

**LOS ANGELES CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT**

CITY PLANNING COMMISSION

DATE: **September 11, 2008**
TIME: **after 8:30 a.m.***
PLACE: **City Hall
200 North Spring Street
10th Floor Conference Room
Los Angeles, CA 90012**

Public Hearing held on August 12, 2008

CASE NO. CPC-2008-783-ZC-HD

ZONE CHANGE

CEQA: ENV-2008-784-ND

Incidental Cases: None

Related Cases: None

Council District: 4

Plan Area: Wilshire

Neighborhood Council: Greater Wilshire

Plan Land Use: Neighborhood Commercial
Office

Zone: [Q]C2-1VL

Applicant: City of Los Angeles

**PROJECT
AREA:**

The area along the west and east sides of Larchmont Boulevard generally bounded by First Street to the south and Beverly Boulevard to the north.

**PROPOSED
PROJECT:**

A Zone and Height District Change from [Q]C2-1VL to [Q]C2-1D. The zone change imposes [Q] Qualified Conditions and "D" Development Limitations that would apply to all commercially zoned lots within the subject area. The regulations would place limits on building heights; require a 5-foot front yard setback and ground-floor commercial uses; place limits on the width of linear street frontage for individual businesses; and impose other urban design standards and development regulations aimed at preserving the character and scale of the area.

**REQUESTED
ACTIONS:**

Pursuant to Section 12.32(C) of the Municipal Code, a **Zone and Height District Change** to those parcels lying within the project area from [Q]C2-1VL to [Q]C2-1D.

RECOMMENDED ACTIONS:

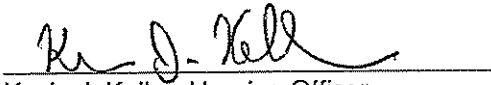
APPROVE the staff report and **ADOPT** the findings of staff.


APPROVE Negative Declaration No. ENV-2008-784-ND dated August 8, 2008.

APPROVE AND RECOMMEND that the City Council adopt a Zone and Height District Change from [Q]C2-1VL to [Q]C2-1D incorporating conditions enumerated on pages Q-1 through Q-2 and D-1.

S. Gail Goldberg, AICP
Director of Planning


Charles J. Rausch, Jr., Senior City Planner


Kevin J. Keller, Hearing Officer
(213) 978-1211


Patricia Diefenderfer, City Planner
(213) 978-1179

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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B – Vicinity Map

C – Environmental Clearance: ENV-2008-784-ZC (August 8, 2008)

D –Ordinance No. 168,334 – existing conditions for Larchmont Boulevard from First Street to Melrose Avenue

PROJECT ANALYSIS

Project Summary

The Larchmont Boulevard Zone and Height District Change has been proposed as an implementation ordinance of the Wilshire Community Plan. This proposal consists of a Zone Change Ordinance to impose [Q] Qualified Conditions and "D" Development Limitations with design restrictions that would apply to all C2 zoned lots within the subject area. The proposed "D" Development limitations permit a maximum building height of 35 feet and a required five-foot front yard setback. The proposed [Q] Conditions provide for mandatory ground-floor commercial uses; pedestrian access from the public street; parking lot and structure design standards; and increased landscaping, and building articulation for new development. The D limitations and [Q] conditions are designed to preserve the character and scale of the area which serves as the neighborhood commercial district for the surrounding residential neighborhoods. In addition, the existing "Q" Qualified Conditions will be retained as a part of this action.

The City Council approved a motion on October 24, 2007 instructing the Department of City Planning to conduct a study to impose conditions on the current zoning that would retain the character and scale of the Larchmont Boulevard zone change area. Specifically, the original motion proposed a 35-foot height limit for new development; a five feet front yard setback; and a maximum length of 50 feet of street frontage for each premise on the east and west sides of Larchmont Boulevard bounded by Beverly Boulevard on the north and First Street on the south. After an initial field study of the subject area and surrounding areas, and upon consideration of the input received from the community, Planning Staff is recommending additional development and design standards that include but are not limited to mandatory ground-floor commercial uses; minimum building façade transparency at the ground level; and parking lot and parking structure development and design standards.

Background

The subject area is located in the northeast portion of the Wilshire Community Plan Area and covers a .01 square mile area. The area is known as "Larchmont Village" to most Angelenos. It is identified as the "Larchmont Neighborhood District" in the Wilshire Community Plan text. The land use designation is also Neighborhood Commercial Office on that portion of Larchmont Boulevard. The C2-1VL zone has an underlying methane buffer zone. The development in the area has a cohesive building pattern and is characterized by one-story and two-story buildings with ground-floor commercial uses and the commercial uses have pedestrian access from the public street. A variety of uses including retail shops, a bookstore, and restaurants line the street. Current [Q] conditions limit the number of restaurants and financial services businesses in the subject area as an attempt in the early 1990s to retain the area's pedestrian friendly environment and to insure a mix of uses that allow the area to continue to function as a neighborhood shopping district. In addition the conditions limit the street frontage of a restaurant to 40 feet of linear street frontage, limit the street frontage of financial institutions to 60 feet of linear street frontage, and regulate the linear street frontage distance between these types of uses (Ordinance No. 168,334).

The areas surrounding Larchmont Village are predominantly developed with low-scale residential uses. Properties to the west, east, and south of the subject area are zoned R1-1-HPOZ (Windsor Square Historic Preservation Overlay Zone). The surrounding residential neighborhood has a cohesive building pattern and is characterized by one-story and two-story, single-family homes. Directly to the north of the area along Larchmont Boulevard between Beverly Boulevard and Melrose Avenue is a mix of commercial and residential development. The existing [Q] Conditions also apply to this portion of the boulevard.

The Wilshire Community Plan which was updated in 2001 identifies the subject area on Larchmont Boulevard as a Neighborhood District. The current zoning designation of C2-1VL predates the 2001 update. The existing zoning would allow development out-of-scale and character with the existing built form. Concerns have been raised that design standards and development limitations are necessary to prevent negative impacts with respect to scale, physical character, architectural character, and aesthetics on existing development along Larchmont Boulevard and on adjacent lower-scale single family properties. As a designated neighborhood district, new commercial development should be consistent with the current low scale development characteristics of the area. Currently in the subject area, the building heights are one-story and two-story; the majority of the existing storefront street width is less than fifty (50) feet; pedestrian access is from the public street; and there are very few curb cuts.

Maintaining the scale and physical character and creating consistency for development on [Q]C2-1VL zoned parcels in the area will be achieved by the proposed zone change. The proposed urban design standards and development standards require a 5-foot setback in the front yard which is consistent with the prevailing front yard setback along the boulevard. Ninety-five percent of the existing buildings are less than 35 feet in height. Reducing the height limit from 45 feet to 35 feet will maintain the scale and "village atmosphere" of the area.

Planning Staff worked closely with the Council Office and community stakeholders in June 2008 and held working group sessions prior to the Public Hearing to analyze issues and to develop appropriate design standards that address the compatibility issues.

A public hearing on the matter was held on August 12, 2008. The proposed conditions were developed to address design concerns and to preserve the physical character and scale of the area.

