-1.2: Protect existing single-family residential neighborhoods from new, out-of-scale development.

Program: *Recent changes in the Zoning Code set height limits for new single-family residential development.*
- 1-1.4 Protect the quality of the residential environment through attention to the physical appearance of communities.

Program: The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.
- 1-1.5 Protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Program: The Plan Map identifies lands where only single-family residential development is permitted; it protects these areas from encroachment by designating, where appropriate, transitional residential densities which serve as buffers (Transitional Height Ordinance); and reflects plan amendments and corresponding zone changes which are directed at minimizing incompatible uses.

- 1-1.6 Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multi-family residences.

Program: The Community Plan establishes residential land use categories and makes an appropriate designation for each neighborhood in the Community Plan Area. All zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects shall be consistent with Community Plan land use designations.

The proposed General Plan Amendment from Low to Low Medium and Medium Residential Land Use Designation would result in development consistent with the Goals and Policies of the Community Plan. The project would incorporate landscaping and design elements consistent with the Plan's policies and programs which would preserve and enhance the existing single-family and multi-family neighborhood. The project was reviewed by the Urban Design Studio and the Profession Volunteer Program (architectural review). The project will employ design concepts as provided by the Residential Citywide Design Guidelines. The project also employs a zoning scheme that transitions from a lower restricted density along the single-family adjacent side of the project to a higher density zoning along the multi-family adjacent side of the project. This serves to buffer the higher density land uses to the north from the lower density land uses to the south.

The project has been reviewed by the Department of Transportation ("DOT"). No traffic impacts are expected as evaluated by DOT for this project.

7. Charter Findings – City Charter Sections 556 and 558

- a. The proposed General Plan Amendment/Designation complies with Los Angeles City Charter Section 556 in that they are in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.***

The General Plan sets forth goals, objectives and programs that provide a guideline for day-to-day land use policies to meet the existing and future needs and desires of the communities within the City of Los Angeles. The General Plan amendment / designation will be compatible with the General Plan's objectives and policies because the requested actions recognize the RD5, RD3, and R3 Zones. These changes will permit multi-family residential uses in furtherance of the objectives and policies of the General Plan, as detailed below.

As stated under the previous General Plan Text Section, the Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles, including the subject property located within the City. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies related to land use, housing, urban form, neighborhood

design, open space, economic development, transportation, infrastructure, and public services.

By enabling the construction of additional residential uses in close proximity to existing housing and services, the zone change and associated General Plan amendment/designation will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting higher-density growth in the area by accommodating the land use patterns observed and already occurring in this particular neighborhood. Several properties located both on the northerly and southerly portions of Roscoe Boulevard have been designated and zoned for higher density multi-family housing. All of these properties are currently improved with multi-family housing.

Further, the requested actions will meet the Housing chapter's goal of providing adequate transitions and buffers between the higher intensity developments located on Roscoe Boulevard from the lower intensity developments located on Lanark Street, immediately south the project site. The project employs a restricted zoning scheme from the RD5 and RD3 Zones, to the higher intensity R3 Zone, to provide a buffer between the multi-family and single-family developments located throughout the area. Additionally, the project is designed in accordance with the principles of the Residential Citywide Design Guidelines.

The project is located in an area with adequate infrastructure and utilities and is required to be connected to the city's sanitary sewer system. Therefore, the requested actions are compatible with the goals, objectives and policies of the General Plan as set forth in the General Plan Framework and the Community Plan.

- b. The proposed General Plan Amendment/Designation and Zone Change will comply with Los Angeles City Charter Section 558 in that they are in substantial conformance with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity: The granting of the proposed Amendment/Designation would result in a project that addresses public necessity by providing residential land use options for individuals and families consistent with the General and Community Plan's objectives to maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Convenience: Granting the proposed Amendment/Designation would result in a project that is consistent with the public convenience. The project site is located in a residential neighborhood within the Canoga Park-Winnetka-Woodland Hills Community Plan area. The site's proximity to Major Highways provides convenient vehicular access and public transit opportunities to and from residential and commercial uses located throughout the area.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the instant request involves a zone and use that is consistent with the plan's intent on maintaining and implementing residential uses in appropriate areas based on the type and intensity of land use. The property is currently underutilized and the improvements resulting from the plan amendment/zone change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare.

Good Zoning Practice: The existing RA Zone is not compatible with adjacent multi-family development in the area. The proposed Plan Amendment and Zone Change would accommodate the existing land use patterns observed in the area. Implementing a zoning scheme which transitions from a lower intensity to a higher intensity of residential uses would protect and provide a buffer between the single-family neighborhood located south of the site, and the multi-family neighborhood located north, east and west of the site. The proposed combinations of designations and zoning are consistent with the objectives and policies of the General and Community Plan.

Site Plan Review Findings

8. **That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable Community Plan, and any applicable Specific Plan.**

As stated in the General Plan/Charter Findings above, the project is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable Community Plan. There are no Specific Plans applying to the subject property. Additional Findings have been made relative to the Zone Change and General Plan Elements as stated above.

