

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

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 14 - JOSE HUIZAR
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<b>PROJECT TITLE</b> ENV-2012-3186-MND	<b>CASE NO.</b> ZA-2012-3185-VCU-ZV-ZAA-TDR
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<b>PROJECT LOCATION</b> 1130 S HOPE ST
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**PROJECT DESCRIPTION**  
The proposed project is the renovation of a vacant 76-room, 3-story URM apartment building with a full basement into a 60,220 square-foot, ten-story, 44-room boutique hotel with a restaurant bar, lounge/club, conference/meeting room, galley spaces, and pool deck. The project involves the demolition of 10,411 square feet of the existing 26,108 square feet apartment building while preserving 15,697 square feet of the structure and masonry facade. The project includes entitlement requests for: 1) conditional uses to permit a 44-room guest hotel within 500 feet of residential uses and the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, bars, lounges, roof deck pool area and within the guest rooms; 2) a zone variance to permit zero off-street parking in lieu of the four spaces required, to allow a commercial use adjoining an alley with a loading dock, and to permit an open air pool deck as a bar area; 3) a Zoning Administrator's Adjustment to allow zero feet along the front, rear and side yards; 4) a Director's Determination to allow a Floor Area Ratio increase to 6:1 to permit an additional 13,000 square feet of floor area and to provide a public benefit payment in lieu of a transfer of floor area from a donor site; 5) a project permit adjustment to deviate from the Downtown Design Guidelines.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Rick Son, BIMHF, LLC  
1150 South Olive Street, Suite 2000  
Los Angeles, CA 90015

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

(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

<b>NAME OF PERSON PREPARING THIS FORM</b>	<b>TITLE</b>	<b>TELEPHONE NUMBER</b>
THEODORE IRVING	City Planner	(213) 978-1366

<b>ADDRESS</b>	<b>SIGNATURE (Official)</b>	<b>DATE</b>
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		05/01/2013

**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**I-130. Aesthetics (Glare)**

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

**III-10. Air Pollution (Demolition, Grading, and Construction Activities)**

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

**VI-10. Seismic**

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

**VI-20. Erosion/Grading/Short-Term Construction Impacts**

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)**

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

**X-10. General Plan Designation/Zoning**

- The proposed project would permit intensities and or densities exceeding those permitted by the existing \_\_\_\_\_ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

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

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XII-130. Increased Noise Levels (Rooftop Playground)**

- Environmental impacts to the adjacent residences may result from project implementation due to the rooftop playground. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- The surface of the playground and the sound barriers shall be constructed with materials with acoustically the lowest noise transmission quality commercially available to the satisfaction of the decision maker.

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

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-30. Public Services (Police)**

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

**XVIII-20. Effects On Human Beings**

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

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 14 - JOSE HUIZAR	<b>DATE:</b> 02/27/2013
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2012-3186-MND		<b>RELATED CASES:</b> ZA-2012-3185-VCU-ZV-ZAA-TDR	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> ADAPTIVE REUSE OF A VACANT 76 ROOM, 3-STORY BUILDING INTO A 10-STORY, 44 QUEST ROOM HOTEL W/RESTAURANT, BAR LOUNGE/CLUB, CONFERENCE/MEETING ROOM AND GALLERY SPACE			
<b>ENV PROJECT DESCRIPTION:</b> The proposed project is the renovation of a vacant 76-room, 3-story URM apartment building with a full basement into a 60,220 square-foot, ten-story, 44-room boutique hotel with a restaurant bar, lounge/club, conference/meeting room, galley spaces, and pool deck. The project involves the demolition of 10,411 square feet of the existing 26,108 square feet apartment building while preserving 15,697 square feet of the structure and masonry facade. The project includes entitlement requests for: 1) conditional uses to permit a 44-room guest hotel within 500 feet of residential uses and the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, bars, lounges, roof deck pool area and within the guest rooms; 2) a zone variance to permit zero off-street parking in lieu of the four spaces required, to allow a commercial use adjoining an alley with a loading dock, and to permit an open air pool deck as a bar area; 3) a Zoning Administrator's Adjustment to allow zero feet along the front, rear and side yards; 4) a Director's Determination to allow a Floor Area Ratio increase to 6:1 to permit an additional 13,000 square feet of floor area and to provide a public benefit payment in lieu of a transfer of floor area from a donor site; 5) a project permit adjustment to deviate from the Downtown Design Guidelines.			
<b>ENVIRONMENTAL SETTINGS:</b> The subject neighborhood is known as the South Park area of Downtown Los Angeles in the Central City Community Plan area. The proposed project site is a 7,829 square foot site surrounded by a recently constructed unified development consisting of the Elleven building located at 1111 South Grand Avenue, the Luma building located at 1100 South Hope Street, and the "EVO" located at 1155 South Grand Avenue. The Los Angeles Sports and Entertainment District is located just west of the project site and provides convenient shopping, entertainment and employment opportunities.			
<b>PROJECT LOCATION:</b> 1130 S HOPE ST			
<b>COMMUNITY PLAN AREA:</b> CENTRAL CITY <b>STATUS:</b>  <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		<b>AREA PLANNING COMMISSION:</b> CENTRAL	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> DOWNTOWN LOS ANGELES
<b>EXISTING ZONING:</b> [Q]R5-4D-O		<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 DU / 200 Square Feet	
<b>GENERAL PLAN LAND USE:</b> HIGH DENSITY RESIDENTIAL		<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 Du / 200 Square Feet	
		<b>LA River Adjacent:</b> NO	