Main Elements of Zone Change

Urban Design Standards

- The exterior wall of any new construction or addition of floor area to a building or a structure shall be located approximately five feet from any front lot line, consistent with the prevailing front yard setback.
- No building or structure located on the subject properties shall exceed 35 feet in height.

- The ground floor building frontage shall be dedicated to commercial uses, excluding only those portions of the site used for pedestrian or vehicular access.
- No single storefront or premise shall exceed fifty (50) linear feet of street frontage.
- All ground floor commercial space shall be a minimum of 25 feet in depth. The primary pedestrian access to each ground floor premise or storefront shall be from the public street.
- Parking structures shall be designed to substantially screen automobiles contained therein and shall incorporate design features to screen the parking structure from all abutting residential uses.

Major Issues

Limiting the Linear Street Frontage of Individual Storefronts

Discussion

A number of property owners are concerned about the impact of these regulations on properties with storefronts that currently exceed 50 linear feet of street frontage and future development limitations when a change of use occurs in an existing building.

Staff Analysis

The condition to limit each storefront/premise to a maximum of 50 linear feet of street frontage only impacts new development. This condition is aimed at preserving the area as a Neighborhood District so that the small storefronts continue to provide the basic retail and services needed to support surrounding residential areas, in line with the intent of the Neighborhood District designation in the General Plan Framework Element and the Wilshire Community Plan. The properties that currently have premises or storefronts that exceed 50 linear feet of street frontage will have legal existing non-conforming rights, and, consequently, will not be subject to this new regulation, even if a change of use is proposed. This standard and the other standards in the proposed conditions only apply to new buildings. This regulation is aimed at retaining the function of the area as a neighborhood district, retain the pedestrian-friendly environment, and enable people to obtain basic retail and services within walking distance of their residences as a means to reduce vehicular trips, improve air quality and maintain and enhance the quality-of-life in the area. The existing "Q" Qualified Conditions already place a limit on ground floor linear street frontage of 40 feet and 60 feet, respectively, on restaurant uses and financial services. That regulation will be retained and will continue to apply to those uses. The fifty foot limit will apply to all other permitted uses.

Impact on Property Values and Small Businesses

Discussion

A few of the property owners in the subject area are concerned that the proposed conditions will reduce the property values in the area and/or add cost to development that will be passed down to the small business owners in the form of higher rents.

Staff Analysis

The proposed regulations primarily impose design standards and do not change the types of uses permitted in the area nor the underlying density, and, as a result, should not have an impact property values in the area. The proposed regulations do not affect a change of use or the potential expansion of an existing business. Businesses could still expand to upper floors. Additionally, the proposed standards, including the limitation on building heights, are intended to insure that new development is compatible with character, scale and pedestrian orientation of existing development, all of which contribute to the unique character and desirability of the area.

The Need for Comprehensive Review of the Existing Q Conditions (in Ordinance No. 168,334)

Discussion

Comments were received concerning how the existing "Q" Qualified Conditions would work in conjunction with the proposed conditions. One comment, in particular, involved a suggestion that staff take the opportunity to clarify the definition of "takeout" in the existing ordinance pertaining to food service establishments that primarily operate for the purpose of selling food to be consumed off-premises. The exclusion of such establishments from the limitations on restaurant use has in some cases caused difficulty in the practical application of the regulation established to limit the number of restaurants and to insure an adequate mix of retail and services in the subject area.

Staff Analysis

Clarification of the existing "Q" Qualified Conditions was not a subject that was discussed in public outreach efforts leading up to the development of the proposed ordinance and was not part of the notification for the public hearing. Amending the language of the existing regulation will require additional staff analysis and public input. The proposed regulations have been crafted with community input to respond to current concerns about threats to neighborhood character in the event that new development is proposed in the area. Both sets of conditions address the overall objectives of retaining a mix of uses; reinforcing the area's function as a neighborhood district; and preserving the existing character and scale of the district. The proposed regulations do not place any limitations on the number or type of uses and only addresses the physical form of any new construction.

Traffic Congestion and Parking

Discussion

The issues of traffic congestion and parking and their effect upon the ability of tenants and owners to conduct business were raised. It was suggested that the City use controls on parking management and density to regulate new development in the subject area as a measure to maintain its character rather than to do so, primarily, by regulating use.

Staff Analysis

The objective of the existing "Q" Qualified Conditions and the proposed development standards are not intended to regulate the intensity of the area which is consistent with the scale of a Neighborhood District as defined in the General Plan Framework Element. The intent of the development standards is to regulate the built form of the area and to ensure that new development is consistent with the existing scale and character. Any new development would be subject to current parking ratios. Additionally, any new project will be required to assess and mitigate its' impacts, including traffic impacts, through an environmental review. The proposed design standards and development limitations address the need to preserve the character of the area based on the policies and objectives of the Urban Form and Neighborhood Design Chapter of the General Plan Framework Element.

Conclusion

The proposed Zone and Height District Change conditions are consistent with the goals of the Wilshire Community Plan which provide for the preservation and enhancement of the unique characteristics of the existing neighborhoods which have a distinct community identity and character. The proposed ordinance will facilitate the development of building design and site planning that will contribute to the preservation of an attractive and cohesive pedestrian-oriented commercial district. The proposal provides a clear framework for urban design with the implementation of design and development standards. There is a clear public benefit to the implementation of design standards and development limitations in a neighborhood district that is the commercial heart of surrounding residential neighborhoods. The area provides neighborhood-supporting retail and services and allows people to do basic shopping within walking distance of their residences and, as a result, reduce vehicular trips and improve air quality. Height requirements, setback provisions, required ground-floor commercial uses, and other standards are design and development features that will mitigate negative impacts potentially caused by future development.

The proposed zone change seeks to preserve a commercial district that is attractive, has a distinct and identifiable character and that will foster the type of development that complements the existing built form and which is both desirable and needed by the community at-large.

[Q] QUALIFIED CONDITIONS

A. Site Planning

1. Development fronting Larchmont Boulevard shall designate Larchmont Boulevard as the required front yard.
2. The ground floor building frontage shall be dedicated to commercial uses, excluding only those portions of the site used for pedestrian or vehicular access.
3. No single storefront or premise that is not a restaurant or financial institution shall exceed fifty (50) linear feet of street frontage.
4. All ground floor commercial space shall be a minimum of 25 feet in depth. The primary pedestrian access to each ground floor premise or storefront shall be from the abutting public street.
5. All new construction or the addition of floor area to an existing building or structure fronting substantially or in part on a public street shall provide at least one ground floor pedestrian entrance to each premise or storefront from the abutting public street. Entrances to residential lobbies or primary building lobbies shall be more prominent than the entrances of individual storefronts along the public street.
6. Surface parking lots as a main use are prohibited.
7. Accessory surface parking lots shall not be constructed between the front property line and the primary building.
8. The ground floor of new parking structures shall consist of commercial space along the building façade facing a public street to a minimum depth of 25 feet.
9. A break in the building wall may be permitted for a distance not to exceed the linear feet required for driveways and other vehicular access when vehicular access cannot be obtained from 1st Street or an alley as determined by the Department of Transportation (DOT).