9. **That the project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The project was reviewed by the Urban Design Studio and the Professional Volunteer Program, which has indicated that the project does conform to the Residential Citywide Design Guidelines for multi-family uses. The project incorporates pedestrian friendly features while also providing a buffer between the single-family neighborhood located south of the site and the multi-family neighborhood located north, east and west of the site. Further, any loading and trash collection areas will be screened and enclosed on-site within garage areas.

10. **That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project includes a pool deck area and indoor recreation room for its future residents. The project also incorporates courtyards and open space areas for passive recreational use. The amenities provided are consistent with the development standards of the code.

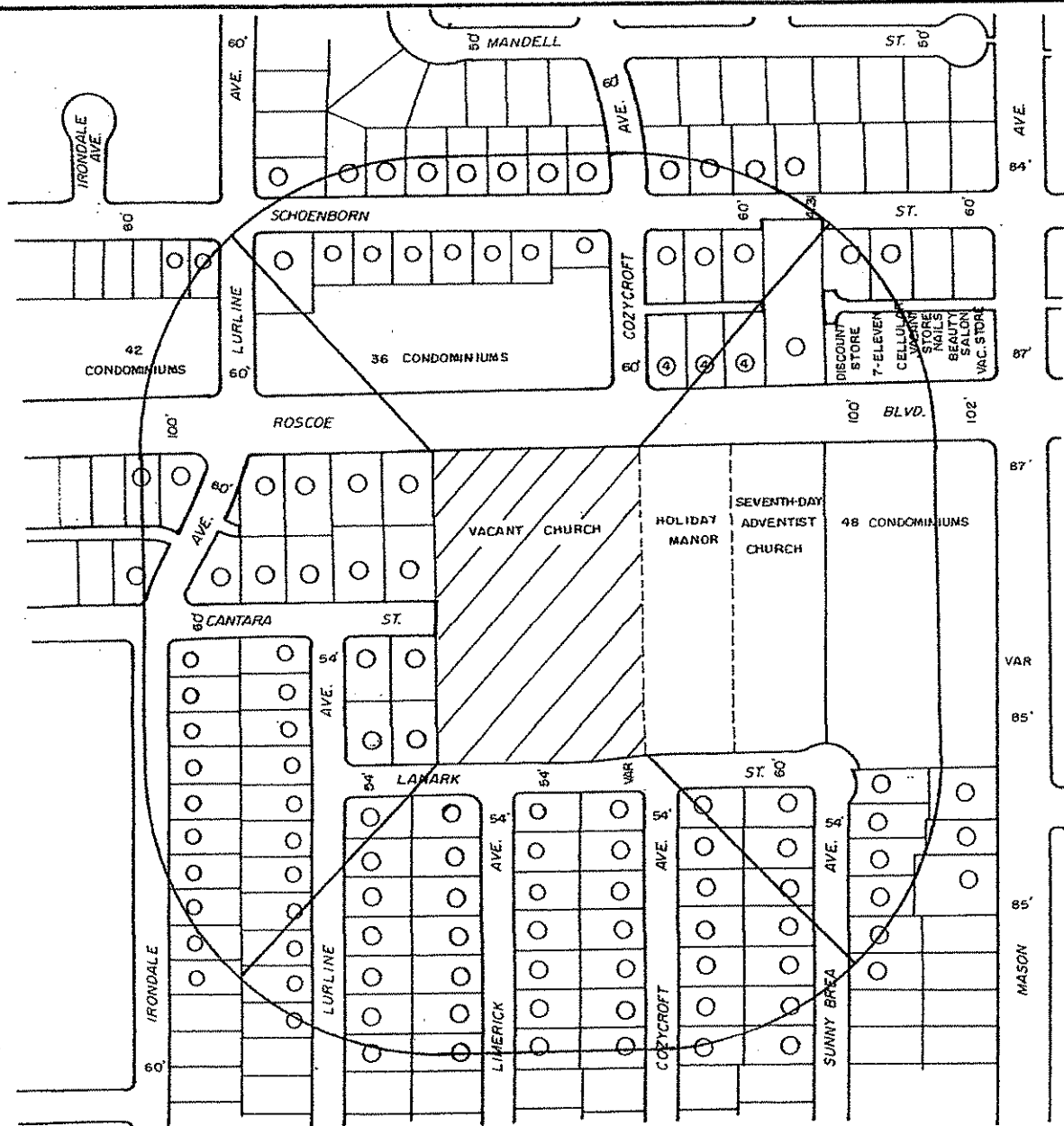
11. **Building Line Removal.** The removal of the subject 15-foot building line would not be adverse to the purpose or intent of the General Plan, the Highways and Freeways Element of the General Plan, the Fire Code, or Transportation Plans of the City. The retention of the building line on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. Neither is it necessary for the purpose of obtaining minimum, uniform alignment from the street at which buildings, structures or improvements may be built or maintained, since minimum front and side yard setbacks must be observed from the new lot lines for any new building or structure. Furthermore, the street improvements are required consistent with current street standards and the project would be required to conform to the Fire and Safety Codes as a

matter of law. Building Lines are no longer implemented in the city to facilitate street or transportation improvements, as they have been replaced with modern street standards and setback requirement of the Los Angeles Municipal Code.

CEQA Findings

12. A Mitigated Negative Declaration ENV-2012-1361-MND was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

NORTH

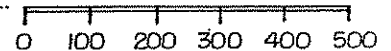


EXISTING LAND USE



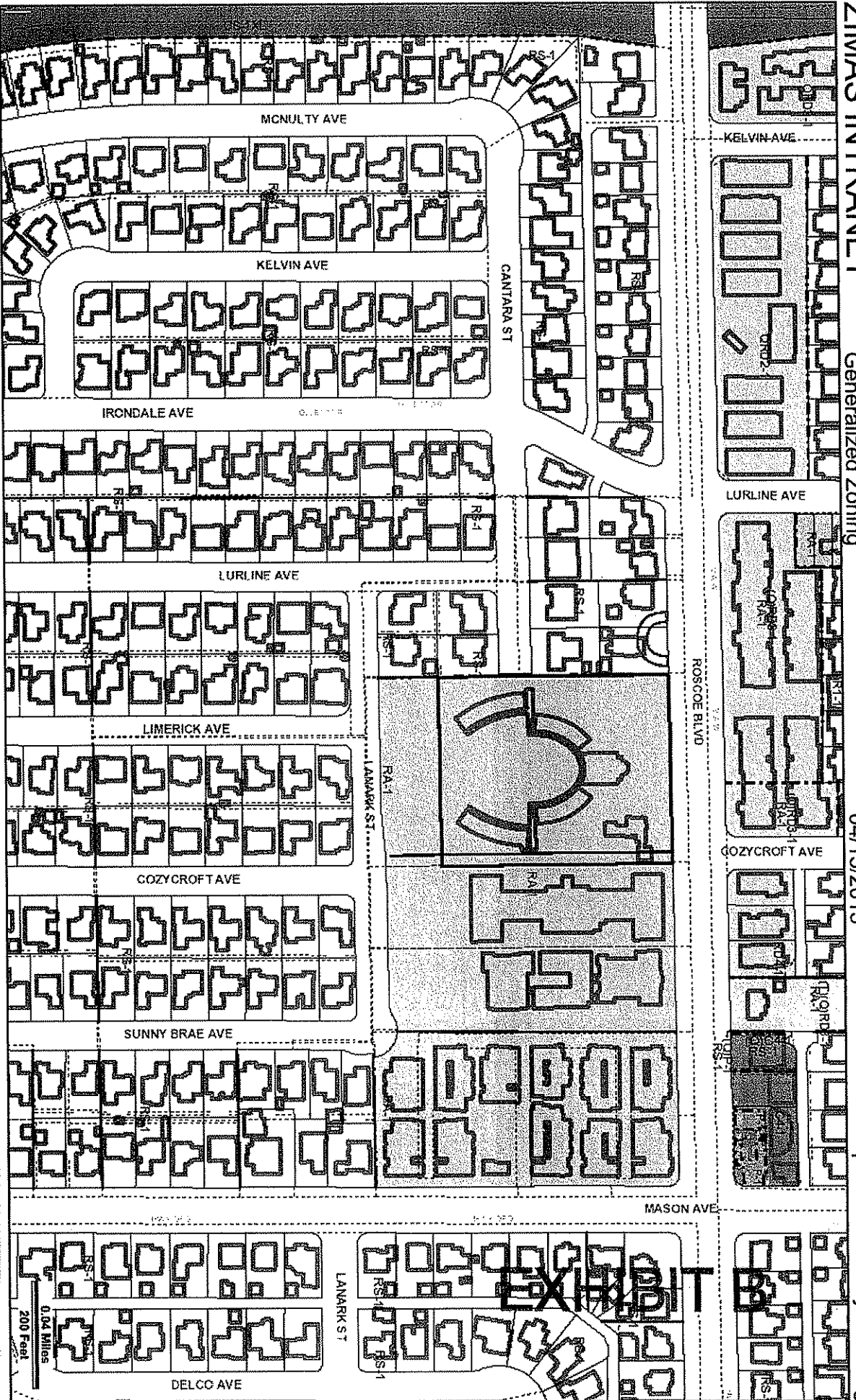
PROJECT SITE: 20600 W. Roscoe Blvd.