**PROPOSED PROJECT DENSITY:**  
44 Guest Rooms

**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 Planner**

**(213) 978-1366**

Signature

Title

Phone

**Evaluation Of Environmental Impacts:**

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

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



**Environmental Factors Potentially Affected:**

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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**INITIAL STUDY CHECKLIST** (To be completed by the Lead City Agency)

*Background*

**PROPONENT NAME:**

Rick Son, BIMHF, LLC

**PHONE NUMBER:**

(323) 377-5527

**APPLICANT ADDRESS:**

1150 South Olive Street, Suite 2000  
 Los Angeles, CA 90015

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/15/2012

**PROPOSAL NAME (if Applicable):**

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓

#### VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?	✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?	✓		
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?	✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

#### VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓		
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
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**IX. HYDROLOGY AND WATER QUALITY**

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j.	Inundation by seiche, tsunami, or mudflow?			✓	

**X. LAND USE AND PLANNING**

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

**XI. MINERAL RESOURCES**

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

**XII. NOISE**

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

### XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

### XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	

### XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

### XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓
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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 an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?		✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

**XVII. UTILITIES AND SERVICE SYSTEMS**

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓		
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2012-3186-MND** and the associated case(s), **ZA-2012-3185-VCU-ZV-ZAA-TDR** and **ZA-2012-3185-VCU-ZV-ZAA-TDR**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

**ADDITIONAL INFORMATION:**

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

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://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:
THEODORE IRVING	City Planner	(213) 978-1366	04/02/2013

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

<b>I. AESTHETICS</b>		
a.	NO IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
b.	NO IMPACT	No scenic vista has been designated for the area; therefore, no impact would result.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>No landscaping exist which provides a buffer or enhances the site. The proposed project will need to provide some hardscape and/or landscaping to mitigate the increased intensity. After the mitigation measure, the impact will be less than significant.</b>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The ten-story hotel structure will have outdoor lighting for security, parking and roof top open space. The outdoor lighting will be designed and installed with shielding to mitigate the impact to less than significant.</b>
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The site is zoned for high density residential uses and does not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site is zoned for high density residential use and does not contain farmland of any type. No impact will result.
c.	NO IMPACT	The site is zoned for high density residential uses and does not contain farmland of any type. No impact will result.
d.	NO IMPACT	The site is zoned for high density residential uses and does not contain farmland of any type. No impact will result.
e.	NO IMPACT	The site is zoned for high density residential uses and does not contain farmland of any type. No impact will result.
<b>III. AIR QUALITY</b>		
a.	POTENTIALLY SIGNIFICANT IMPACT	<b>The construction phases of the proposed 44-room hotel may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.</b>



Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT IMPACT	<p><b>The construction phases of the proposed 44-room hotel may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.</b></p>	III-10
c.	NO IMPACT	The proposed construction will not result in a cumulative net increase of any pollutant basin-wide. No impact will result.	
d.	NO IMPACT	The proposed project is not anticipated to expose any sensitive receptor to substantial pollutant concentrations.	
e.	NO IMPACT	No objectionable odors are anticipated to result from this residential project.	

#### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	Currently, the site contains a three-story masonry building with no surface parking area or landscaping. No sensitive species are expected to be located on the site. No impact would result.	
b.	NO IMPACT	Currently, the site contains a three-story masonry building with no surface parking or landscaping. The site does not contain riparian habitat or sensitive natural communities. No impact would result.	
c.	NO IMPACT	The site does not contain wetlands. No impact would result	
d.	NO IMPACT	The project site is fully developed with a former residential use with no landscaping and does not contain wildlife corridors or nursery sites.	
e.	NO IMPACT	The project site contains no trees that are greater than 12 inches in diameter. Trees 12 inches or greater in diameter will need to be replaced on a 1:1 ratio to reduce the biological impact to a less than significant level. No impact will result.	
f.	NO IMPACT	The proposed project will not conflict with any habitat conservation plans.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	<p>The Office of Historic Resources (OHR) found that the subject building is not individually eligible for listing in the National Register of Historic Places, The California Register of Historical Resources, Historic Preservation Overlay Zone, or local designation. After evaluating the report findings and additional research, the OHR staff also determined that the subject building does not appear to be eligible for listing as a contributor to a potential district and that</p>	
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Impact?	Explanation	Mitigation Measures
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	there does not appear to be a grouping of buildings that would constitute a historic district. No impact is anticipated.	
b. NO IMPACT	The project is not located in an area of known archaeological resources. No impact would result.	
c. NO IMPACT	The project is not located in an area of known paleontological resources. No impact would result.	
d. NO IMPACT	The project site is not located in an area of known to have any human remains. No impact would result	

**VI. GEOLOGY AND SOILS**

a. LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist Priolo zone.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project site is subject to strong seismic shaking; however, the resulting impact will be reduced to a less than significant level by following the International Building Code standards during construction.</b>	VI-10
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project site is not located in a liquefaction zone or an area known for seismic-related ground failure.</b>	VI-10
d. NO IMPACT	The project site is not located in a landslide zone or an area known for slope ground failure	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The grading of the site will result in the loss of topsoil; however, the resulting impact will be reduced to a less than significant level by the incorporation of construction mitigation measures.</b>	VI-20
f. NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
g. NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
h. NO IMPACT	No septic tanks are proposed as part of this project. No impact would result.	

**VII. GREEN HOUSE GAS EMISSIONS**

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The construction of the proposed 44-room hotel development is anticipated to increase the emission of greenhouse gases (GHG). However, mitigation measures have been incorporated to reduce the pollution impacts to less than significant levels. In addition, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, water conservation, among others. The State</b>	VII-10
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Impact?	Explanation	Mitigation Measures
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	of California has required that GHG emission be reduced to 1990 levels by 2020.	
b. NO IMPACT	Presently, the state and regional agencies and local governments, including the City of Los Angeles, are developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course action to meet the state goals as set forth under AB 32. However, at this time, no thresholds have been adopted.	

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The existing three-story residential structure has the possibility of containing asbestos, which would be transported following demolition; however, the resulting impact would be reduced to a level of insignificant by the proposed mitigation measure.</b>	<b>VIII-10</b>
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The existing multi-family structure has the possibility of containing asbestos since their construction occurred in the 1950's. An asbestos survey and removal of any ACM must be completed prior to the issuance of the demolition permit to mitigate the impact to a less than significant level.</b>	<b>VIII-10</b>
c. NO IMPACT	No hazardous materials are proposed to be used with this residential project. No impact would result	
d. NO IMPACT	The site is not located on a hazardous materials list. No impact would result.	
e. NO IMPACT	The site is not located within an airport land use plan. The proposed residential project would not result in a safety hazard for people residing or working in the area.	
f. NO IMPACT	The site is not located within the vicinity of a private airstrip. The residential project would not result in a safety hazard for people residing or working in the area.	
g. NO IMPACT	The 44-room boutique hotel development is permitted in the current [Q]R5-4D-O Zone, pursuant to a conditional use approval and would not interfere with any emergency response or evacuation plans.	
h. NO IMPACT	The project site is not located in an area of wildland fires. No impact would result.	

**IX. HYDROLOGY AND WATER QUALITY**

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	Due to its small size and residential nature, no violations of any water quality or waste discharge requirements are anticipated for the proposed project.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LA DWP.	
c.	LESS THAN SIGNIFICANT IMPACT	The project would not substantially alter the existing drainage pattern of the site or area. The site, formerly used for multi-family residential purposes, drains into the sewer as will the proposed hotel project. No impact will result.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site does not contain a stream or a river. The site currently drains into the sewer as will the proposed project. No impact will result.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will be required to control runoff using stormwater best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to substantially degrade water quality.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project is neither housing nor within a 100-year flood plain. No impact is anticipated.	
h.	LESS THAN SIGNIFICANT IMPACT	The project is not located in a flood zone. No impact will result.	
i.	LESS THAN SIGNIFICANT IMPACT	The project site is not located in a potential dam inundation zone. No impact would result.	
j.	LESS THAN SIGNIFICANT IMPACT	The project site is not located within an inundation zone for seiche, tsunami, or mudflow. No impact would result.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The proposed 44-room hotel development is permitted in the High Density Residential land use designated category and would not physically divide a community. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The proposed 44-room hotel development is permitted in the High Density Residential land use category and [Q]R5-4D-O Zone, pursuant to a conditional use approval. The project does not comply with LAMC requirements for parking, loading area and open space use and therefore, entitlement requests have been filed to</b>	X-10