B. Architectural Details and Landscaping

1. Articulation. The facade of upper floors shall be modulated with building recesses, balconies, window treatments, recessed windows, openings, and other architectural details and shall be differentiated through the use of design features such as a change of material or color from the ground floor.

2. The source of parking structure lighting shall not be visible from the adjacent residential uses.
3. Parking structures shall be designed to substantially screen automobiles contained therein and shall incorporate one or more of the following design features to screen the parking structure from all abutting residential uses.
 - i. A minimum five (5) feet wide landscaped buffer shall screen parking structures from all abutting residentially zoned properties. The buffer shall be planted with tall, dense trees (e.g. *Ligustrum japonica*, *Prunus caroliniana*, *Podocarpus sp.*, *Melaleuca sp.* or acceptable substitutes) adjacent to or within 5 feet of the interior side of the required wall to achieve the screening affect. The trees shall be planted at a maximum of 10 feet apart and be a minimum 15-gallon and 10 feet tall at the time of planting.
 - ii. The exterior façades of the structure visible from the adjacent residential uses shall consist of architectural cladding.
 - iii. The exterior façades of the structure visible from adjacent residential uses shall be covered with a green screen.
4. Signage.
 - a. Each premise or storefront with a pedestrian entrance on a public street shall be permitted one wall sign. If the building abuts another street, alley, or public parking area, an additional sign shall be permitted on the building at that that location.
 - b. Wall sign size shall not exceed 1.5 square feet in area for each foot of street frontage of the premise or storefront.
5. Storefront Transparency. A minimum of 70 percent of the building façade at the ground level and abutting a public right-of-way shall consist of doors and transparent windows.
6. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residentially zoned properties and any public right-of-way through the use of materials and colors that match the exterior walls of the structure. Any vertical roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.

C. Other Conditions

All [Q] Qualified Conditions contained in Ordinance No. 168,334 shall be retained.

“D” DEVELOPMENT LIMITIATIONS

1. Height. No building or structure located on the subject properties shall exceed 35 feet in height.
2. Building Setback/Yards. The exterior wall of any new construction or addition of floor area to a building or a structure shall be located approximately five feet from any front lot line, consistent with the prevailing front yard setback.

FINDINGS

1. General Plan Findings

The subject area is within the Wilshire Community Plan Area and has a General Plan Designated Land Use of Neighborhood Commercial Office. The subject area is currently zoned [Q]C2-1VL. The subject area is identified as a Neighborhood District in the Plan. The proposed zone and height district change imposes design standards and development limitations to reinforce this designation by imposing regulations, such as smaller storefronts, to encourage the needed neighborhood retail and services to locate in the area and to maintain the area's pedestrian orientation. The proposal incorporates and retains the existing development standards imposed by the [Q] Qualified Conditions in Ordinance No. 168,334. The zone change is in conformance with the General Plan.

A. Wilshire Community Plan

The zone change will promote the following objectives, policies and goals of the Wilshire Community Plan which calls for the preservation and enhancement of the positive characteristics of existing uses which provide the foundation of community identity, such as scale, height, bulk, setbacks, and appearance. These characteristics are what qualifies the subject area to be designated a Neighborhood District as defined in the General Plan Framework Element. The zone change meets all three of the Objectives and Policies of Goal 2 of the Plan which encourages "strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well designed, safe, and accessible areas, while preserving historic and cultural character." IN particular, the proposed zone change furthers the following policies of the Wilshire Community Plan

Objective 2-2 *Promote distinctive commercial districts and pedestrian-oriented areas.*

Policy 2-2.1 *Encourage pedestrian-oriented design in designated areas and in new development.*

The design and development standards, including the height requirement and limitations in the linear street frontage for individual storefronts will promote development that will better maintain the scale and character of the area. The proposed 5-foot front yard setback will preserve the prevailing setback and allow outdoor dining and other pedestrian-oriented activities along the street.

Policy 2-2.3 *Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.*

This segment of Larchmont Boulevard is defined as a neighborhood district in the Plan. The proposed design and development standards require ground floor commercial uses and impose site planning regulations that orient buildings to the street and reinforce the pedestrian environment. These standards and others will maintain and reinforce the existing development pattern and of the area and its function as neighborhood district.

Objective 2-3 *Enhance the visual appearance and appeal of commercial districts.*

The design standards will promote development that will enhance the character of the community through standards which address limited store frontage width, required transparency on the ground-floor façade, and pedestrian-oriented ground-floor standards. For example surface parking lots as a primary use are prohibited and are not allowed at the front property line. Both of these standards will not only maintain the building façade continuity but reduce localized heat gain from paved surfaces. Each of these standards reinforces the pedestrian-oriented development pattern which is the foundation of a neighborhood district.

Chapter V, Urban Design The Urban Design chapter calls for urban designs standards for commercial buildings that include, but are not limited to requiring recessed pedestrian entries, transparent windows, pedestrian-oriented ground floor, and building frontage on the floor immediately above the ground floor to be differentiated from the ground floor.

In addition to the standards met by Objective 2-3 of the Wilshire Community Plan, the proposed design standards make mandatory a number of the design elements found in Chapter V, Urban Design Guidelines. The proposed standards additionally include standards that require new structures to be built to the prevailing front yard setback to insure a continuous building wall and locating surface and above grade parking areas to the rear of buildings.

B. General Plan Framework

The General Plan Framework, adopted in December 1996, provides long term guidance on land use issues for the entire City. The subject area is located within an area designated as Neighborhood District with an underlying land use designation of Neighborhood Commercial Office. The Framework Element characterizes a Neighborhood District as a focal point for surrounding residential neighborhoods and containing a diversity of land uses. In addition, Pedestrian-oriented land use is encouraged in a Neighborhood District. Lastly, The Framework Element states that

Neighborhood Districts should be moderate scale commensurate with the function it serves in the community.

Policy 3.1.8 Consider the formulation of plans that facilitate the local community's identification of precise uses, densities, and design characteristic for development and the public streetscape for neighborhood areas smaller than the community plans, provided that the Framework Element's differentiation and relationship among land use districts are generally maintained, there is no significant change in the population and employment capacity of the neighborhood, and there is no significant reduction in overall housing capacity.

The design standards and development limitations address issues raised by stakeholders in the community while balancing the need to retain development capacity. Site plan, building design, and height limit regulations and standards reinforce the charm and preserve the character of the subject area. The design regulations and standards also mitigate impacts of improper massing and scale on the existing character, aesthetics, and public streetscape, while maintaining the permitted density of the subject area.

Objectives 3.8 Accommodate the development of neighborhood-serving uses in areas designated as "Neighborhood District" in accordance with Tables 3-1 and 3-4. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The proposed standards address issues related to site planning, building design, and architectural details which will contribute to the development of high quality commercial or mixed-used buildings and the creation of a cohesive neighborhood district. Specifically, the requirement that individual storefronts not exceed 50 linear feet of street frontage and the 35-foot building height limit will reinforce the scale and character of the Neighborhood District. This desired outcome is in line with the Neighborhood Districts and Community Centers Section of the Urban Form and Neighborhood Design Chapter in the Framework Element which states that the City's planning efforts should reinforce and encourage strong pedestrian orientation in designated neighborhood districts, so that these areas can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Objective 5.1 Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasizes

quality of development and provide or advocate "proactive" implementation programs.

The development of the zone change [Q] Conditions and D Development Limitations are tailored to the community and respond to the local context.

2. Zone Change Findings

Pursuant to Section 12.32 F of the Municipal Code, and based on these findings, the recommended action is deemed consistent with the public necessity, convenience, general welfare and good zoning practice.

The proposed zone change ordinance conforms to the public necessity, convenience, general welfare and good zoning practice in that these measures would prevent new developments which are incompatible with the goals of the Wilshire Community Plan by preserving the pedestrian-oriented development pattern in an existing neighborhood district. Pedestrian access from the street and required ground floor façade transparency reinforce the neighborhood district intent. The proposed design standards and development limitations mitigate negative impacts related to scale, massing, and pedestrian access by requiring building height limits, setbacks, ground-floor commercial uses, and by limiting the street frontage of individual storefronts.

The proposed zone change ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan in that it would protect and improve the general environment of the community by placing design controls on site planning and building design to ensure that new development is of a scale and character that is consistent with the subject area, in accordance with the Wilshire Community Plan. With these restrictions in place the development of commercial buildings in a designated Neighborhood District can be guided with respect to scale, massing, site planning, and pedestrian-oriented design.

The establishment of the proposed [Q] conditions ensures that the proposed design standards are fully implemented. These standards are based on many objectives and policies of the General Plan relating to urban design standards and the development pattern of a neighborhood district. The [Q] Conditions contained in Ordinance No. 168,334 will be retained. Together the new conditions and those contained in the existing ordinance will insure that the character and scale of the Larchmont Neighborhood District.

CEQA Findings

1. On August 8, 2008, the City Planning Department determined that the proposed Zone Change would not have a significant effect on the environment. Negative Declaration No. ENV-2008-784-ND was published in the *Los Angeles Times* on August 14, 2008 for a review period ending on September 3, 2008. No comments were received on the document.

PUBLIC HEARING AND COMMUNICATIONS

A Public Hearing was held for the proposed Zone Change on August 12, 2008. The following are comments obtained at the August 12, 2008 Public Hearing:

Public Hearing

A public hearing on this matter was held at the Pan Pacific Senior Center, 141 S. Gardner Avenue, Los Angeles on August 12, 2008 at 6:00 P.M.

Approximately 60 people attended the hearing

Eighteen people spoke at the hearing: 12 in support; 2 in opposition; and 4 made general comments

Communications Received

1. Approximately 35 comment sheets and letters were received at the public hearing in support of the proposed zone change.
2. Two (2) letters were received in opposition to the proposed zone change.
3. Approximately one-hundred twenty four emails have been received both prior to and following the public hearing. The majority of them are in support of the proposed zone change. The remaining emails were general comments.

Comments

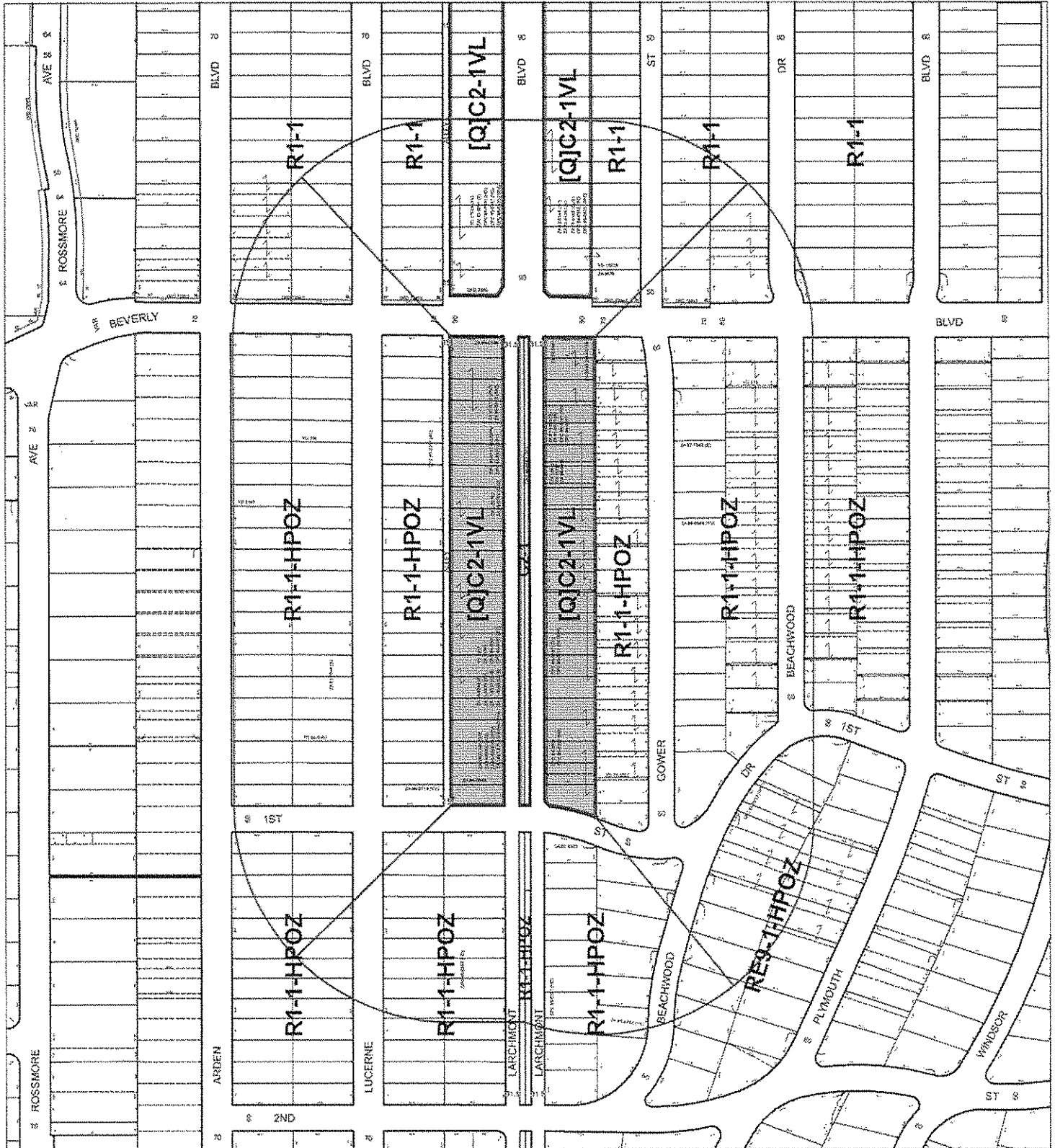
1. Points in Favor
 - Saving a portion of Los Angeles' history is important.
 - The proposed zone change would help preserve the village and its small town flavor and scale.
 - Larchmont Village represents a community and a quality of life that needs to be preserved.
 - The proposed zone change will protect the privacy and light of those homes on Gower and Lucerne and keep the small scale of the Village.
 - Preserving the scale of the stores will protect the historic nature of Larchmont and will encourage smaller retailers to continue to be part of our neighborhood.
 - This proposed zone change seems to be exactly what city planning is meant to do, to create and preserve balance between owners and citizens.

2. Points in Opposition


- The (existing) Q conditions have limited the use of the property and new ones will further cause the area to be treated substantially different from the neighboring properties and contrary to the City's general plan.
- These zoning changes use government regulations to attempt to restrict the marketplace in order to preclude large chain store type tenants from being able to economically do business on Larchmont Boulevard.

3. Other Points

- A definition of "takeout" should be added to the proposed ordinance to clarify the use of the term in Ordinance No. 168,334 which will be incorporated into this ordinance.
- The family and pedestrian friendly atmosphere of Larchmont Blvd. is becoming increasingly more difficult to find in Los Angeles, even at times that urban planners are recommending the creation and maintenance of smaller, more self sustaining communities that people can walk to and find a sense of 'place'.

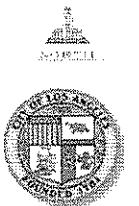


ZONE CHANGE

 [Q]C2-1VL TO [Q]C2-1D

THOMAS BROS
PAGE: 633
GRID: F1
C.D.: 4
P.A.: WILSHIRE
C.T.: 2113.00

CASE NO: CPC 2008-0783-ZC
DATE: 04-17-08
C.M.: 138 B 188
SCALE: 1 INCH = 150 FT.
USES: HEARING
GIS: ARMANDO ALFARO



VICINITY MAP



Subject Area

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 4
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PROJECT TITLE ENV-2008-784-ND	CASE NO. CPC-2008-783-ZC
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PROJECT LOCATION
various locations

PROJECT DESCRIPTION
A ZONE AND HEIGHT DISTRICT CHANGE FROM [Q]C2-1VL TO [Q]C2-1D TO IMPOSE [Q] QUALIFIED CONDITIONS AND "D" DEVELOPMENT LIMITATIONS THAT WOULD APPLY TO ALL COMMERCIAL ZONED LOTS WITHIN THE SUBJECT AREA TO LIMIT BUILDING HEIGHTS AND THE LINEAR FEET OF STREET FRONTAGE FOR INDIVIDUAL BUSINESSES; TO REQUIRE A 5-FOOT FRONT YARD SETBACK AND GROUND-FLOOR COMMERCIAL USES; AND TO APPLY OTHER URBAN DESIGN STANDARDS AND DEVELOPMENT REGULATIONS TO PRESERVE THE CHARACTER AND SCALE OF THE SUBJECT AREA. THE PROPOSED CHANGES DO NOT AFFECT THE DENSITY OF THE SUBJECT PROPERTIES.

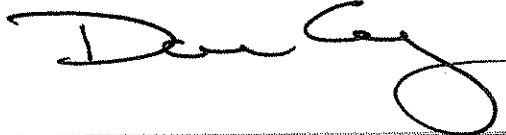
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
LOS ANGELES CITY PLANNING DEPARTMENT
200 NORTH SPRING STREET, ROOM 667
LOS ANGELES, CA 90012

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this 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
TERESA BATSON	CITY PLANNING ASSISTANT	(213) 978-1209

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		8/7/08

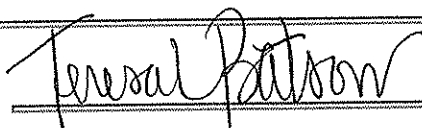
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 4 - TOM LABONGE	DATE: 08/08/2008
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2008-784-ND	RELATED CASES: CPC-2008-783-ZC	
PREVIOUS ACTIONS CASE NO.:	<input checked="" type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: LARCHMONT VILLAGE DEVELOPMENT REGULATIONS		
ENV PROJECT DESCRIPTION: A ZONE AND HEIGHT DISTRICT CHANGE FROM [Q]C2-1VL TO [Q]C2-1D TO IMPOSE [Q] QUALIFIED CONDITIONS AND "D" DEVELOPMENT LIMITATIONS THAT WOULD APPLY TO ALL COMMERCIAL ZONED LOTS WITHIN THE SUBJECT AREA TO LIMIT BUILDING HEIGHTS AND THE LINEAR FEET OF STREET FRONTAGE FOR INDIVIDUAL BUSINESSES; TO REQUIRE A 5-FOOT FRONT YARD SETBACK AND GROUND-FLOOR COMMERCIAL USES; AND TO APPLY OTHER URBAN DESIGN STANDARDS AND DEVELOPMENT REGULATIONS TO PRESERVE THE CHARACTER AND SCALE OF THE SUBJECT AREA. THE PROPOSED CHANGES DO NOT AFFECT THE DENSITY OF THE SUBJECT PROPERTIES.		
ENVIRONMENTAL SETTINGS: THE PORTIONS OF THE WILSHIRE COMMUNITY PLAN AREA ALONG THE WEST AND EAST SIDES OF LARCHMONT BOULEVARD BOUNDED BY BEVERLY BOULEVARD TO THE NORTH AND FIRST STREET TO THE SOUTH.		
PROJECT LOCATION: various locations		
COMMUNITY PLAN AREA: WILSHIRE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: NONE
EXISTING ZONING: [Q]C2-1VL	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: R4/1.5:1	LA River Adjacent: NO
GENERAL PLAN LAND USE: NEIGHBORHOOD OFFICE COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: R4/1.5:1	
	PROPOSED PROJECT DENSITY: R4/1.5:1	

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 ASSISTANT

(213) 978-1209

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 Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

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

Background

PROPONENT NAME:

LOS ANGELES CITY PLANNING DEPARTMENT

APPLICANT ADDRESS:

200 NORTH SPRING STREET, ROOM 667
LOS ANGELES, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning - Community Planning Bureau

PROPOSAL NAME (if Applicable):

LARCHMONT ZONE CHANGE

PHONE NUMBER:

(213) 978-1209

DATE SUBMITTED:

02/28/2008

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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT 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 AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
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 MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
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					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 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.	EXPOSURE OF 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.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?				✓
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF 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 POTENTIAL 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. 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?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND 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 AN 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 PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN 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?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH 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, 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?				✓
X. 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?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. 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?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD 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 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.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

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 STORMWATER 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 RESOURCE, 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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?					
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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 CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?				✓

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 will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2008-784-ND** and the associated case(s), **CPC-2008-783-ZC**.

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:
TERESA BATSON	CITY PLANNING ASSISTANT	(213) 978-1209	08/04/2008

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

I. AESTHETICS		
a.	NO IMPACT	This project has no adverse effects on a scenic vista. The project is located in a fully urbanized part of the city and there are no scenic vistas which will be impacted. Scenic vistas are generally defined as panoramic public views to natural features, including views of the ocean, striking or unusual natural terrain, or unique urban or historic features.
b.	NO IMPACT	The project area does not contain any highway or parkway that has been designated as "scenic," and therefore no scenic resources within this category can be damaged.
c.	NO IMPACT	The project does not contain a distinct physical landform or unique natural landscape features. The properties abutting the subject street segment are commercially designated and are currently developed with commercial uses. The existing visual character of the area will not be changed negatively by this project. There will be no new source of substantial light or glare created by this project.
d.	NO IMPACT	The properties abutting the subject street segment are commercially designated and are currently developed with commercial uses. The existing visual character of the area will not be changed negatively by this project. There will be no new source of substantial light or glare created by this project.
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	The proposed project does not contain any farmland or agricultural land.
b.	NO IMPACT	The proposed project is located in a fully urbanized part of the city and there is no existing zoning for agricultural uses in the project area.
c.	NO IMPACT	The proposed project is located in a fully urbanized part of the city and there is no existing zoning for agricultural uses in the project area.
III. AIR QUALITY		

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The proposed project will not conflict with or obstruct the implementation of the SCAQMD or congestion management plan. The proposed zone change does not change permitted density or intensity but imposes development regulations that will maintain the existing character and scale of the subject area. Any individual development proposal is subject to project-specific environmental analysis, when appropriate.	
b.	NO IMPACT	The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed zone change does not change permitted density or intensity but imposes development regulations that will maintain the existing character and scale of the subject area.	
c.	NO IMPACT	There will be no cumulatively considerable net increase of any criteria pollutant for which the air basin is in non-attainment. The proposed zone change does not change permitted density or intensity but imposes development regulations that will maintain the existing character and scale of the subject area.	
d.	NO IMPACT	The proposed project will not expose any sensitive receptors to substantial pollutant concentrations, nor will any odors be created by the proposed project. The proposed zone change does not change permitted density or intensity but imposes development regulations that will maintain the existing character and scale of the subject area.	
e.	NO IMPACT	The proposed project will not expose any sensitive receptors to substantial pollutant concentrations, nor will any odors be created by the proposed project. The proposed zone change does not change permitted density or intensity but imposes development regulations that will maintain the existing character and scale of the subject area.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The proposed project is located in a fully urbanized area of the city. There will be no changes in conditions that could yield an incremental increase in potential impacts to any species identified as a candidate, sensitive, or special status species.	
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Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	There are no biological resources, including riparian habitat or other sensitive natural community, federally protected wetlands, native resident or migratory fish/wildlife species which will be impacted. The subject area is in a fully urbanized area developed with commercial uses. Any individual development proposal may be subject to project-specific environmental analysis, when appropriate.	
c.	NO IMPACT	There are no federally protected wetlands in the project area. There will be no direct removal filling, or hydrological interruption to any resource as a result of the proposed project. The subject area is in a fully urbanized area developed with commercial uses. Any individual development proposal is subject to project-specific environmental analysis, when appropriate.	
d.	NO IMPACT	There are no known local policies, habitat conservation plans, or ordinances protecting biological resources in the proposed project area. Any individual development proposal is subject to project-specific environmental analysis, when appropriate.	
e.	NO IMPACT	The proposed project does not conflict with any local policies or ordinances protecting biological resources. There is no development project proposed at this time. Any individual development proposal is subject to project-specific environmental analysis, when appropriate.	
f.	NO IMPACT	The proposed project does not conflict with any approved local, regional, or state conservation plan. There is no development project proposed at this time. Any individual development proposal may be subject to project-specific environmental analysis, when appropriate.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The proposed project will not cause an adverse change in significance of a historical resource as defined in State CEQA 15064.5 as no development project is proposed at this time. Any individual development project is subject to project-specific environmental analysis.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed project will not cause an adverse change in significance of an archaeological resource, paleontological resource, site, or unique geologic feature, or any human remains because the proposed project is in a fully urbanized area of the city. Any individual development project is subject to project-specific environmental analysis.	
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c.	NO IMPACT	The proposed project will not cause an adverse change in significance of an archaeological resource, paleontological resource, site, or unique geologic feature, or any human remains because the proposed project is in a fully urbanized area of the city. Any individual development project is subject to project-specific environmental analysis.	
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d.	NO IMPACT	The proposed project will not cause an adverse change in significance of an archaeological resource, paleontological resource, site, or unique geologic feature, or any human remains because the proposed project is in a fully urbanized area of the city. Any individual development project is subject to project-specific environmental analysis.	
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VI. GEOLOGY AND SOILS

a.	NO IMPACT	The proposed project in and of itself will not pose any risks of human injury and property damage due to potential regional earthquakes. As is common in the Southern California region, there will be continued risks of human injury and property damage because of potential regional earthquakes, but none posed specifically by the proposed project. The proposed zone change does not change density or intensity. No Alquist-Priolo special study zone areas, designated by the state of California Division of Mines and Geology, are located within the region. While generally the potential exists for geologic hazards due to geologic and seismic conditions in the project area, this specific project proposes no changes that would alter these conditions because the project is located in a fully urbanized area of the city. Any individual development project is subject to project-specific environmental analysis.	
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Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The project area is an urbanized area and the majority of the land is developed, therefore the proposed project will not result in substantial soil erosion or loss of topsoil. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review.	
c.	NO IMPACT	The project site is not in a state designated liquefaction area. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review pertaining to seismic-related ground failure, liquefaction, ventilation and methane gas detection systems.	
d.	NO IMPACT	The project area is an urbanized area and the majority of the land is developed, therefore the proposed project will not result in substantial soil erosion or loss of topsoil. The project is not located on a geologic unit or unstable soil. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review.	
e.	NO IMPACT	The project area is an urbanized area and the majority of the land is developed, therefore the proposed project will not result in substantial soil erosion or loss of topsoil. This project will not pose any issues that require developmental regulations. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review pertaining to substantial soil erosion or the loss of topsoil.	
f.	NO IMPACT	The project site is not in a state designated liquefaction area. The project area is an urbanized area and the majority of the land is developed. The project is not located on a geologic unit or unstable soil and will not pose any issues that require developmental regulations. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	The project area is an urbanized area and the majority of the land is developed and is not located on a geologic unit or unstable soil. This project will not pose any issues that require developmental regulations. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review.	
h.	NO IMPACT	The project site has access to sewers and wastewater disposal. Individual projects in the area may be subject to standard development regulations that are required by the City and may require site-specific environmental review pertaining to sewers and wastewater disposal.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed project will not result in the routine transport, use, production, or disposal of hazardous materials. Any individual development project may be subject to project-specific environmental analysis.	
b.	NO IMPACT	The proposed project will not create a significant hazard to the public or the environment through accident conditions involving the release of hazardous materials into the environment. The project area is within a methane gas buffer zone. However, the proposed zone change will not result in the release of hazardous materials into the environment. Any individual development project may be subject to project-specific environmental analysis.	
c.	NO IMPACT	The project are is not within one-quarter mile of an existing or proposed school.	
d.	NO IMPACT	The project area is within a methane gas buffer zone. However, the proposed zone change will not result in the release of hazardous materials into the environment. Any individual development project may be subject to project-specific environmental analysis.	
e.	NO IMPACT	The proposed project is not within an airport land use plan, or within two miles of a public airport or public use airport.	
f.	NO IMPACT	The proposed project is not within the vicinity of a private airstrip.	
g.	NO IMPACT	The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The proposed project will be located in a fully urbanized area and will not expose people or structures to wildland fires.	
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VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The proposed project will not violate any water quality standards or waste discharge requirements. Any individual development project may be subject to project-specific environmental analysis.	
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b.	NO IMPACT	The proposed project will not have a substantial impact on groundwater supplies or recharge. The proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Any individual development project may be subject to project-specific environmental analysis.	
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c.	NO IMPACT	The proposed project will not alter the existing drainage pattern of the site or area. The subject area is a fully urbanized area of the city developed with commercial uses. Any individual development project may be subject to project-specific environmental analysis.	
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d.	NO IMPACT	The proposed project will not alter the existing drainage pattern of the site or area. The subject area is a fully urbanized area of the city developed with commercial uses. Any individual development project may be subject to project-specific environmental analysis.	
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e.	NO IMPACT	The project will not create or contribute to runoff water. No development is proposed at this time. Any individual development project may be subject to project-specific environmental analysis.	
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f.	NO IMPACT	The proposed project will not create or contribute runoff water. The proposed project will not substantially degrade water quality. No development is proposed at this time. Any individual development project may be subject to project-specific environmental analysis.	
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g.	NO IMPACT	The proposed project is not located in a 100- year flood plain as mapped on federal flood hazard boundary or flood insurance rate map or the flood hazard delineation map. The proposed project will not place housing within a one hundred year flood plain.	
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Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The proposed project is not located in a 100- year flood plain as mapped on federal flood hazard boundary or flood insurance rate map or the flood hazard delineation map. The proposed project will not place within a one hundred year flood plain structures which would impede or redirect flows.	
i.	NO IMPACT	The proposed project is not near a levee or dam, and thus would not threaten to 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.	NO IMPACT	The proposed project is approximately 12 miles from the Pacific Ocean. Impacts due to seismic-related tidal phenomena are not of concern at such a distance from the coastline and at such elevations above sea level. Thus, the proposed project will not cause inundation by seiche, tsunami, or mudflow.	

IX. LAND USE AND PLANNING

a.	NO IMPACT	The proposed project is a zone change which will impose development regulations on future projects in the subject area. It will not introduce any new physical divisions to a community.	
b.	NO IMPACT	The proposed project will not conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project, and will not have an effect on policies adopted to mitigate an environmental effect.	
c.	NO IMPACT	The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.	

X. MINERAL RESOURCES

a.	NO IMPACT	The project area does not contain any known mineral resource and the project will not result in the loss of availability of a known mineral resource. Any individual development project may be subject to project-specific environmental analysis.	
b.	NO IMPACT	The project will not result in the loss of availability of a locally-important mineral resource recovery site. Any individual development project may be subject to project-specific environmental analysis.	

XI. NOISE

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The project will not generate an increase in ambient noise levels in the project vicinity above levels existing without the project. Any individual development project may be subject to project-specific environmental analysis.	
b.	NO IMPACT	The project will not expose people to or generate an increase in groundborne vibration or noise levels in the project vicinity above levels existing without the project. Any individual development project may be subject to project-specific environmental analysis.	
c.	NO IMPACT	The project will not generate an increase in ambient noise levels in the project vicinity above levels existing without the project. Any individual development project is subject to project-specific environmental analysis.	
d.	NO IMPACT	The project will not generate an increase in ambient noise levels in the project vicinity above levels existing without the project. Any individual development project is subject to project-specific environmental analysis.	
e.	NO IMPACT	The project is not located within an airport land use plan or in the vicinity of a private airstrip. There will be no impacts on any noise levels as a result of this project.	
f.	NO IMPACT	The project is not located within an airport land use plan or in the vicinity of a private airstrip. There will be no impacts on any noise levels as a result of this project.	
XII. POPULATION AND HOUSING			
a.	NO IMPACT	The proposed project will not affect population growth in the area either directly or indirectly. The proposed project does not change the permitted density or intensity but imposes development regulations that will maintain the existing scale and character of the subject area. Any individual development project may be subject to project-specific environmental analysis.	
b.	NO IMPACT	The proposed project will not displace substantial numbers of existing housing units necessitating the construction of replacement housing elsewhere. Any individual development project may be subject to project-specific environmental analysis.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The proposed project will not displace any people or existing housing units as a result of its implementation. Any individual development project may be subject to project-specific environmental analysis.	
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XIII. PUBLIC SERVICES

a.	NO IMPACT	The proposed project will not result in a need for new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. The proposed project does not change the permitted density or intensity of the subject area. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
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b.	NO IMPACT	The proposed project will not result in a need for new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. The proposed project does not change the permitted density or intensity of the subject area. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
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c.	NO IMPACT	The proposed project will not result in a need for new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. The proposed project does not change the permitted density or intensity of the subject area. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
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d.	NO IMPACT	The proposed project will not result in a need for new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. The proposed project does not change the permitted density or intensity of the subject area. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
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Impact?	Explanation	Mitigation Measures	
e.	NO IMPACT	The proposed project will not result in a need for new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. The proposed project does not change the permitted density or intensity of the subject area. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
XIV. RECREATION			
a.	NO IMPACT	The project does not affect or include recreational facilities. There is no net population increase resulting from the proposed project and there are no features that would increase or reduce the demand for recreation and park services. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
b.	NO IMPACT	The project does not affect or include recreational facilities. There is no net population increase resulting from the proposed project and there are no features that would increase or reduce the demand for recreation and park services. All individual development proposals may be subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
XV. TRANSPORTATION/CIRCULATION			
a.	NO IMPACT	The proposed project will not exceed either individually or cumulatively a level of service standards established by the county congestion management agency for designated roads or highways. The proposed project does not change permitted densities or intensities. Individual projects may be subject to project-specific environmental analysis. Any impacts will be assessed and appropriate mitigation measures assigned at that time.	

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The proposed project will not result in any new or physically altered governmental facilities and thus there will be no impacts associated with the provision of such facilities. All individual development proposals are subject to project-specific environmental assessment and any impacts to public services facilities will be evaluated at that time.	
c.	NO IMPACT	The proposed project area is not near an airport and will not result in any change in air traffic patterns.	
d.	NO IMPACT	The proposed project will not result in any substantial increase in hazards to a design feature or incompatible uses. All individual development proposals may be subject to project-specific environmental analysis.	
e.	NO IMPACT	The proposed project will not result in inadequate emergency access. The project is a zone change that imposes design standards which will not impact existing City regulations pertaining to access. All individual development proposals may be subject to project-specific environmental analysis.	
f.	NO IMPACT	The proposed project will not result in inadequate parking capacity. The project is a zone change that imposes design standards which will not impact existing City regulations pertaining to access. All individual development proposals are subject to project-specific environmental analysis. Any impacts will be evaluated at that time.	
g.	NO IMPACT	The proposed project will not conflict with adopted policies, plans or programs supporting alternative transportation. All individual development proposals are subject to project-specific environmental assessment and any impacts will be evaluated at that time.	
XVI. UTILITIES			
a.	NO IMPACT	The proposed project will not exceed wastewater treatment requirements of the applicable regional water quality control board. The proposed project will not require or result in the construction of new water or wastewater treatment facilities since the proposed project will not change the permitted density or intensity of the subject. The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The proposed project will not exceed wastewater treatment requirements of the applicable regional water quality control board. The proposed project will not require or result in the construction of new water or wastewater treatment facilities since the proposed project will not change the permitted density or intensity of the subject. The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	
c.	NO IMPACT	The proposed project will not exceed wastewater treatment requirements of the applicable regional water quality control board. The proposed project will not require or result in the construction of new water or wastewater treatment facilities since the proposed project will not change the permitted density or intensity of the subject. The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	
d.	NO IMPACT	The proposed project will not have an effect on water supplies. The proposed project will not affect wastewater treatment. The proposed project will not have any solid waste disposal needs or generate any solid waste disposal itself.	
e.	NO IMPACT	The proposed project will not have an effect on water supplies. The proposed project will not affect wastewater treatment. The proposed project will not have any solid waste disposal needs or generate any solid waste disposal itself.	
f.	NO IMPACT	The proposed project will not have an effect on water supplies. The proposed project will not affect wastewater treatment. The proposed project will not have any solid waste disposal needs or generate any solid waste disposal itself.	
g.	NO IMPACT	The proposed project will not have an effect on water supplies. The proposed project will not affect wastewater treatment. The proposed project will not have any solid waste disposal needs or generate any solid waste disposal itself.	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project will not substantially degrade environmental quality, substantially reduce fish or wildlife habitat, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal	

Impact?	Explanation	Mitigation Measures
	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. NO IMPACT	The proposed project will not have an impact which is individually limited but cumulatively considerable. The proposed project only imposes design regulations. It will not affect the underlying zoning capacity or density in the area, therefore the effects of multiple projects will not have any negative impacts on land use or housing capacity in the area.	
c. NO IMPACT	The proposed project does not have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.	

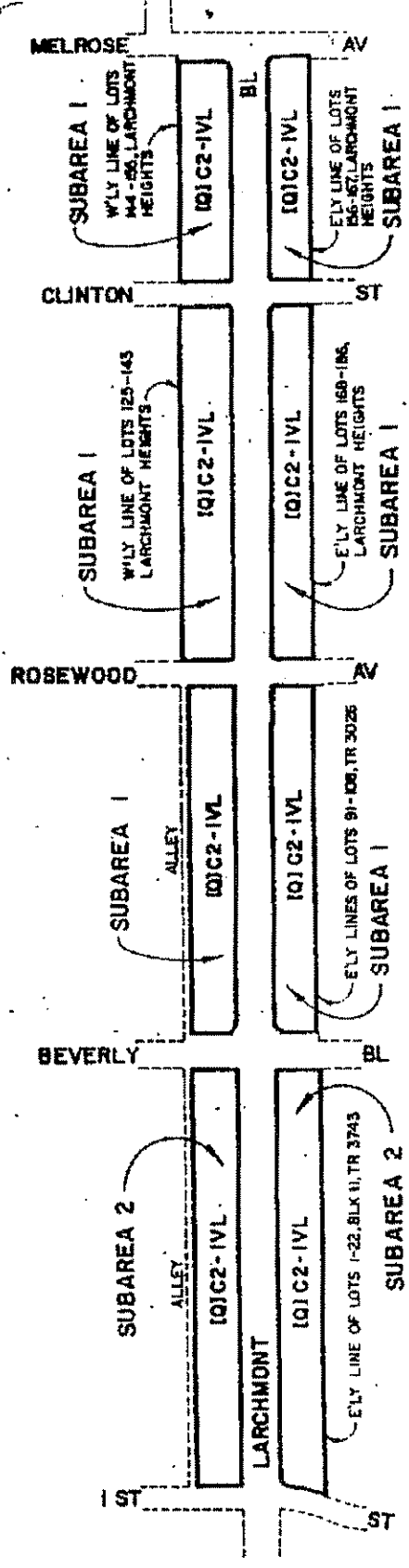
EXHIBIT D
CPC-2008-783-ZC

ORDINANCE NO. 168334

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



ZA	493	DM	4669/	CPC 91-0117	ZC/GPC
DRG /			4694/4900		

Sec. 2. Pursuant to Section 12.32-K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent "Q" Qualified classification.

1. Use. The use of the subject properties is limited to those uses permitted in the C1 Zone, and only the following uses permitted in the C1.5 and C2 Zones:

- Advertising Studio
- Art Gallery
- Antique Shop
- Bicycle Repair Shop
- Bicycle Sales
- Bird Store
- Camera Repair
- Book Store, Secondhand
- Catering establishment
- Department Store
- Engraving
- Newsstand, enclosed*
- Garden Furniture
- Interior Decorating Studio
- Music School, or Studio
- Optician
- Pet Store
- Photo Developing and Finishing
- Plumbing Shop
- Post Office
- Private School
- Publishing Establishment
- Recyclable Materials Deposit
- Retail Store or Business
- Sign Painting
- Veterinary Clinic
- and;

(* All activities, including storage, shall be conducted wholly within an enclosed building.)

2. In Subarea 2 of the property shown in Section 1 hereof, the following uses shall be subject to the following additional limitations:

- (i) Restaurant Uses. The total number of restaurants (defined as "an establishment operating primarily for the purpose of selling food to be consumed on the premises which may have a secondary purpose of selling alcoholic beverages, excluding food services establishments which operate primarily for the purpose of selling food to be consumed off-premises, such as retail bakeries, ice cream parlors, yogurt shops, candy shops, doughnut shops, grocery stores, delicatessens, catering services or coffee stores") may not exceed one for every 270 feet of public street lot frontage.

Such businesses need not be spaced at said intervals, provided that the total number does not exceed the above ratio. No one restaurant may exceed 40 feet of public street lot frontage, and the total public street lot frontage of restaurants may not exceed 200 feet. Drive-through fast-food establishments are prohibited.

(ii) Financial Services Uses on the Ground Floor. The total number of financially-oriented services (defined as "the provision to the public of services including, but not limited to, those offered by banks, savings and loan associations, thrift associations, real estate offices, insurance companies, brokerage firms, title insurance companies, financial advisors and escrow offices") located on the ground floor level may not exceed one for every 300 feet of public street lot frontage; provided, further, that real estate offices may not exceed one for every 900 feet. Such businesses need not be spaced at said intervals, provided that the total number does not exceed the above ratio. Expansion on the ground floor, of a financially-oriented service existing on the effective date of this ordinance is prohibited; however, expansion on or into upper floors shall be permitted. No one financially-oriented service may exceed 60 feet of ground floor public street lot frontage.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 10 1992

ELIAS MARTINEZ, City Clerk,

By *Elias Martinez*
Deputy.

NOV 13 1992
Approved _____

Approved as to Form and Legality

JAMES K. HAHN, City Attorney,

By _____
Deputy.

File No. 90-2138-S1

City Clerk Form 23

In accordance with Sec. 97.3 of the City Charter, approval of this ordinance recommended for the City Planning Commission _____

OCT 13 1992

See attached report

Con Hoyle
Director of Planning