CASE NO.
DATE: MAY 14, 2012
SCALE:



MONTAGE DEVELOPMENT INC.
23945 CALABASAS RD. STE. 116
CALABASAS, CA 91302
(818) 501-1800

CPC 2012 EXHIBIT A 1363



Address: 20600 W ROSCOE BLVD

APN: 2108001033

PIN #: 192B109 759

Tract: TR 1000

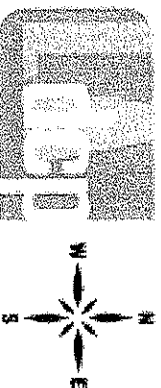
Block: None

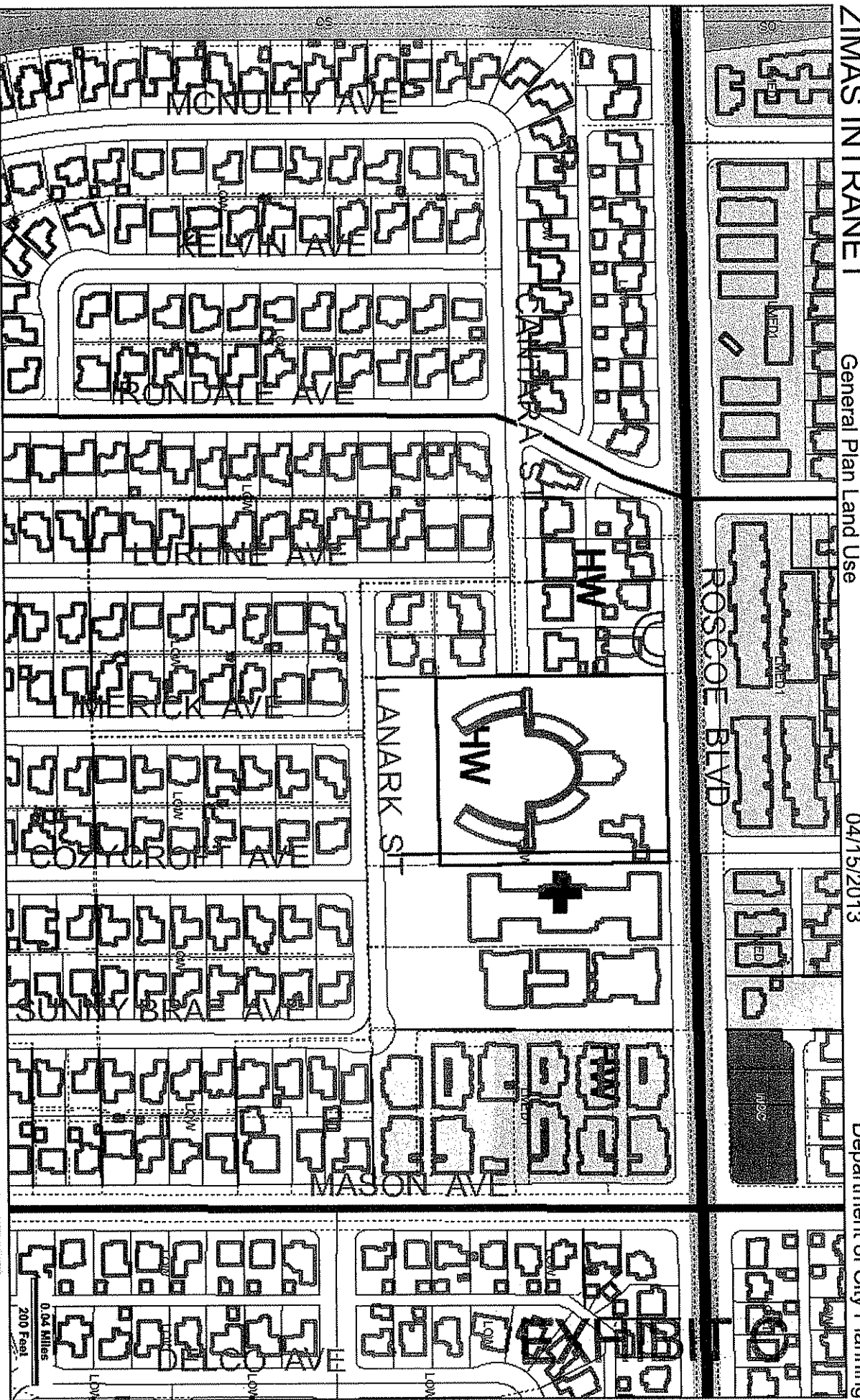
Lot: PT 813

Arb: 3

Zoning: RA-1

General Plan: Low Residential





Address: 20600 W ROSCOE BLVD

APN: 2108001033

PIN #: 192B109 759

Tract: TR 1000

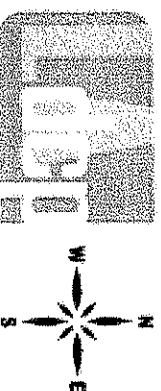
Block: None

Lot: PT 813

Arb: 3

Zoning: RA-1

General Plan: Low Residential



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

LEAD CITY AGENCY

City of Los Angeles

COUNCIL DISTRICT

CD 3 - DENNIS P. ZINE

PROJECT TITLE

ENV-2012-1361-MND

CASE NO.

CPC-2012-1363-GPA-ZC-SPR-BL, TT-71685, ZA-2012-1362-ZAA-F

PROJECT LOCATION

20600 W ROSCOE BLVD

PROJECT DESCRIPTION

Since the last Public Hearing of April 25, 2013, certain revisions have occurred which requires that the original environmental clearance be modified relative to density and overall site plan. The project has increased in density by 14 dwelling units and the original plan of the R3 Zoned portion of the site having two buildings has been consolidated into one building with greater connectivity between the RD3 and R3 components. None of the revisions will substantially change the conclusions of the original environmental clearance. The project description is revised as follows:

The project involves the development of 108 condominium units in one building in the proposed R3-1 Zone, 17 detached condominium units in the proposed RD3-1 Zone, and 7 detached condominiums in the proposed RD5-1 Zone for a total of 132 residential condominium units on a 186,224 square-foot lot. The existing church facility will be demolished. The following entitlements are requested and will be considered by the Hearing Officer, Advisory Agency, the City Planning Commission and City Council: A Vesting Tentative Tract Map for condominium purposes; a General Plan Amendment from Low Density Residential to Medium and Low Medium I Residential; a Zone Change from the RA-1 Zone to the R3-1, RD3-1 and RD5-1 Zones; the removal of a 25-foot Building Line; Site Plan Review for a project exceeding 50 units; a Yard Variance (ZV) to permit variable height of 8 to 9 feet for walls along the easterly and westerly property lines and gates along the Cantara Street frontage in lieu of the maximum 8 feet and 3.5 feet required by the Code; a Zoning Administrator's Adjustment to permit a reduced rear yard of 14 feet and 6 feet in lieu of 15 feet required by Code for units 3 and 15 in the proposed RD3-1 Zone; a Zoning Administrator's Adjustment to permit reduced space between buildings of 8 and 15 feet in lieu of 10 and 20 feet required by Code in the proposed RD3-1 and R3-1 Zones; and lastly, a Zoning Administrator's Adjustment to permit reduced passageways of 8 feet in lieu of the 10 feet required in the proposed RD3-1 Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Chuck Francoeur Montage Development, Inc
23845 Calabasa Road, #116
Calabasas, CA 91302

FINDING:

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

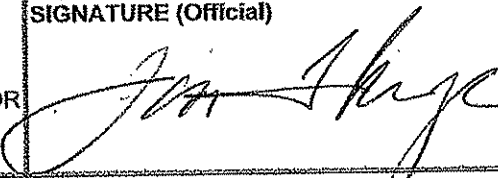
(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
NICHOLAS HENDRICKS	City Planning Associate	(818) 374-5046

ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE JUNE 19, 2013
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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.
- 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.
- The minimum number of trees to be replaced shall be determined by the decision-making body.

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)

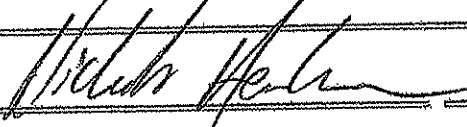
LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 3 - DENNIS P. ZINE	DATE: 05/24/2013
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-1361-MND	RELATED CASES: CPC-2012-1363-GPA-ZC-SPR-BL, TT-71685, ZA-2012-1362-ZAA-F		
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions		
PROJECT DESCRIPTION: CONSTRUCTION USE AND MAINTENANCE 118 RESIDENTIAL DWELLING UNITS ON THE SITE			
ENV PROJECT DESCRIPTION: <p>Since the last Public Hearing of April 25, 2013, certain revisions have occurred which requires that the original environmental clearance be modified relative to density and overall site plan. The project has increased in density by 14 dwelling units and the original plan of the R3 Zoned portion of the site having two buildings has been consolidated into one building with greater connectivity between the RD3 and R3 components. None of the revisions will substantially change the conclusions of the original environmental clearance. The project description is revised as follows:</p> <p>The project involves the development of 108 condominium units in one building in the proposed R3-1 Zone, 17 detached condominium units in the proposed RD3-1 Zone, and 7 detached condominiums in the proposed RD5-1 Zone for a total of 132 residential condominium units on a 186,224 square-foot lot. The existing church facility will be demolished. The following entitlements are requested and will be considered by the Hearing Officer, Advisory Agency, the City Planning Commission and City Council: A Vesting Tentative Tract Map for condominium purposes; a General Plan Amendment from Low Density Residential to Medium and Low Medium I Residential; a Zone Change from the RA-1 Zone to the R3-1, RD3-1 and RD5-1 Zones; the removal of a 25-foot Building Line; Site Plan Review for a project exceeding 50 units; a Yard Variance (ZV) to permit variable height of 8 to 9 feet for walls along the easterly and westerly property lines and gates along the Cantara Street frontage in lieu of the maximum 8 feet and 3.5 feet required by the Code; a Zoning Administrator's Adjustment to permit a reduced rear yard of 14 feet and 6 feet in lieu of 15 feet required by Code for units 3 and 15 in the proposed RD3-1 Zone; a Zoning Administrator's Adjustment to permit reduced space between buildings of 8 and 15 feet in lieu of 10 and 20 feet required by Code in the proposed RD3-1 and R3-1 Zones; and lastly, a Zoning Administrator's Adjustment to permit reduced passageways of 8 feet in lieu of the 10 feet required in the proposed RD3-1 Zone.</p>			
ENVIRONMENTAL SETTINGS: <p>The subject property is located on the southerly side of Roscoe Boulevard between Mason Avenue to the east and De Soto Avenue to the west, in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. The property is comprised of approximately 185,662 net square-feet of land (3.54 acres) and is currently improved with a church facility with multiple buildings (ranging from one to two stories), surface parking lot, chain-link fence and masonry walls along its perimeter. Surrounding properties include: north – multi-family and commercial land uses in the RD4-1, RD3-1, RD2-1, and C4-1 Zones; east – multi-family land uses, church facility including preschool, and senior housing facility in the RA-1 Zone; south and west – single-family residences in the RS-1 Zone. In general, the area is urban and built-out, and void of substantial environmental resources such as native plant assemblages, significant wildlife, wildlife corridors, etc.</p>			
PROJECT LOCATION: 20600 W ROSCOE BLVD			
COMMUNITY PLAN AREA: CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS	AREA PLANNING COMMISSION: SOUTH VALLEY		CERTIFIED NEIGHBORHOOD COUNCIL: WINNETKA
STATUS:			

<input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: R3/RD3	LA River Adjacent: NO
GENERAL PLAN LAND USE: LOW RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Medium and Low Residential	
	PROPOSED PROJECT DENSITY: R3, RD3, RD5	

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	(818) 374-5046
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 than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

Environmental Factors Potentially Affected:

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

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

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

Background

PROPONENT NAME:

Chuck Francoeur
Montage Development, Inc

PHONE NUMBER:

(818) 652-6705

APPLICANT ADDRESS:

23845 Calabasa Road, #116
Calabasas, CA 91302

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

05/22/2012

PROPOSAL NAME (if Applicable):

20600 Roscoe Village, LLC

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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	Potentially significant unless 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	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
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 facilities?				✓
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	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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. 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?				✓
XVIII. 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?				✓
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-2012-1361-MND and the associated case(s), CPC-2012-1363-GPA-ZC-SPR-CPC-2012-1363-GPA-ZC-SPR-BL, TT-71685, ZA-2012-1362-ZAA-F. 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:
NICHOLAS HENDRICKS	City Planning Associate	(818) 374-5046	05/24/2013

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The subject property is not located on a scenic highway and does not contain any public scenic resources.
b.	NO IMPACT	The subject site is currently occupied by a church compound. There are no rock outcroppings, historic buildings or other aesthetically desirable resources on the subject site.
c.	NO IMPACT	The project would involve the demolition of the existing structures and the redevelopment of the site for multi-family units. The proposed project will include required open space and landscaping and would also incorporate architectural treatments to enhance the aesthetic character of the site consistent with applicable planning policies and the zoning code (Municipal Code). Therefore, the project would not degrade the existing visual character or quality of the site or its surroundings.
d.	LESS THAN SIGNIFICANT IMPACT	The project will be required to incorporate shielded lighting. Therefore, illumination effects are not expected.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project would not involve the conversion of farmland to non-agricultural uses. The property is not currently used for agricultural land uses.
b.	NO IMPACT	The project site is subject to residential zoning and is not currently used for agricultural purposes.
c.	NO IMPACT	As indicated in previous responses, the project site is not used for agricultural land uses. Therefore, impacts to agricultural uses would not occur as a result of the proposed project.
d.	NO IMPACT	The project is not located within or adjacent to any forest land.
e.	NO IMPACT	See previous response.
III. AIR QUALITY		
a.	NO IMPACT	The project does not propose to conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The project would be required to comply with all applicable air quality standards and mitigation measures for construction related activities. The

Impact?	Explanation	Mitigation Measures
	project's scope is consistent with the population and employment projections of the Air Quality Management Program, as the project would be consistent with the proposed land use designation of the Community Plan. Therefore, projects that are consistent with the anticipated regional growth projections of the AQMP are considered not to have an adverse impact on attainment to State or National Air Quality Standards identified in the AQMP.	
b. NO IMPACT	As noted previously, the project is consistent with the proposed underlying land use designation for the site. Further, the project does not propose to deviate from any applicable air quality regulations or policies and would not result in changes to the anticipated densities or populations forecasted by the Southern California Association of Governments (SCAG) and the General Plan (the population forecasts are used in establishing anticipated air quality impacts and subsequent policies for air quality controls of the SCAQMD and Congestion Management Plan).	
c. LESS THAN SIGNIFICANT IMPACT	Cumulative impacts would not be substantial as the project is required to comply with the air quality standards of the SCAQMD (i.e., Rules 403 (fugitive dust), 1113 (Architectural Coatings), 1121 (Nitrogen Oxide Controls), 1186 (PM10 Emissions)) and other air quality standards of the Los Angeles Municipal Code and the SCAQMD. Therefore, the application of the above air quality standards serves to diminish potential incremental impacts to air quality.	
d. LESS THAN SIGNIFICANT IMPACT	The project site is located within a well established residential neighborhood. The proposed project is consistent with the land uses allowed by the community plan.	
e. NO IMPACT	The type of project, relative to the environmental setting, is not known to cause objectionable odors.	
IV. BIOLOGICAL RESOURCES		
a. NO IMPACT	The project site is of low habitat value and does not provide substantial habitat associated with candidate, sensitive, or special status wildlife species. The area is urban and built-out.	

Impact?		Explanation	Mitigation Measures
b.	NO IMPACT	There are no native plant assemblages that occur anywhere on the property. Further, no riparian habitat exists on the property and therefore, impacts to riparian habitat could not occur.	
c.	NO IMPACT	The project site is not located within a wetland area.	
d.	NO IMPACT	The project site is located in an urban area containing roads, freeways, commercial development, residences and other development that is not conducive to regional wildlife movement.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would involve the removal of 65 non-protected trees on site (there are 66 trees on the project site). However, the project will include a landscape plan with a number of replacement trees to be determined by the commission.	IV-70
f.	NO IMPACT	The project site is not subject to any habitat conservation plan or natural community conservation plan.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The project site does not contain any historic resources of record and is not listed on any Local, State or Federal Registers.	
b.	NO IMPACT	The project site does not contain any known prehistoric or historic archaeological resources.	
c.	NO IMPACT	The project site does not contain any known prehistoric or historic archaeological resources.	
d.	NO IMPACT	The project site does not contain any prehistoric or historic archaeological resources relative to human remains (i.e., burial site).	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. The project site is not located within an Alquist-Priolo Fault Zone. All new construction of structures is required to conform to the seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008, as a matter of law. Therefore, significant impacts would not occur as a result of the proposed project.	

Impact?		Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. All new construction of structures is required to conform to the seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008, as a matter of law. Therefore, no significant impact would occur as a result of the proposed project.	
c.	NO IMPACT	The project site is not located within a liquefaction zone. All new construction must conform to the seismic requirements for buildings located in liquefaction zones as provided by the California Building Code (2007). Therefore, no significant impacts would occur as a result of the proposed project.	
d.	NO IMPACT	The project site is not located in an area prone to landslides.	
e.	NO IMPACT	Soil erosion could occur on the project site during construction activities. However, the Los Angeles Municipal Codes requires soil erosion controls as a performance standard for a grading permit.	
f.	NO IMPACT	The project site is not known to contain unstable geological units or soil conditions.	
g.	NO IMPACT	The project site does not contain expansive soil conditions.	
h.	NO IMPACT	The project would not involve the use of septic tanks or other alternative waste water disposal systems. Existing development is connected to the City's sewage and stormwater drainage facilities.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Significant greenhouse gas emissions are not expected to occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any applicable greenhouse gas emission standards.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	The project would not involve the routine transporting, handling, use or disposal of hazardous materials as the development involves the subdivision of land for residential dwelling units. Demolition activities would be subject to Federal, State, and local requirements for asbestos and lead abatement.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project would not involve the use or storage of hazardous substances.	
c.	NO IMPACT	Please see previous responses.	
d.	NO IMPACT	The project site is not located on a hazardous materials site.	
e.	NO IMPACT	The project site is not located within an airport land use plan area.	
f.	NO IMPACT	The project is not located near any private airports.	
g.	NO IMPACT	The project site is not subject to any emergency evacuation plan.	
h.	NO IMPACT	The project site is not located within an area prone to fire hazards. The development of the site is subject to the Fire Code and other applicable provisions of the Los Angeles Municipal Code.	

IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The project is subject to water quality control standards and would be required to connect to the City's sanitary sewer facilities.	
b.	NO IMPACT	The project would not involve the use of wells and therefore would not draw groundwater from any local aquifers.	
c.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
d.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
e.	NO IMPACT	The project would be required to direct all stormwater runoff to existing stormwater drainage facilities.	
f.	LESS THAN SIGNIFICANT IMPACT	The project is required to comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494.	
g.	NO IMPACT	The project site is not subject to flood hazards.	
h.	NO IMPACT	The project site is not subject to flood hazards.	
i.	NO IMPACT	The project site is not located in an area that would be impacted by the failure of a dam or a levee.	
j.	NO IMPACT	The project site is not located in an area that would be impacted by tsunami, seiche or mudflows.	

X. LAND USE AND PLANNING

Impact?		Explanation	Mitigation Measures
a.	NO IMPACT	The proposed project would occur on private property and involve a use consistent with surrounding properties. The subject property is not used by the community as an access route and is not encumbered by easements for the purpose of public access. Therefore, the proposed project would not physically divide an established community.	
b.	NO IMPACT	The proposed project is consistent with the proposed Land Use Designation of the Community Plan and the Los Angeles Municipal Code. The requests for a Tentative Tract Map, Zone Change, and other entitlements are consistent with the provisions and procedures of the Planning and Zoning Code. The decision-making body will consider all aspects of the project relative to the City's plans, policies and environmental regulations as they apply to the project. Therefore, the project would not have a substantial impact on the environment relative to Land Use Policies.	
c.	NO IMPACT	The project site is not subject to any Habitat or Natural Community Conservation Plan.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	The property is not located within a Mineral Resources Zone.	
b.	NO IMPACT	The Community Plan designates the area for multi-family residential land uses. The project site is not subject to any mineral resource policies of any City plans or regulations.	
XII. NOISE			
a.	NO IMPACT	The project is consistent with the Community Plan and with the residential land uses located with the neighborhood. Noise levels associated with the proposed use would be consistent with baseline conditions.	
b.	NO IMPACT	Residential land uses are not known to cause substantial vibration noises. See previous response. Construction related activities would be temporary and are subject to Code requirements that are intended to reduce nuisances and adverse impacts.	
c.	NO IMPACT	Residential land uses are not known to cause substantial ambient noise levels.	
d.	NO IMPACT	See previous responses.	
e.	NO IMPACT	The project is not located near any public airport.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project is not located near any private airport.	
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XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project would involve a net increase in the housing stock consistent with the population projections anticipated in the General and Community Plan.	
b.	NO IMPACT	The project would involve a net increase in the housing stock.	
c.	NO IMPACT	The project does not involve the removal of housing and therefore would not cause the displacement of people.	

XIV. PUBLIC SERVICES

a.	NO IMPACT	The project would not cause impacts to fire services. Further, the project is subject to Fire Department review and is subject to Fire Code requirements for fire safety. The area is served by improved roads and streets, fire hydrants, and water supply infrastructure.	
b.	NO IMPACT	The project would not cause impacts to police services. The project would not change baseline conditions.	
c.	NO IMPACT	The project would be subject to permit fees for schools.	
d.	NO IMPACT	The project would be required to pay Quimby fees for park and recreation facilities as part of the Subdivision determination by the Advisory Agency.	
e.	NO IMPACT	The project is required to comply with the requirements of the Bureau of Engineering, The Department of Transportation and other agencies as part of the Subdivision determination by the Advisory Agency.	

XV. RECREATION

a.	NO IMPACT	The project would have minimal effects to neighborhood parks or other recreational facilities because the project would be required to pay Quimby fees for recreational facilities, and said development is consistent with the anticipated population forecasts of the General Plan.	
b.	NO IMPACT	Please see previous explanation.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project does not involve any deviations from traffic standards or policies. Further a Traffic Assessment was prepared for and reviewed by the Department of Transportation. Significant impacts are not expected.	
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Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT The project is consistent with the policies of the General Plan and therefore would not conflict with the Congestion Management Plan relative regional traffic impacts.	
c.	NO IMPACT The project would not affect air traffic patterns as the project does not involve a use or development near an airport.	
d.	NO IMPACT The project would be required to provide adequate access for vehicles consistent with code requirements. The project will also be subject to review by the Department of Transportation.	
e.	NO IMPACT The project site is currently served by existing improved streets and would be subject to any improvements required for emergency access.	
f.	NO IMPACT The project is not subject to any adopted alternative transportation policies.	
XVII. UTILITIES AND SERVICE SYSTEMS		
a.	NO IMPACT The project is required to be connected to existing wastewater facilities.	
b.	NO IMPACT The project would not create substantial impacts on demand for water or wastewater facilities as the project would not involve the development of more than 500 units.	
c.	NO IMPACT The project would not require the construction of new storm water drainage facilities (except as may be required to connect to existing facilities from the project site). However, the project may be required to upgrade and/or improve existing facilities pursuant to the requirements of Department of Public Works and the LAMC.	
d.	NO IMPACT The project would not involve a use or density that would require a water supply study. The project falls below the threshold requirements of the Water Code (500 dwelling units).	
e.	NO IMPACT The Hyperion wastewater treatment facility was upgraded to accommodate future wastewater treatment demands. The project would not impact the capacity of the Hyperion treatment plant.	
f.	NO IMPACT The project would not generate solid waste in excess of existing landfill capacity. Further, the City mandates that recyclable materials are placed in separate city-provided containers, thereby reducing the amount of solid waste going to landfills. Private solid waste collection also sorts out recyclable materials.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	The project would be served by the City's solid waste collection services; containers for recyclable material are provided by the City.	
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT	The subject site and surrounding area is a built-out urban environment containing commercial uses, institutional uses, single-family residences, multi-family residences, supporting infrastructure (including streets, pavement, structures, street lighting, vehicular traffic, gas and electrical lines and other utilities), that do not provide for a natural environment or habitat to sustain substantial native plant populations and animal species. Further, the project would be subject to numerous measures and requirements pertaining to construction activities (air quality, noise, geology, hydrology, etc.), and applicable development standards. Therefore, the project would not cause substantial impacts to the environment.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would involve the development residential uses within a substantially developed urban area. Baseline conditions would remain similar to existing surrounding conditions. Further, the development would be subject to Code requirements, which are intended to reduce cumulative effects on the environment for individual projects.	
c.	NO IMPACT	The project is within an urban environment that has been previous disturbed by development and grading activities. The project is consistent with zoning and land uses observed in the area.	