Impact?	Explanation	Mitigation Measures
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	<p>permit variations from the code. Upon approval and compliance with the conditions of approval, the project will be consistent with the zone and plan.</p>	
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c. NO IMPACT	<p>The proposed project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed urban area.</p>	
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**XI. MINERAL RESOURCES**

a. NO IMPACT	<p>The site is not located in a known area of mineral resources. No impact is expected to result</p>	
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b. NO IMPACT	<p>The site is not located in a known area of a locally-important mineral resource recovery site. No impact is expected to result</p>	
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**XII. NOISE**

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Double-pane windows will be required on all windows facing the local street to reduce the operational noise impact to a less than significant level.</b></p>	<p><b>XII-20, XII-170</b></p>
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b. LESS THAN SIGNIFICANT IMPACT	<p>The project construction will be typical of other multi-family buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels</p>	
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c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>Impacts may result from the project implementation due to noise from the rooftop area. The rooftop area will need to be designed and constructed to reduced the noise impact to a less than significant level.</b></p>	<p><b>XII-130</b></p>
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d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level.</b></p>	<p><b>XII-20</b></p>
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e. NO IMPACT	<p>The propose project is not located within a flight path, as such it is not anticipated to have a noise impact.</p>	
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f. NO IMPACT	<p>The propose project is not located within the vicinity of a private airstrip, as such it is not anticipated to have a noise impact.</p>	
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**XIII. POPULATION AND HOUSING**

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The proposed hotel building will not induce substantial population growth. No impact will result.	
b.	NO IMPACT	No net housing will be displaced as a result of this project	
c.	NO IMPACT	The proposed project would not involve or cause the construction of replacement housing elsewhere. Pursuant to Public Resources Code Section 21082.2 (c) (CEQA Guidelines Section 15064 (e)), no substantial evidence exists establishing a nexus between the project and the direct or indirect need to construct new housing elsewhere in the City of Los Angeles. The project would provide a net increase in the City's housing stock. Furthermore, tenant relocation is being provided as mandated by law, for those tenants being displaced by the proposed project.	

#### XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is located in an area with adequate fire response times. The project will be reviewed by the LA Fire Department who may require mitigation emergency access and site layout to reduce the fire impact to a less than significant level.</b>	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project will be reviewed by the LA Police Department who may require mitigation emergency access and site layout to reduce the police protection impacts to a less than significant level.</b>	XIV-30
c.	NO IMPACT	The proposed project will not increase the demand on area schools; no impact will result.	
d.	NO IMPACT	The proposed hotel building project will not increase the demand on area parks. No impact will result	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed 44-room hotel project will not increase the demand on other government services. No impact will result.	

#### XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	No increase demand for use in parks by this project is anticipated.	
b.	NO IMPACT	No increase demand for use in parks by this project is anticipated.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	The proposed 44-room hotel does not require a traffic review by the Department of Transportation. No impact will result.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The 44-room hotel project is not anticipated to significantly increase the level service at the intersection of Hope Street and 11th Street. No impact will result.	
c.	NO IMPACT	No change in air traffic patterns will result from the proposed residential project.	
d.	NO IMPACT	The project does not include any hazardous design features. No impact would result.	
e.	LESS THAN SIGNIFICANT IMPACT	Both LADOT and the LAFD will review the proposed project's emergency access to ensure that potential impacts are mitigated to a less than significant level.	
f.	NO IMPACT	A zone variance request to provide zero parking spaces in lieu of the required four spaces has been filed. Upon approval and compliance with the conditions, the project will be consistent with zoning code and community plan.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	The project's net increase of 44 guest rooms should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would not produce a demand in excess of what is anticipated in City plans and would not require the construction of new facilities.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed 44-room boutique hotel will not require the construction of new stormwater drainage facilities. No impact will result.	
d.	LESS THAN SIGNIFICANT IMPACT	The Department of Water and Power has issued a new policy to preserve adequate supplies to serve the city. The compliance with mitigate measure would reduce the impact of water usage to less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	NO IMPACT	The local landfills have sufficient capacity to serve the proposed 44-room boutique hotel. No impact is anticipated.	
g.	NO IMPACT	The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level.	

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Impact?	Explanation	Mitigation Measures
a. LESS THAN SIGNIFICANT IMPACT	The proposed project does not result in any impact that would cause the above.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The proposed 44-room boutique hotel project will result in environmental impacts; however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the impacts of the propose project will not result in any cumulative impacts.</b>	<b>XVIII-20</b>
c. LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings	