

**PUBLIC NOTICE
NOTICE OF PREPARATION (NOP) OF
A DRAFT ENVIRONMENTAL IMPACT REPORT
& SCOPING MEETING**

Purpose of Notice of Preparation: Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City of West Hollywood is the Lead Agency for environmental review and must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment to identify significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR including the No Project Alternative.

The Notice of Preparation (NOP) is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

David DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
E-mail: ddegrazia@weho.org

Due to the time limits mandated by state law, your response to the NOP should be sent at the earliest possible date, but not later than 30 days after issuance of this notice. **The response deadline is August 7, 2013.**

Project Title: 8899 Beverly Boulevard Project

Project Applicant: Beverly Blvd Associates, L.P., P.O. Box 10506, Beverly Hills, CA 90213

Project Location: The project site is located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood Avenue in the City of West Hollywood. The project site is 75,500 square feet (sf) (approximately 1.73 acres) and is comprised of 17 legal lots. Five lots are located on the north side of Beverly Boulevard between Almont Drive and Robertson Boulevard and opposite Swall Drive and La Peer Drive. The project site also includes 12 lots fronting Rosewood Avenue, on the south side of the street, between Almont Drive and Robertson Boulevard. The 1.73-acre project site is currently developed with a ten-level (including one basement level), 125-foot tall, commercial building (89,630 square feet,) originally built in 1963. The site also includes an approximately 48,000 square foot surface parking lot between the existing building and Rosewood Avenue.

Project Description: The proposed project is a mixed-use development of the adaptive re-use of the existing 10-level retail/commercial office building at 8899 Beverly Boulevard (Existing Building) and development of new residential uses to the rear along Rosewood Avenue on the existing surface parking lot serving the Existing Building. The total number of units within the project would be 81, including 69 market-rate units and 12 affordable units.

The Existing Building would be a mix use of 64 residential units (56 condominium units and eight affordable apartment units) and approximately 39,728 square feet of office, street front retail and restaurant space. The Existing Building would be expanded on the north, east and west elevations by approximately 53,401 square feet to accommodate the proposed condominium uses. In addition, the third floor of the building currently used as parking would be enclosed and converted to office space and eight affordable

apartments. The project also includes new construction on the surface parking lot of 17 residential units (including 13 townhomes and four affordable apartment units) and an approximate 4,417 square foot recreation building. Total new construction on the project site would total 121,765 square feet. With the Existing Building (currently 89,630 square feet), project total floor area would be 211,395 square feet. The project proposes to provide parking within the existing parking garage area on Level 1 of the Existing Building, and within a new subterranean parking garage to be constructed upon the portion of the project site that is currently occupied by the surface parking lot. In total, the Project will provide off-street parking in garages for approximately 257 vehicles.

Potential Environmental Effects: The potential environmental effects of the proposed project to be addressed in the Draft EIR will include, but may not be limited to the following:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Geology and Soils
- Hydrology/Drainage
- Land Use and Planning
- Noise
- Population/Housing
- Public Services and Utilities
- Transportation/Traffic
- Cumulative Impacts

Scoping Meeting: As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Wednesday, July 31, 2013, 7:00 p.m.** at the **West Hollywood Library Community Meeting Room**, located at **625 N. San Vicente Boulevard**. The purpose of the scoping meeting is to describe the proposed project and provide the public the opportunity to comment on the scope, or what is to be included in the contents of the Draft EIR.

Date: 7-3-13

Signature: _____

Title: Senior Planner

Telephone: (323) 848-6475

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 8899 Beverly Boulevard

Lead Agency: City of West Hollywood, Community Development Dept. Contact Person: David DeGrazia, Senior Planner
 Mailing Address: 8300 Santa Monica Boulevard Phone: (323) 848-6475
 City: West Hollywood Zip: 90069 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: West Hollywood
 Cross Streets: Beverly Boulevard and Robertson Bouelvard Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 2 Santa Monica Blvd. Waterways: N/A
 Airports: N/A Railways: N/A Schools: West Hollywood Elem.

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>64</u> Acres <u>1.73</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>39,728</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Greenhouse Gas</u> |

Present Land Use/Zoning/General Plan Designation:

Community Commercial 1 (CC1) and Two-Unit Residential (R1B); Mixed-Use Incentive Overlay Zone, Community Commercial 1

Project Description: (please use a separate page if necessary)

Please refer to Notice of Preparation Public Notice.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 9, 2013 Ending Date August 7, 2013

Lead Agency (Complete if applicable):

Consulting Firm: <u>EcoTierra Consulting</u>	Applicant: <u>Beverly Blvd. Associates, L.P.</u>
Address: <u>5776-D Lindero Canyon Road #414</u>	Address: <u>P.O. Box 10506</u>
City/State/Zip: <u>Westlake Village, Ca 91362</u>	City/State/Zip: <u>Beverly Hills, CA 90213</u>
Contact: <u>Curtis Zacuto</u>	Phone: _____
Phone: <u>(818) 356-9495</u>	

Signature of Lead Agency Representative:  Date: 7-3-13

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Initial Study
City of West Hollywood
8899 Beverly Boulevard
Mixed-Use Project**



Prepared For:

**David J. DeGrazia, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069**

July 2013



City of West Hollywood
8899 Beverly Boulevard Mixed-Use Project
INITIAL STUDY

1. Project Title:

8899 Beverly Boulevard Project

2. Lead Agency Name and Address:

City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

3. Contact Person and Phone Number:

David DeGrazia
Senior Planner
(323) 848-6475
ddegrazia@weho.org

4. Project Location:

The project site is located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood Avenue in the City of West Hollywood. The project site is 75,500 square feet (sf) (approximately 1.73 acres) and is comprised of 17 legal lots. Five lots are located on the north side of Beverly Boulevard between Almont Drive and Robertson Boulevard and opposite Swall Drive and La Peer Drive. The project site also includes 12 lots fronting Rosewood Avenue, on the south side of the street, between Almont Drive and Robertson Boulevard. Figure 1 shows the site location within the Los Angeles region, Figure 2 shows the site location within West Hollywood and Figure 3 is an aerial view of the project site.

Regional access to the project site is provided from the Santa Monica (I-10), Hollywood (US-101), and San Diego (I-405) freeways. Major arterials that provide access to the project site include North Robertson Boulevard and Beverly Boulevard.

5. Project Applicant Name and Address:

Beverly Blvd Associates, L.P.
P.O. Box 10506
Beverly Hills, CA 90213

6. General Plan Designation:

The five lots fronting Beverly Boulevard are designated **Community Commercial 1 (CC1)** and the 12 lots to the north, fronting Rosewood Avenue are designated as **Two-Unit Residential (R1B)**. The five lots fronting Beverly Boulevard are within a General Plan Overlay District known as the "Mixed Use Incentive Overlay Zone" (MUIOZ), which encourages a mix of residential and commercial uses.

7. Zoning:

The five lots fronting Beverly Boulevard are zoned **Community Commercial 1 (CC1)** and is within the Mixed-Use Incentive Overlay Zone (MUIOZ). The 12 lots fronting Rosewood Avenue are zoned **Two-Unit Residential (R1B)** and has a Parking Overlay (PK) to allow commercial parking.

8. Description of Project:

A. Existing Site Conditions

The 1.73-acre project site is currently developed with a ten-level (including one basement level) commercial building originally built in 1963 (Existing Building). The Existing Building contains a total of approximately 89,630 square feet of floor area, including an approximately 3,879 square foot restaurant in the basement, approximately 21,249 square feet of retail uses on Level 2, plus a total of approximately 64,502 square feet of office space on Levels 4 through 9. On-site parking is provided within a basement garage on Level 1 containing approximately 35 parking spaces, a second level of structured parking containing 62 parking spaces on Level 3, and a surface parking lot fronting Rosewood Avenue that is accessed through the garage and that contains approximately 134 parking spaces.¹ The parking spaces in the basement garage and surface parking lot are both accessed via a driveway from Beverly Boulevard, while the parking spaces on the Level 3 parking deck are accessed via an adjacent ramp also from Beverly Boulevard.

The project site also includes 12 lots fronting Rosewood Avenue that contain a total area of approximately 48,000 square feet and that are developed with a surface parking lot serving the existing uses. An easement for public roadway widening purposes located over the northerly 10 feet of these lots is proposed to be vacated. Views of the project site are provided in Figure 4 at the end of this section.

B. Proposed Project

The proposed project is a mixed-use development of the adaptive re-use of an existing 10-story (including basement and penthouse), 125-foot tall retail/commercial office building at 8899 Beverly Boulevard (Existing Building) and development of new residential uses to the rear along Rosewood Avenue on an existing surface parking lot serving the Existing Building. The total number of units within the project would be 81, including 69 market-rate units and 12 affordable units. The conceptual site plan is provided in Figure 5 at the end of this section.

The Existing Building would be a mixed-use of 64 residential units (56 condominium units and eight affordable apartment units) and approximately 39,728 square feet of office, street front retail and restaurant space. The Existing Building would be expanded on the north, east and west elevations by approximately 53,401 square feet to accommodate the proposed condominium uses. In addition, the third floor of the building currently used as parking would be enclosed and converted to office space and eight affordable apartments. The project also includes new construction on the Surface

¹ Existing on-site parking is for tenants, visitors and customers only.

Parking Lot (at the rear of the Existing Building, fronting Rosewood Avenue) of 17 residential units (including 13 townhomes and four affordable apartment units) totaling approximately 38,175 square feet and an approximate 4,417 square foot indoor pool house. Total new construction on the project site would total approximately 121,765 square feet. With the Existing Building (currently approximately 89,630 square feet), project total square footage would be approximately 211,395 square feet as shown in Table 1, Project Square Footage Summary.

Table 1
Project Square Footage Summary

Use	Square Footage		
	Existing	Proposed	New Constr.
Existing Building	89,630	168,803	
Additional Condominium Area			53,401
Enclosure of Third Floor			25,722
Fronting Rosewood Avenue			
Apartments	N/A	6,135	6,135
Townhomes	N/A	32,040	32,040
Indoor Pool House	N/A	4,417	4,417
<i>Subtotal Rosewood Avenue</i>		42,592	42,592
Project Total		211,395	121,765

Source: Beverly Blvd Associates, L.P., June 2013

a. Residential Component

i) Condominium Units

The proposed project would convert the office space that currently occupies Levels 4 through 9 of the Existing Building, and the mechanical penthouse located on the roof level, into 56 condominium units (Condominiums). In addition, new residential floor area totaling approximately 53,401 square feet is proposed to be added to the east, north and west sides of the Existing Building at Levels 4 through 10. The mechanical penthouse on Level 10 will also be reconstructed to a slightly lower height as currently exists and expanded to include habitable floor area as well as space for mechanical equipment.

The proposed Condominium units include 18 one bedroom units, 22 two bedroom units, and 16 three bedroom units on seven levels. Excluding the project's penthouse units, the average unit size for the standard 44 Condominiums units is approximately 1,687 square feet. The average area of the twelve penthouse Condominium units is approximately 3,754 square feet. Access to the Condominium units is provided by a lobby opening onto Beverly Boulevard and a lobby adjacent to the valet parking area on Level 1.

ii) Townhome Units

The project also includes the construction of 13 new single-family townhomes along Rosewood Avenue (Townhomes) on the existing parking lot that serves the Existing Building. The Townhomes have been designed to reflect the scale and character of the residential buildings located opposite from and on the east side of the project site. The Townhomes will consist of five structures each containing two units, and one structure containing 3 units. The Townhomes are proposed to be

constructed above the subterranean parking garage and will be approximately 24 feet in height, in two stories. The Townhomes will be set back a minimum of 18 feet from the Rosewood Avenue property line, which exceeds the 15-foot wide setback required in the R1B zone. The Townhomes are also separated from the Existing Building by a minimum 12-foot wide private open space area, including landscaped and paved areas. A 5-foot wide setback, including landscaped and paved areas, is provided on the east and west sides of the project site, which is consistent with the 5-foot wide setback requirements of the R1B zone.

The proposed Townhomes include 2 two-bedroom units and 11 three-bedroom units, with an average area of approximately 2,465 square feet each.

iii) Apartments

The proposed project will provide 12 on-site affordable units set aside for Very Low, Low, and Moderate Income households (Apartments). A minimum of six of the units will be reserved for Very Low Income households. This is equal to the number of units required by Government Code Section 65915(b) and West Hollywood Municipal Code (WHMC) Section 19.22.050 (Affordable Housing Incentives) for projects to be eligible for a 35% density bonus. The additional Low and Moderate Income units provided are not required in order for the proposed project to qualify for a 35% density bonus, but are consistent with Section 19.22 of the West Hollywood Municipal Code (WHMC). The Apartments will be located on Level 3 of the Existing Building and within a new, two-story, approximately 25-foot high structure fronting Rosewood Avenue (and approximately 28 feet high at the rear where it connects to the Existing Building). Eight units will be provided in the Existing Building and four units will be provided in the new structure on Rosewood Avenue. The new structure will be set back approximately 15 feet from Rosewood Avenue, which is equal to or greater than the setback requirements of the R1B zone.

The proposed affordable units include one 898 square-foot studio unit, seven one bedroom units, with an average area of approximately 1,024 square feet; and four two bedroom units, with an area of approximately 1,500 square feet each. The total floor area of the affordable component within the proposed project is approximately 22,265 square feet. Access to these units is provided by a lobby opening onto Beverly Boulevard, located at the western edge of the building. Also, an approximately 1,500 square foot amenity space, including a lounge area, kitchen, meeting room, and fitness area, and an approximately 750 square foot outdoor roof deck, will be provided for use by occupants of the Apartments.

b. Commercial Component

Level 1 of the Existing Building will be reconfigured to provide a minor expansion of the existing approximately 3,879 square foot Madeo restaurant, to a total of approximately 4,394 square feet. In addition, parking for approximately 244 cars will be provided at this level. Access to the new subterranean parking garage will be provided from the north edge of this level. Level 2 will be reconfigured to provide a total of approximately 19,875 square feet of retail floor space in flexible leasing configurations. The existing ramp system along the front of the building will be reconfigured so that direct street-level access to Beverly Boulevard will be able to be provided for several of the tenant spaces. A new pedestrian entry will also be created along Beverly Boulevard providing access to the main building lobby. Level 3 will be reconfigured to provide a total of approximately 10,562

square feet of office space (as well as the Apartments described above). The total area of the commercial component, including the basement restaurant and approximately 4,897 square feet of circulation areas, is approximately 39,728 square feet.

c. Indoor Pool House

The project includes a new approximately 4,417 square foot indoor pool house (Indoor Pool House) adjoining the north side of the Existing Building. The Indoor Pool House is set back approximately 51 feet from the Rosewood Avenue property line. The Indoor Pool House will be two stories and approximately 30 feet in height, and will contain an indoor swimming pool, fitness area, lockers and restroom facilities. In addition, a one-story covered lounge area will be set back approximately 27 feet from the property line. The Indoor Pool House will be available for use by residents of the Condominiums and the Townhomes.

d. Parking and Access

The project proposes to provide parking within the existing parking garage area on Level 1 of the Existing Building, and within a new subterranean parking garage to be constructed upon the portion of the project site that is currently occupied by the surface parking lot. Approximately 32 parking spaces will be provided within the existing garage, and the new subterranean garage, which is internally connected and at the same level as the existing garage, will provide approximately 162 parking spaces. In addition, valet-assisted parking will enable another 50 vehicles to be parked within the garage. The total number of vehicles that can be accommodated within the subterranean parking area is approximately 244. Access to these parking areas will be provided solely from Beverly Boulevard via the existing ramp that currently provides access to the Level 1 parking area and the surface parking lot.

The Townhomes will have individually accessible one-car garages, for a total of 13 parking spaces. Each Townhome unit will also have the right to an additional parking space within the subterranean garage. In addition, the Townhome driveways will each accommodate parking for one vehicle, although these spaces are not counted in the parking supply totals. In total, the project will provide off-street parking in garages for approximately 257 vehicles.

The parking requirements for residential uses that are eligible for a density bonus are set forth in Government Code §65915(p) and WHMC §19.22.050(F). Parking requirements for the commercial uses are set forth in WHMC §19.28.040. Because of the unique characteristics of mixed-use development projects, however, the actual parking demand for the project will be less than the number of parking spaces that would otherwise be required by the WHMC.

The WHMC requirements do not recognize the mixed-use nature of the site or the variability of parking demands for each of the proposed uses throughout the day. Therefore, as part of the proposed Specific Plan, a supplemental "shared parking" evaluation of the actual anticipated parking needs of the project was prepared for the project by Hirsch/Green Transportation Consulting, Inc. to account for these factors. This additional analysis indicates that, due to the variable "peaking" characteristics of the various uses, the proposed project will generate a maximum parking demand of approximately 223 spaces, including parking for the commercial uses, the apartments units, the condominiums, and 13 spaces for the Townhomes. This represents a reduction of 64 spaces from

the WHMC requirement for these uses, or 21 spaces fewer than the 244 spaces provided in the subterranean garage. Each of the 13 Townhomes will also have one off-street garaged parking space within the unit.

9. Surrounding Land Uses and Setting:

The project site is within a larger, developed commercial and retail area that includes Cedars-Sinai Medical Center to the southeast, the Pacific Design Center and the West Hollywood Park and Library to the northeast, the Beverly Center to the southeast, and retail and restaurant uses located on Melrose Avenue to the north and Robertson Boulevard to the east.

The project site is within a General Plan Overlay District known as the Mixed-Use Incentive Overlay Zone (“MUIOZ”), which identifies certain locations where a mix of residential and commercial uses is encouraged. The MUIOZ is intended to focus residential mixed-use projects in high priority nodes, focused on commercial corridors and including locations with high transit levels of service and major intersections.

The project site is adjacent to commercial uses on the east and west sides that are zoned CC1. Across Beverly Boulevard is a new commercial development located on the south side between Swall and La Peer Drives. Other uses on the south side include furniture stores and design-related businesses. The properties on the south side of Beverly Boulevard are zoned Community Commercial 2 (CC2). The project site’s surface parking lot adjoins a commercial parking lot to the west, a residential lot developed with two units to the east, and residential lots improved with one and two units on the north side of Rosewood Avenue.

10. Discretionary Project Actions:

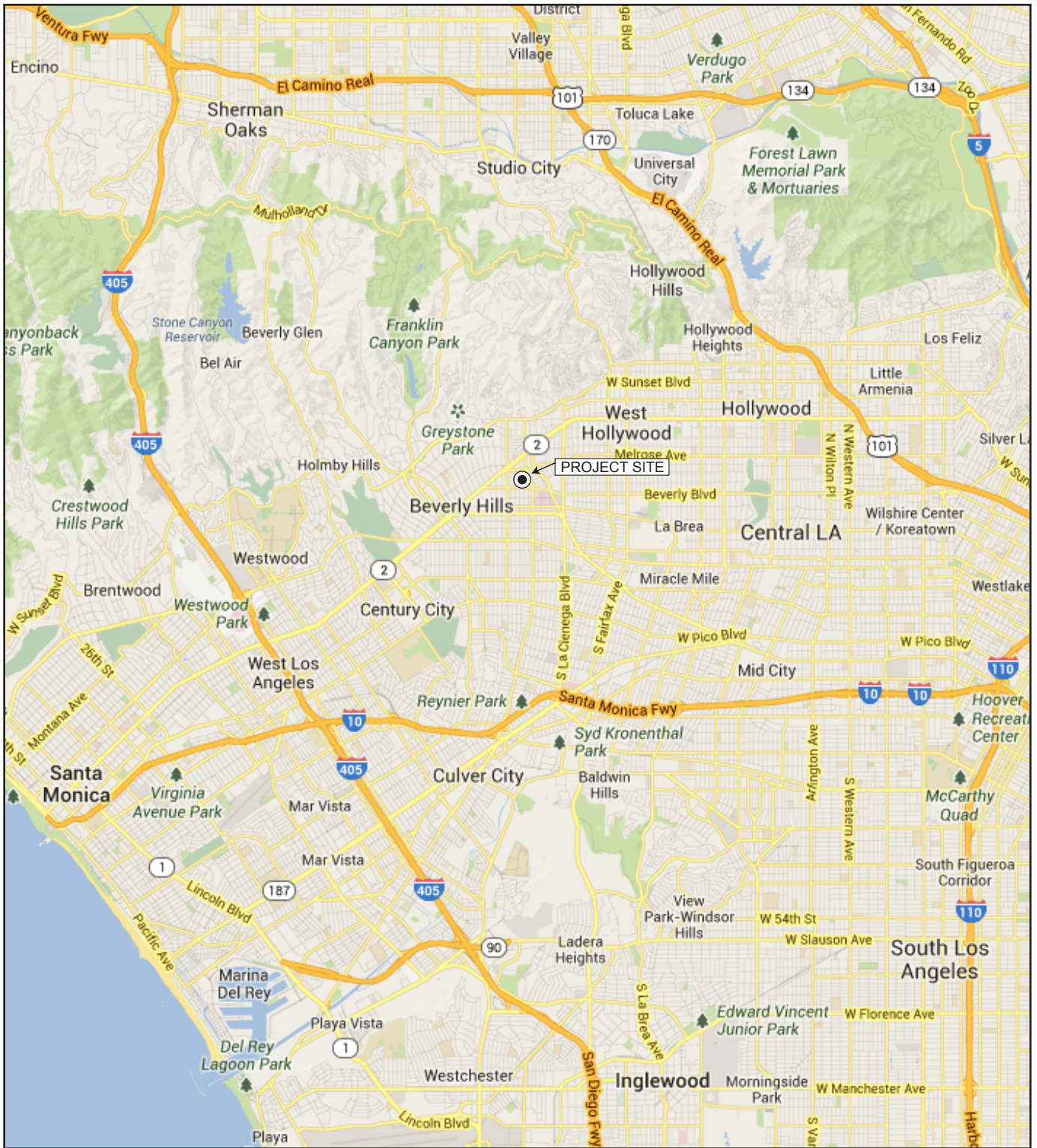
The City of West Hollywood (the City) is the lead agency for the project. In order to construct the project, the Applicant is requesting approval of the following discretionary actions from the City:

- **General Plan Amendment:** The Applicant is requesting a General Plan Amendment pursuant to WHMC Section 19.78.010 to redesignate the Property from Community Commercial 1 (CC1) and Two Family Residential (R1B) to 8899 Beverly Specific Plan “8899SP,” in order to provide a unified development site with a single land use designation and to allow development of the project as proposed.
- **Specific Plan:** A Specific Plan to provide a concise development plan for the Property, and to amend the Zoning Map to designate the Property 8899SP. The Specific Plan would establish the permitted uses; development standards, including height, floor area, setbacks, and parking; and affordable housing provisions applicable to development within the Specific Plan area. WHMC standards and requirements not addressed in the Specific Plan would continue to apply to new development within the Specific Plan area.
- **Development Permit:** The Applicant is requesting a Development Permit pursuant to WHMC §19.48.020 to adaptively reuse the Existing Building as a mixed-use building with commercial, apartment and condominium residential uses, and to construct new Townhomes, an Indoor Pool House, and a new subterranean parking garage to serve all uses, as more specifically described above and in the accompanying drawings.

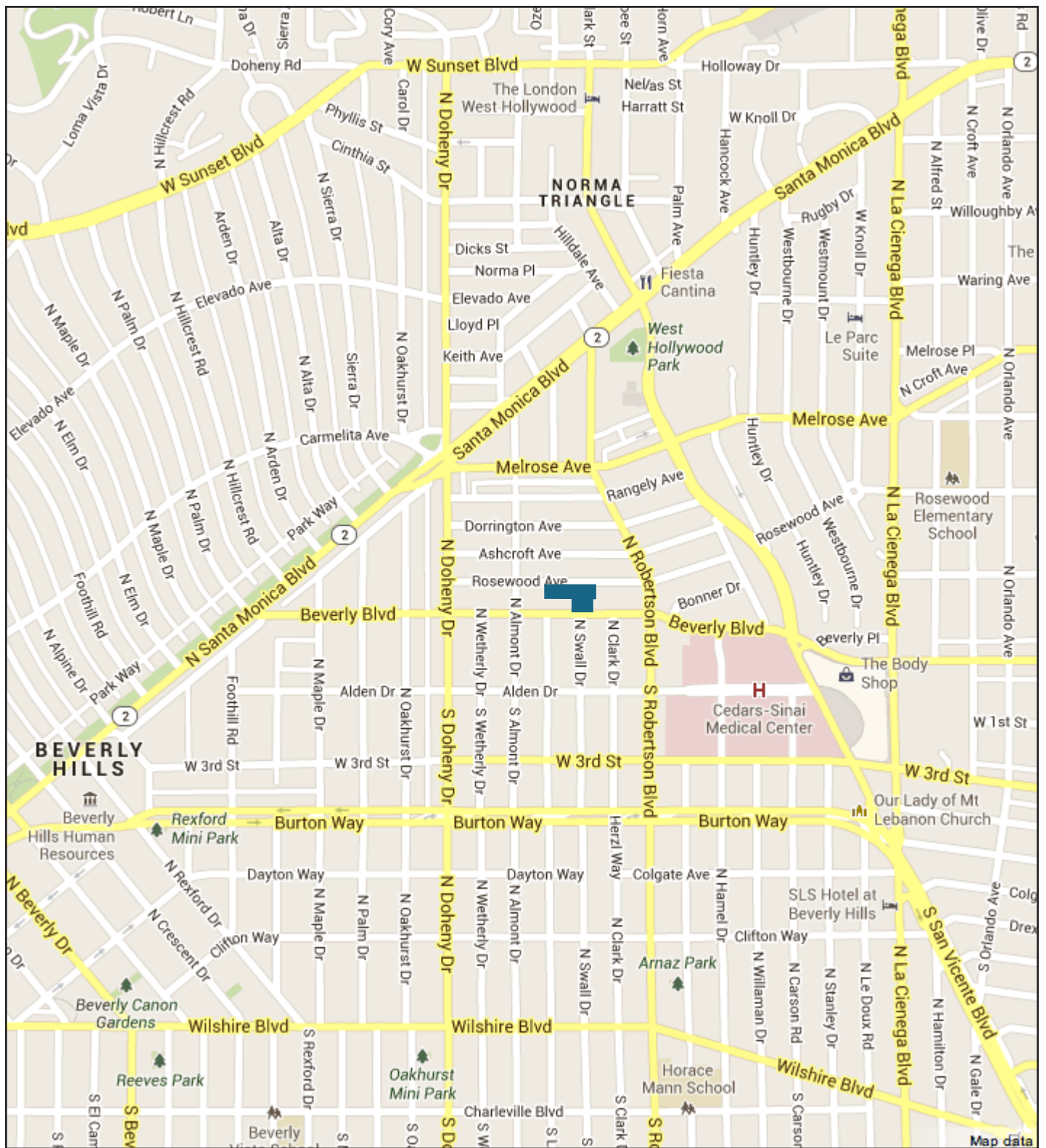
- **Vesting Tentative Tract Map (VTTM):** The Applicant is requesting approval of VTTM No. 72177 pursuant to WHMC Section 20.04.05 (adding Chapter 21.64 of the L.A. County Code regarding Vesting Tentative Maps) in order to create condominium parcels for the Condominiums and Townhomes, and to create airspace lots for the commercial uses, the Apartments, the parking garage, and the Indoor Pool House. In addition, the VTTM includes the vacation of a 10-foot easement for public road and highway purposes across the Property on Rosewood Avenue that is no longer required for public road and highway purposes, and that is not required by the project for transportation or circulation purposes.
- **Demolition Permit:** The Applicant is requesting a Demolition Permit pursuant to WHMC Section 19.50.020 to permit a Substantial Remodel of the Existing Building. The project proposes to remove more than 50% of the exterior wall area, including walls, windows and doors, and is therefore required to obtain approval of a Demolition Permit. The demolition is necessary to facilitate the replacement of existing glazing and to accommodate the additions proposed for the north, east and west sides of the Existing Building.

The City of West Hollywood's approval of these actions is discretionary, requiring compliance with CEQA. Subsequent to these discretionary actions, the City would issue all necessary ministerial permits, including Building, Grading, and all other necessary permits.

This Initial Study serves as the environmental scoping document for the Environmental Impact Report (EIR) for the proposed 8899 Beverly Boulevard project. Some federal, State, regional, and/or local government discretionary agencies may be required to approve the project. The City of West Hollywood has identified a list of federal, State, and regional agencies that may be either "Responsible Agencies" or "Reviewing Agencies," as defined by CEQA. Those agencies would be provided with the Notice of Preparation and their respective responsibilities would be scoped and determined for the EIR.



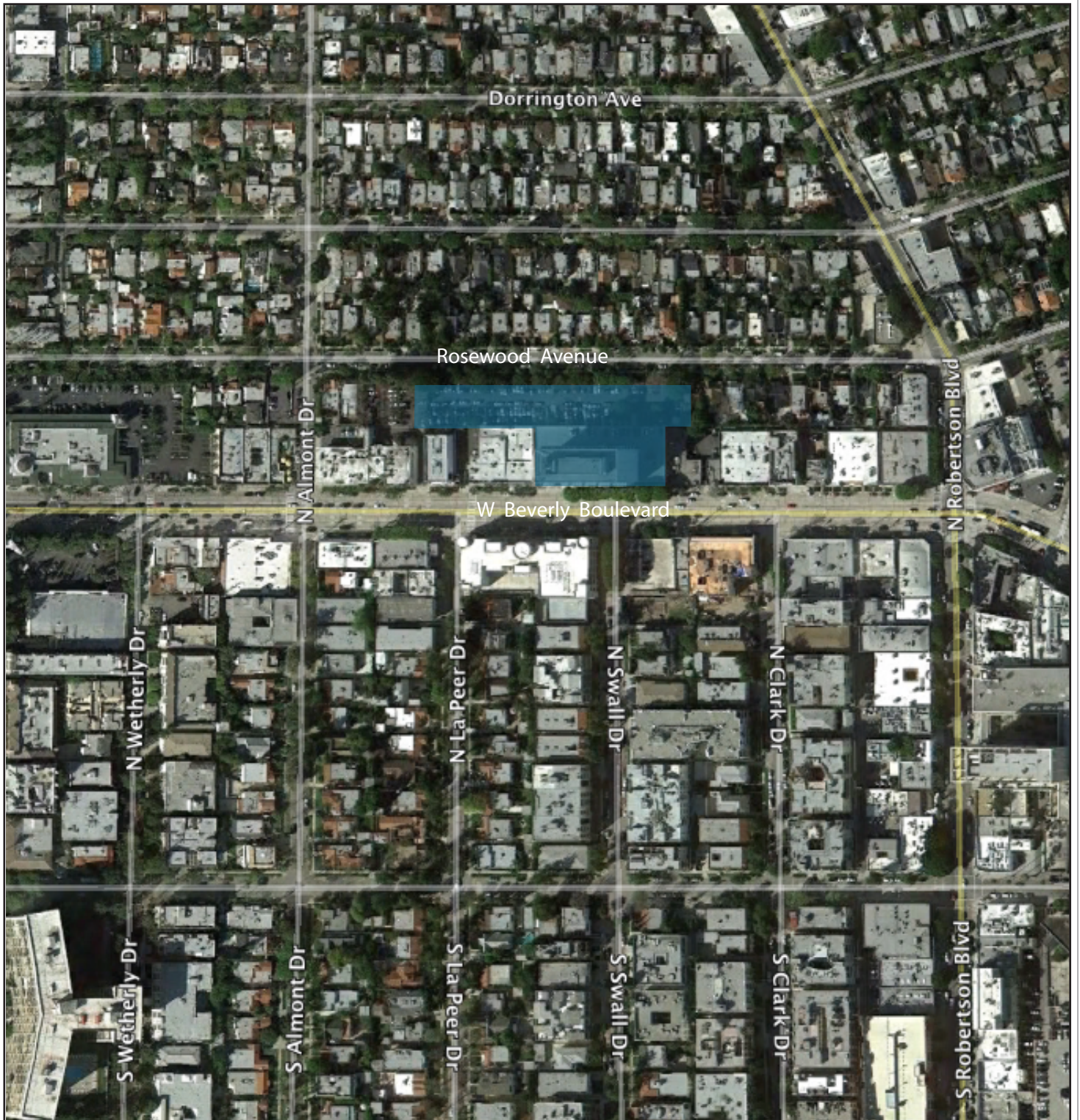
Source: GoogleEarth, June 2013.



 Project Site

Source: GoogleEarth, June 2013.





Project Site

Source: GoogleEarth, June 2013.



EcoTierra
consulting

Figure 3
Aerial Map



View 1: View across Beverly Boulevard looking northeast.



View 2: View from Rosewood Avenue looking west.



PHOTO LOCATION MAP

Source: Hart Howerton, December 17, 2012.



Source: Olson Kundig Architects, May 23, 2013.

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 checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology & Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology & Water Quality
<input checked="" type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population & Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Circulation	<input checked="" type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: 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 that 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.

Signature

Date

Printed name

City of West Hollywood
For

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 Analysis,” as described in (5) below, may be 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 source 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.

I. AESTHETICS

I. AESTHETICS – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c). Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d). Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a). **Less Than Significant Impact.** The project site is situated on the block bounded by Beverly Boulevard to the south, Almont Drive to the west, Rosewood Avenue to the north and Robertson Boulevard to the east. The site is topographically flat and highly urbanized within an established commercial corridor with residential neighborhoods to the north. The City of West Hollywood lies at the base of the Hollywood Hills that lie just the north of the City. The City of West Hollywood has not designated any vistas as scenic (e.g., the Hollywood Hills, the Los Angeles Basin, etc). From the street and pedestrian level looking north, the Hollywood Hills are obstructed by the Existing Building and adjacent commercial structures. No views of the Hollywood Hills are afforded from the project site looking south on Rosewood Avenue.

In addition, there are no tall or topographic features of the project site, which may be viewed, or which make up part of the scenic landscape of the surrounding community. Existing views of the project site from Beverly Boulevard would remain unaltered as the Existing Building would remain the same height. However, the proposed project would alter the existing visual character of the project site along Rosewood Avenue, as it would replace the existing surface parking lot with three-story uses consisting of townhomes, an apartment building, and a building utilized for recreational uses.

Therefore, the proposed project would result in greater massing in that area, and current views within the project vicinity would be altered. However, as no scenic vistas are afforded from, or by, the project site, development of the proposed project would have a less than significant impact to scenic vistas. **No further analysis of this issue is required.**

b). **No Impact.** There are no significant natural features (such as rock outcroppings, bodies of water, substantial stands of native vegetation, etc.) on the project site. Beverly Boulevard and Rosewood

Avenue are not designated state scenic highways.¹ The site is not situated on any designated view corridor or state scenic highway and does not include designated scenic resources, such as rock outcropping, bodies of water or stands of native vegetation. Therefore, impacts would be less significant to scenic highways or natural features. **No further analysis of this issue is required.**

- c). **Potentially Significant Impact.** The area surrounding the project site consists of residential uses, commercial uses, and restaurant uses. The proposed project would alter the existing visual character of the Existing Building as it would be expanded on the north, east and west elevations and have a sleek modern façade with glass replacing the existing concrete casing. Also, the project site along Rosewood Avenue would change replacing the existing surface parking lot with two-story uses consisting of townhomes, an apartment and recreation buildings. Therefore, the proposed project would alter the existing visual character of the site. These changes to the existing visual character and quality of the project site will be further analyzed in the EIR. **This issue will be further analyzed within the EIR.**

- d). **Potentially Significant Impact.** The project site is located within a developed, urban portion of the City of West Hollywood, and the project vicinity is characterized by moderate nighttime illumination levels. The existing commercial facilities along Beverly Boulevard and adjacent to the site use lighting for sign illumination, security, and parking. Rosewood Avenue includes street lights. Vehicle headlights from traffic on local surface streets also contribute to overall moderate ambient lighting levels in the project area. The nearby commercial retail uses all provide various degrees of lighting associated with nighttime operational activities. Lighting conditions would be increased with implementation of the proposed project, as the portion of the project site along Rosewood Avenue currently developed as a surface parking lot would have an increase of nighttime lighting and activity associated with the proposed residential uses. Further, implementation of the proposed project could result in new sources of daytime glare from the new project buildings. Therefore, impacts related to implementation of the proposed project regarding light and glare could be potentially significant. **This issue will be further analyzed within the EIR.**

II. AGRICULTURAL RESOURCES

II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ California Scenic Highway Mapping System, State of California Department of Transportation. Website: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>, June 2013.

<p>II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less-Than-Significant Impact with Mitigation Incorporated</p>	<p>Less-Than-Significant Impact</p>	<p>No Impact</p>
<p>b). Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c). Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned timberland production (as defined by Government Code Section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d). Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a). **No Impact.** The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of “Important Farmland.” The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the project site is not included in the Important Farmland Category.² The project site does not contain any State-designated agricultural lands. The project site is currently zoned CC1 (Community Commercial) and R1B (Two Family Residential). Thus, no impact related to the conversion of prime farmland, unique farmland, or farmland of Statewide importance would occur. **No further analysis of this issue is required.**
- b). **No Impact.** In 1965, California enacted the California Land Conservation Act (commonly known as the Williamson Act) to preserve agricultural land and open space and promote efficient urban growth patterns. The project site is within a highly urbanized area in the City of West Hollywood and no portion of the project site is subject to a Williamson Act contract or is currently used as agricultural land. Thus, no impact related to development of land under Williamson Act Contract would occur. **No further analysis of this issue is required.**
- c). **No Impact.** The project site is presently developed for commercial and retail uses with ancillary surface parking and is not used for agricultural production or zoned for agriculture. Thus, the proposed project would not involve the conversion of agricultural land to another use. In addition, no surrounding properties are presently designated for agricultural use. Therefore, no impact

² Source: State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2010, Map, website: http://redirect.conservation.ca.gov/dlrp/fmmp/product_page.asp.

related to the conversion of farmland to non-agricultural uses would occur. **No further analysis of this issue is required.**

- d). **No Impact.** The project site is improved with a commercial building and a surface parking lot, and is located in a heavily urbanized area of the City of West Hollywood. No forest land exists on or in the vicinity of the project site. Therefore, no impact would occur. **No further analysis of this issue is required.**
- e). **No Impact.** The project site is improved with a commercial building and a surface parking lot, and is located in a heavily urbanized area of the City of West Hollywood. Neither the project site, nor nearby properties, are currently utilized for agricultural or forestry uses and, as discussed above (Section 2(a)), the project site is not classified in any “Farmland” category designated by the State of California. Therefore, no impact would occur. **No further analysis of this issue is required.**

III. AIR QUALITY

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d). Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e). Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a). **Potentially Significant Impact.** The City of West Hollywood is located within the South Coast Air Basin (“Basin”), which currently exceeds national and State ambient air quality standards for several air pollutants. The South Coast Air Quality Management District (“SCAQMD”) is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the county transportation commissions and local governments and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent

of these was adopted by the Governing Board of the SCAQMD on December 7, 2012. This AQMP, referred to as the 2012 AQMP, was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The 2012 AQMP identifies the control measures that will be implemented over a 20-year horizon to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin.

The future air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the SCAQMD assumes that general new development within the Basin will occur in accordance with population growth and transportation projections identified by SCAG in its most current version of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which was adopted on April 4, 2012. The 2012 AQMP also assumes that general development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations which are designed to address air quality impacts and pollution control measures.

For general development projects, the SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by the project to the population projections used in the development of the AQMP. Exceeding the AQMP population projections could jeopardize attainment of the air quality conditions projected in the AQMP and is considered to be a significant impact. **This issue will be further analyzed within the EIR**

- b-d). **Potentially Significant Impact.** Construction of the proposed project may result in regional or local air quality impacts involving increased airborne dust from grading, excavation and soil exporting, as well as gaseous emissions from the use of heavy equipment, delivery and dirt hauling trucks, employee vehicles, and paints and coatings. Regional pollutants, such as ozone, are those where emissions from many sources combine in the atmosphere and impact areas far removed from the emission sources. Local pollutants are those where the impacts occur very close to the source. Examples of local pollutants include CO or large particulate matter (fugitive dust) that settles in the vicinity of the source and does not become airborne.

Operational emissions generated both by stationary sources and by mobile sources would result from normal day-to-day activities on the project site after occupation. Stationary area source emissions would be generated by the consumption of natural gas for space and water heating devices as well as fireplaces, the operation of landscape maintenance equipment, and the use of consumer products. Mobile emissions would be generated by the motor vehicles traveling to and from the project site. **These issues will be further analyzed within the EIR.**

- e). **No Impact.** Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. As the proposed project involves no elements related to these types of activities, no odors are anticipated. **No further analysis of this issue is required.**

IV. BIOLOGICAL RESOURCES

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations by the California department of fish and game or U.S. fish and wildlife service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e). Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a). **Less Than Significant Impact.** The project site is located in a developed urban area within the City of West Hollywood. The 1.73-acre project site has no significant biological resources value as it contains an existing, commercial building and associated surface parking. The site is also not located near or adjacent to any natural open space areas. No candidate, sensitive, or special status species identified in local plans, policies, or regulations or by the U.S. Fish and Wildlife Service (USFWS) are expected to occur on the site, and the site supports no habitat for such species. Therefore, impacts associated with habitat modifications affecting species identified as a candidate, sensitive, or special status species are less than significant. **No further analysis is required.**

b). **Less Than Significant Impact.** The project site is currently developed with a commercial building and an affiliated surface parking lot, and is located in a heavily urbanized area of the City of West Hollywood. No riparian or other sensitive habitat areas are located on or adjacent to the project site. Implementation of the project would not result in any adverse impacts to riparian habitat or

other sensitive natural communities. As previously discussed, no candidate, sensitive, or special status species identified in local plans, policies, or regulations or by the USFWS or the CDFW are expected to occur on the site, and the site supports no habitat for such species.

However, implementation of the proposed project may conflict with the following federal and state regulations:

- c). **No Impact.** No drainage features exist on the project site, or are any indicated on the respective USGS topographic map. The project site does not support riparian or wetland habitat, as defined by Section 404 of the Clean Water Act. Therefore, the proposed project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS. **No further analysis is required.**
- d). **No Impact.** Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. The project site is located within, and surrounded by, a developed urban environment. The developed project site and project vicinity preclude wildlife from using the site as a movement corridor. Therefore, the proposed project would not disrupt an established wildlife corridor or interfere with a migratory pattern or impede the use of a native wildlife nursery site, and no impacts would occur. **No further analysis is required.**
- e). **Less Than Significant Impact.** Per the WHMC regulations on the treatment of street trees and trees on public lands, as well as the requirements under the Heritage Tree Program, new development would be required to replace any street trees and vegetation permitted for removal as a result of an individual development project with another tree or trees, of a type and quality to be determined by the City. Furthermore, policies in the City of West Hollywood's General Plan 2035 and the proposed 'The Avenues District Streetscape Master Plan' (April 17, 2013 Draft) require new development projects to install street trees consistent with the City's street tree specifications along public sidewalks adjacent to the project site where such street trees do not currently exist or where replacement is needed.

As previously discussed, the project site is located in an area that has been previously developed in a heavily urbanized area of the City of West Hollywood. A Tree Survey was performed at the project site on June 11, 2013 (included as Appendix A to this document). The only vegetation on the project site consists of the ornamental trees and shrubbery planted throughout the site along Rosewood Avenue, Beverly Boulevard and the surface parking lot to the north of the Existing Building. There are 53 trees in the area of the project site that will be redeveloped; all of the trees are ornamental/non-native species. There are no candidate Heritage Trees as defined by the City of West Hollywood Heritage Tree Program (i.e., Southern California Native Trees as listed in Appendix A of the Heritage Tree Program with a diameter at standard height (DSH) of at least eight inches, or non-native trees with a DSH of at least 24 inches, which also meet criteria as having historical or horticultural significance) on the project site. As required under WHMC Section 11.36.040, all street trees that are removed will need to be replaced with another tree or trees, of a type and quality to be determined by the City. Following compliance with WHMC, impacts to local policies or ordinances protecting biological resources at the proposed project site would be less than significant. **No further analysis is required.**

- f). **No Impact.** The project site and vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, no impact would occur associated with applicable conservation plans. **No further analysis is required.**

V. CULTURAL RESOURCES

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b). Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c). Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d). Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a). **Potentially Significant Impact.** Section 15064.5 of the State CEQA Guidelines defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency’s determination is supported by substantial evidence in light of the whole record.

Furthermore, as part of the City of West Hollywood’s General Plan 2035, Historic Preservation section, the City has a stated goal to protect cultural resources from demolition and inappropriate alterations.

Constructed in 1963, the existing ten-level building (including basement and penthouse) on the project site is designed in the International style, a style promoted principally by internationally renowned architect, *Ludwig Mies van der Rohe*. Further, the existing building is approximately 50 years of age, a threshold for historic eligibility set under both the National and California Register criteria. The proposed project intends to convert the existing commercial office uses to multi-family residential uses. Therefore, impacts associated with historic resources could be potentially significant. **This issue will be further analyzed within the EIR.**

b). **Less Than Significant Impact With Mitigation Incorporated.** No archaeological resources have been identified on the project site, and the highly developed nature of the project site makes the potential for disturbing such resources unlikely. However, the potential still exists for discovery of archaeological resources with grading for development of the proposed project. Therefore, impacts associated with archaeological resources could be significant and may require mitigation. **This issue will be further analyzed within the EIR.**

c). **Less Than Significant Impact With Mitigation Incorporated.** No paleontological resources have been previously identified on the project site, and the highly developed nature of the project site makes the potential for disturbing such resources low. However, the potential still exists for the discovery of unknown paleontological resources during project construction, particularly during

ground-disturbing activities such as excavation and grading. Therefore, impacts associated with paleontological resources could be potentially significant. **This issue will be further analyzed within the EIR.**

- d). **Less Than Significant Impact.** The project site is within a highly urbanized area. In addition, the site has been disturbed to accommodate past and present onsite development and is currently covered with structures and a surface parking lot, which was previously occupied by residential structures. Although no human remains are known to have been interred or previously found on the project site, it is possible that hitherto unknown remains could be encountered during project construction, particularly during ground-disturbing activities such as excavation and grading. However, as required by state law, if human remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of West Hollywood Public Works Department and the Los Angeles County Coroner shall be immediately notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission shall be notified within 24 hours, and the guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. Compliance with these established procedures and regulatory requirements pertaining to the handling and treatment of such resources would be followed. Therefore, project impacts to previously interred unknown human remains would be less than significant. **No further analysis is required.**

VI. GEOLOGY AND SOILS

<u>VI. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i). 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii). Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii). Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv). Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b). Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c). 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d). 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e). 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a). Implementation of the proposed project would increase the number of people living and working on the project site. The City of West Hollywood is located in a region that has experienced moderate to severe earthquakes in the past, and is classified as Seismic Risk 4 in the Uniform Building Code (UBC) and California Building Code (CBC). The City’s building codes require that buildings be designed according to recommended standards for Zone 4 of the UBC/CBC, in addition to WHMC and all applicable State of California regulations.

i). **Less Than Significant Impact.** The project site is located in the seismically active region of Southern California. Numerous active and potentially active faults with surface expressions (fault traces) have been mapped proximate to the City of West Hollywood. The criteria for these major groups are based on criteria developed by the California Division of Mines and Geology (CDMG) for the Alquist-Priolo Earthquake Fault Zoning Program.

By definition, an active fault is one that has surface displacement within Holocene time (about 11,000 years). A potentially active fault is a fault that has demonstrated surface displacement of Quaternary age deposits (last 1.6 million years). Inactive faults have not moved in the last 1.6 million years. The project site is not located within an Alquist-Priolo earthquake fault zone.³ The closest active fault to the project site capable of surface rupture is the Hollywood fault, approximately one mile north of the site. A state-designated Alquist-Priolo Earthquake Zone is not established for the active Hollywood Fault. For planning purposes, the City of West Hollywood has established a Fault Precaution (FP) zone along the Hollywood Fault zone. FP Zone 1 requires a site-specific surface fault rupture evaluation and FP Zone 2 requires either a site-specific surface fault rupture evaluation or foundation strengthening to mitigate up to 2 inches of ground displacement. The project site is not located in FP zone 1 or FP zone 2.⁴ Therefore, the project would not be exposed to hazards associated with surface fault rupture. Therefore, impacts related to ground rupture would be less than significant with implementation of the proposed project. **No further analysis is required.**

ii). **Less Than Significant impact.** Earthquakes along the previously mentioned fault would potentially result in strong ground shaking. Implementation of the proposed project would

³ Beverly Hills Quadrangle, California Department of Conservation, 1986, <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>, June 6, 2013.

⁴ City of West Hollywood General Plan, Seismic Safety Element City of West Hollywood Fault Location and Precaution Zone Map, March 2010.

increase density of human occupancy within the project site, increasing the potential for damage or injury during a major earthquake. State mandatory mitigation of ground-shaking effects is provided through enforcement of structural and nonstructural seismic design provisions defined in the UBC/CBC, as well as City requirements. The site is located in Seismic Zone 4 of the latest edition of the UBC/CBC. These codes are updated every three years and through this update process would incorporate new design provisions as needed. Application of these design provisions to the project (construction of additional square footage) as well will mitigate potential effects of ground shaking to a level considered less than significant.

The proposed project would be designed to resist seismic lateral loads, and to comply with all applicable WHMC and regulations. In addition, ground shaking is not expected to be any more intense than that expected at other nearby developments. Impacts relating to ground shaking would be considered less than significant with implementation of the proposed project. **No further analysis is required.**

- iii). **Potentially Significant impact.** Liquefaction describes a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in cohesionless soils. As a result, the soils may acquire a high degree of mobility, which can lead to lateral spreading, consolidation and settlement of loose sediments, ground oscillation, flow failure, loss of bearing strength, ground fissuring, and sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soils as excess pore water escapes. The possibility of liquefaction occurring at a given site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, relative density, and confining pressures of the soil at the site.

The sandy soils below the existing grade at the project site have a moderately high soil liquefaction potential.⁵ Thus, the proposed project would result in development on soils that have the potential to experience liquefaction and dynamic settlement. Therefore the proposed project could have a potentially significant impact with regard to seismic ground failure. **This issue will be further analyzed within the EIR.**

- iv). **No Impact.** The project site is not immediately adjacent to any mountains or steep slopes. The project site is flat and free from the potential of landslides. Thus, the site is not located in a landslide hazard area. In addition, the site is not located within any of the earthquake-induced landslide zones mapped on CDMG Official Seismic Hazard Maps or the City of West Hollywood.⁶ Therefore, no impact would occur with implementation of the proposed project. **No further analysis is required.**

- b). **Less Than Significant Impact.** Implementation of the proposed project would not constitute a geologic hazard to other properties by causing or accelerating instability from erosion. The majority of the area surrounding the project site is completely developed and would not be susceptible to indirect erosion processes (e.g., uncontrolled runoff) caused by the proposed project. During construction, the proposed project would be required to prevent the transport of sediments from the project site by stormwater runoff and winds through the use of appropriate BMPs. These BMPs

⁵ *Ibid.*

⁶ *Ibid.*

would be detailed in a Stormwater Pollution Prevent Program (SWPPP), which must be acceptable to the City and in compliance with the latest National Pollutant Discharge Elimination System (NPDES) Stormwater Regulations.

Long-term operation of the proposed project would not result in substantial soil erosion or loss of topsoil as the majority of the project site would be covered by the structure and paving, while the remaining portions of the project site would be covered with irrigated landscaping. No exposed areas subject to erosion would be created or affected by the proposed project. **No further analysis is required.**

- c). **Potentially Significant Impact.** Potential impacts with regard to liquefaction and landslide potential are evaluated in Sections 6 (a)(iii) and 6 (a)(iv), above. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high. The project site groundwater level is approximately 25-30 feet below grade.⁷ The proposed project would excavate the site to accommodate a subterranean garage. Impacts are potentially significant with respect to lateral spreading, liquefaction (discussed previously) and subsidence. **This issue will be further analyzed within the EIR.**
- d). **Less Than Significant Impact.** According to the West Hollywood General Plan the majority of the soil at the project area consists of alluvial stream sediments, which are comprised of clay, sand and gravel, including gravels and sands of minor stream channels.⁸ There is no evidence that the project site contains expansive clay soils. Safe construction for additional square footage associated with the proposed project would be assured through compliance with the UBC/CBC and the City of West Hollywood regulations, which include building foundation requirements appropriate to site conditions. Impacts would be less than significant. **No further analysis is required.**
- e). **No Impact.** The project site is located in an area that is served by underground sewer systems and served by municipal wastewater collection and treatment facilities. The project does not propose the use of septic tanks or alternative disposal systems. Therefore, no impact would occur with implementation of the proposed project. **No further analysis is required.**

⁷ *Final Geotechnical Exploration and Recommendations Report, Golder Associates, June 2013*

⁸ *City of West Hollywood General Plan, Seismic Safety Element, Geology Map, March 2010.*

VII. GREENHOUSE GAS EMISSIONS

VII. <u>Greenhouse Gas Emissions</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b). Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a). **Potentially Significant Impact.** Construction and operation (i.e., use of the commercial and residential uses by occupants and mobile emissions associated with such use) of the proposed project would generate greenhouse gas emissions. Generally, the evaluation of an impact under CEQA requires measuring data from a project against a “threshold of significance.”⁹ Furthermore, “when adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”¹⁰ For greenhouse gas emissions and global warming, there is not, at this time, one established, universally agreed-upon “threshold of significance” by which to measure an impact. However, the SCAQMD has been evaluating greenhouse gas significance thresholds since April 2008 and adopted an interim screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has also considered significance thresholds for residential and general development projects, with the most recent proposal (as of September 2010) using the following tiered approach to evaluate potential greenhouse gas impacts from various uses:

- Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- Tier 2 Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.
- Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 million tons of carbon dioxide equivalent per year (MTCO₂e/year) threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2 a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects.

⁹ CEQA Guidelines Section 15064.7.

¹⁰ CEQA Guidelines Section 15064.7(c).

If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

Although these draft tiered thresholds have not been adopted by either the SCAQMD or the City of West Hollywood, they have been used successfully for other projects throughout the South Coast Air Basin. The City of West Hollywood has also adopted a Climate Action Plan (September 6, 2011), which the proposed project may be compared to. The City has also adopted a Green Building Ordinance to which the proposed project would be subject. Because the SCAQMD’s draft tiered thresholds take into consideration locally adopted plans such as those adopted by the City of West Hollywood as well as measurable emissions thresholds, the SCAQMD’s draft thresholds will be utilized to determine whether the greenhouse gas emissions associated with the proposed project would have a significant effect on the environment. **This issue will be further analyzed within the EIR.**

b). **Potentially Significant Impact.** The statewide issue of global climate change has been initiated by the adoption of AB 32, the California Global Warming Solutions Act of 2006. The City of West Hollywood has also addressed this issue by adopting a Climate Action Plan and a Green Building Ordinance. A significant air quality impact may occur if a project is not consistent with the goals of AB 32 or the City’s Climate Action Plan or Green Building Ordinance. **This issue will be further analyzed within the EIR.**

VIII. HAZARDS AND HAZARDOUS MATERIALS

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c). Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g). Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) **Less Than Significant Impact.** Uses sensitive to hazardous emissions (i.e., sensitive receptors) in the area include single-family residential uses in the vicinity of the project site. Other than typical cleaning solvents used for janitorial purposes, no hazardous materials would be used, transported or disposed of in conjunction with the routine day-to-day operations of the proposed project. In addition, there are no Aboveground Storage Tanks (AST's) or evidence of Underground Storage Tanks (UST's) for storing hazardous materials.¹¹ Construction of the project would involve renovation of the existing structure, which due its age, may contain asbestos and lead based paints and materials. In addition, demolition of the proposed project may result in the removal of polychlorinated biphenyls (PCBs). Prior to renovation of the existing structure, a lead-based paint survey and a demolition-level asbestos survey would need to be conducted at the project site. The removal of any asbestos containing materials (ACMs) would be required to comply with all applicable existing rules and regulations, including SCAQMD Rule 1403 (Asbestos Demolition and Renovation Activities). In addition, the project would have to comply with California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-based materials. The California Code of Regulations, 1532.1, require testing, monitoring, containment and disposal of lead based materials such that exposure levels do not exceed CalOSHA standards. Further, the project would have to comply with Title 40 of the Code of Federal Regulations (CFR),

¹¹ Environmental Protection Agency, EnviroMapper, website: <http://www.epa.gov/emefdata/em4ef.html?ve=16,34.0776138305664,-118.38606262207&pText=8899%20W%20Beverly%20Blvd,%20Los%20Angeles,%20CA%2090048>, June 7, 2013.

Part 761 regarding PCBs. Compliance with applicable standards would reduce impacts related to hazardous materials to less than significant. **No further analysis is required.** .

- c). **Less Than Significant Impact.** There are no schools within 0.25 miles of the project site. The closest existing school is the Temple Emanuel of Beverly Hills Day School, located approximately 0.4 miles from the project site. Therefore, the proposed project would not create a significant hazard through hazardous emissions or the handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and a less than significant impact would occur. **No further analysis is required.**
- d). **No Impact.** California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. These lists are commonly referred to as the "Cortese List". Agency Cortese database lists were reviewed for known or suspected contaminated sites and for sites that store, generate or use hazardous materials near the project site.

The California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) and the State Regional Water Quality Control Board (RWQCB) online databases were reviewed.

The DTSC Envirostor lists Federal Superfund, State Response, Voluntary Clean-ups, School Clean-ups and Investigations, Military Evaluations and GeoTracker LUST/SLIC databases. RWQCB online GeoTracker database mapping system is the RWQCB's data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (i.e., Leaking Underground Storage Tanks (LUSTs), the Department of Defense, Site Cleanup Program, as well as permitted facilities such as operating underground storage tanks (USTs) and land disposal sites).

The project site is not listed on the databases researched. Further, no sites within the zip code 90048 are listed on the DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), or the RWQCB Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) List.¹² Only one site was listed for 90069, which is located at 7141-7155 Santa Monica Boulevard, approximately 2.5 miles east of the project site and will be remediated.

Three sites are listed on the GeoTracker LUST/SLIC database. One site is a dry cleaning operation formerly located at 9020 Beverly Blvd. (Weatherly Cleaners), the site has been remediated and the case is closed. One site is a former LUST located at 9039 Beverly Blvd. (RB Case #: 900480116) the site has been remediated and the case is closed. The final listing is for a currently permitted UST located at 9049 Beverly Blvd. (Permitting Agency: City of Los Angeles, Facility ID: 2050).¹³

It is considered highly unlikely that the soil or groundwater beneath the project site was impacted by the releases identified on the government environmental databases. These sites are located

¹² DTSC Envirostor list website:
http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&status=ACT%2CBKLG%2CCOM&reporttitle=HAZARDOUS%20WASTE%20AND%20SUBSTANCES%20SITE%20LIST accessed July 1, 2013.

¹³ GeoTracker database mapping system website:
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=8899+Beverly+blvd%2C+west+Hollywood%2C+CA> accessed July 1, 2013.

cross or down gradient of the project site; further, the sites have been remediated and the cases closed by the lead agency responsible for oversight. Thus, the proposed project would not be located on a site that is included on a Cortese List pursuant to Government Code Section 65962.5 and therefore not create a significant hazard to the public or the environment due to this fact. **No further analysis is required.**

- e). **No Impact.** No airport exists within two miles of the project site. As such, the project site is not located within any Airport Land Use Plan and is not subject to land use regulations within any such plan. Thus, no impact would occur. **No further analysis is required.**
- f). **No Impact.** No private airstrips are located in the vicinity of the project site. Therefore, implementation of the proposed project would not result in a safety hazard for people working or living in the area and no impact would occur with regard to private airstrips. **No further analysis is required.**
- g). **No Impact.** The City of West Hollywood has developed a Hazard Mitigation Plan to help prevent hazards and emergencies. Policies in the General Plan 2035 include a variety of actions aimed at ensuring emergency response readiness, and which would help provide services in times of disasters such as earthquakes. Implementation of the proposed project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. No impact would occur to emergency response plans with implementation of the proposed project. **No further analysis is required.**
- h). **No Impact.** The project site is developed primarily with impervious surfaces in an urban area surrounded by residential and commercial uses. Furthermore, the project site is not located in a Wildland Fire Hazard Area, as designated under the City of West Hollywood General Plan.¹⁴ Therefore, the proposed project would not expose people or structures to a greater than average risk of loss, injury or death involving wildland fires, and no impacts would occur. **No further analysis is required.**

VIII. HYDROLOGY AND WATER QUALITY

VIII. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁴ City of West Hollywood General Plan, Safety Background Report, Figure S-3, June 25, 2008.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f). Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h). Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j). Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a). **Less Than Significant Impact.** The majority of the project site contains impervious surfaces and the nature of the proposed project would result in a final grading of the site that would not differ significantly with the amount of impervious surfaces. The project does not include any industrial or manufacturing uses that might discharge unusual pollutants. During construction of the proposed project, construction debris, water used to control dust as well as possibly spilled fluids could be carried into local and regional waterways. Operation of the proposed project may also involve leaking automobile fluids or trash that could be discharged into the stormwater system. However, water quality in the City of West Hollywood is regulated by the Los Angeles Regional Water Quality Control Board, (LARWQCB). Water quality guidelines mandate the implementation of Best Management Practices (BMPs) to mitigate pollution and improve water quality. The County of Los Angeles issues permits to cities to discharge storm water runoff under the National Pollutant Discharge Elimination System (NPDES). The LARWQCB requires all discretionary projects, such as the proposed project, to incorporate features to filter or rain the first 3/4 inch of storm water on site. This requirement would address the primary source of pollutants as most are carried away during the first 3/4 inch of rainfall.

Also, the proposed project includes only covered. Also, the proposed project would be required to submit a site drainage plan for review and approval by the City prior to issuance of building permits and the plan would include BMPs. The project would be required to adhere to all applicable water quality requirements during construction, which would include a Storm Water Pollution Prevention Plan (SWPPP). Thus project impacts would be less than significant. **No further analysis is required.**

- b). **Less Than Significant Impact.** West Hollywood's existing potable water service is provided entirely by two outside agencies – by the City of Beverly Hills in western portions of the City and by the City of Los Angeles Department of Water and Power (LADWP) in eastern portions of the City. The City of Beverly Hills imports 90 percent of the water used in its service area from Northern California through the Metropolitan Water District (MWD). Based on historic agreements, the City of Beverly Hills has a preferential right to 1.01 percent of all MWD water. The remaining 10 percent of the water it provides is pumped by way of groundwater rights in the Hollywood Basin and the La Brea subarea of the Central Basin.

Although the proposed development on site would potentially increase water demand over current conditions, the increase is not expected to pose a significant impact on local groundwater resources. Therefore the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. **No further analysis is required.**

- c). **Less Than Significant Impact.** There are no natural watercourses on the project site, and the site does not drain toward a natural watercourse. Currently runoff from the project site is conveyed in a southerly direction to existing storm drains in Beverly Boulevard. Implementation of the proposed project would not alter the course of a stream or river, in a manner, which would result in a substantial erosion or siltation on or off-site.. Therefore, project impacts regarding erosion or siltation are would be less than significant. **No further analysis is required.**
- d). **Less Than Significant Impact.** There are no natural watercourses on the project site, and the site does not drain toward a natural watercourse. Currently runoff from the project site is conveyed in a southerly direction to existing storm drains in Beverly Boulevard. Implementation of the proposed project would not substantially increase the rate or amount of surface runoff in a manner (due to minimal increase in impervious areas), which could result in flooding on- or off-site. Impacts associated with rate or amount of drainage and surface runoff would be less than significant with implementation of the proposed project. **No further analysis is required.**
- e). **Potentially Significant Impact.** Currently runoff from the project site is conveyed in a southerly direction to existing storm drains in Beverly Boulevard. Implementation of the proposed project would not substantially increase the rate or amount of surface runoff in a manner (due to minimal increase in impervious areas) that would exceed the capacity of the existing stormwater drainage systems. However, due to the increased amount of parking which will be built, there will be substantial additional sources of polluted runoff from the site. Thus, the proposed project could result in significant additional sources of polluted runoff unless the proposed project was to adhere to all applicable water quality requirements. **This issue will be further analyzed within the EIR.**
- f). **Less Than Significant Impact.** There are no natural watercourses on the project site, and the site does not drain toward a natural watercourse. Currently existing runoff from the existing project site is conveyed in a southerly direction to existing storm drains in Beverly Boulevard. Implementation of the proposed project would not alter the course of a stream or river, nor would it cause additional substantial erosion or siltation on-or off-site. In addition, it would not substantially increase the rate or amount of surface runoff in a manner (due to minimal increase in impervious areas), which could

result in flooding on- or off-site. The implementation of the project site would not create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems and provide substantial additional sources of polluted runoff. Further, the project is required to implement all applicable wastewater management practices that are required for all developments by the City of West Hollywood. Therefore, implementation of the project would not substantially degrade water quality. Impacts associated with drainage and surface runoff would be less than significant. **No further analysis is required.**

- g). **Less Than Significant Impact.** The proposed project includes the development of new housing. However, according to Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM) No. No. 06037C1605F, the project site is located in an area designated as 1) areas of 0.2 percent annual flood chance; 2) areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and 3) areas protected by levees from 1 percent annual chance flood. Therefore, impacts associated with flood hazards are less than significant. **No further analysis is required.**
- h). **Less Than Significant Impact.** According to Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM) No. 06037C1605F, the project site is located in an area designated as 1) areas of 0.2 percent annual flood chance; 2) areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and 3) areas protected by levees from 1 percent annual chance flood. Further, on September 29, 2008, FEMA issued a Letter of Map Revision for Case No. 08-09-1715P. The flood insurance rate map was revised for the southwest portion of the City (where the project site is located) to reflect upgrades to flood protection due to the completion of the Los Angeles County Flood Control District's Holly Hills Storm Drain System. Therefore, impacts associated with flood hazards are less-than-significant. **No further analysis is required.**
- i). **Potentially Significant Impact.** There are no major dams or waterways located on or near the site. However, the project site lies in a potential inundation area of the Greystone Reservoir.¹⁵ Therefore, the risk of flooding from reservoir failure constitutes a potentially significant impact. **This issue will be further analyzed within the EIR.**
- j). **No Impact.** The City of West Hollywood is not located along a large body of water such as the ocean or lake in which a seiche or tsunami would occur. The project site is located approximately 9 miles from the Pacific Ocean. Thus, no impact would occur as a result of a seiche or tsunami from the Pacific Ocean. In addition, as the project site is not located proximate to any hills or slopes, there is no risk of the site being affected by mudflow. **No further analysis is required.**

¹⁵ City of West Hollywood General Plan, Safety Background Report, Figure S-2, June 25, 2008.

X. LAND USE AND PLANNING

X. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c). Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a). **No Impact.** The project site is located within a fully developed, urbanized area of the City of West Hollywood. No streets or sidewalks would be permanently closed as a result of the development. No separation of uses or disruption of access between land use types would occur as a result of the proposed project. The proposed use is consistent with land uses adjacent to and in the vicinity of the project site. Accordingly, implementation of the proposed project would not disrupt or divide the physical arrangement of the established community. No impact would occur to an established community with implementation of the proposed project. **No further analysis is required.**

b). **Potentially Significant Impact.** Land uses within the City of West Hollywood are guided by the Land Use Element of the City of West Hollywood General Plan 2035 (General Plan) and the WHMC. The General Plan is comprised of nine elements, representing the City’s statement of goals, policies, and action steps necessary for orderly development and land uses that are recommended subject to the goals and policies of each of the Plan’s Elements. The primary goal of the City of West Hollywood General Plan is to guide development in the City toward the achievement of community objectives.

The Applicant seeks a number of discretionary actions including a General Plan Amendment and Zone Map Amendment to change the designation along Rosewood to accommodate the single-family townhomes, rental units, and indoor pool house. A Specific Plan has been requested that would provide a concise development plan for the project site that would amend the General Plan and Zoning Map to designate the site as 8899SP. Therefore, impacts associated with applicable land use plans, policies, or regulations could be potentially significant. **This issue will be further analyzed within the EIR.**

c). **No Impact.** The project site is in a highly urbanized area of West Hollywood. No natural habitat community exists on the project site. Therefore, no habitat conservation plans or natural conservation plans govern the project site. No impact would occur with respect to conservation plans. **No additional analysis is required.**

XI. MINERAL RESOURCES

<u>XI. MINERAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b). **No Impact.** The project site is not delineated as a locally-important mineral resource recovery site on any City plans.¹⁶ There are no known mineral resources beneath the project site. No classified or designated mineral deposits of Statewide or regional significance are known to occur in the project area. The project site is not within a known source area for aggregate or other mineral resources. Additionally, the project site is not located in an area of potential petroleum resources. Therefore, the proposed project would not 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 and would not result in the loss of availability of a locally-important mineral resource recovery site. No impact would occur to mineral resources with implementation of the proposed project. **No further analysis is required.**

XII. NOISE

<u>XII. NOISE</u> – Would the project result in:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d). A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹⁶ City of West Hollywood General Plan Final EIR, October 2010.

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a). **Potentially Significant Impact.** The City of West Hollywood is committed to minimizing excessive noise and limiting the community’s exposure to loud noise sources. The City of West Hollywood Noise Ordinance (Chapter 9.08 of the West Hollywood Municipal Code) is intended to protect people from non-transportation noise sources such as construction activities, commercial operations, machinery, and nightlife. Enforcement of the noise ordinance requires new developments to show compliance with the ordinance, including operating in accordance with noise levels recommended in this chapter. The ordinance also provides general standards for prohibited noises and identifies specific activities that are prohibited because of their capability to create unreasonable noise. As an example, the City requires construction activity to comply with established work schedule limits (WHMC § 9.08.050(f), Prohibited Noises).

The proposed project would expose nearby residences to noise levels generated by construction, and traffic on Beverly Boulevard and Rosewood Avenue. The proposed project may also support increased sources of noise that would affect the existing and future land uses in the immediate vicinity. Noise levels anticipated to be generated by source of noise at the project site (e.g., rooftop HVAC equipment, other permanent mechanical equipment, etc.) may exceed City standards at nearby uses. Therefore, impacts associated with noise could be potentially significant. **This issue will be further analyzed within the EIR.**

b). **Potentially Significant Impact.** Any construction that takes place in the vicinity of residential neighborhoods has the potential to increase levels of ground borne vibration or noise levels; however, such an increase due to construction is temporary. The ground borne vibration or noise levels associated with construction would be a short term adverse effect and mitigation measures may be required to reduce the impacts to less than significant. **This issue will be further analyzed within the EIR.**

c). **Potentially Significant Impact.** The proposed project would support new sources of noise that would affect the existing and future land uses in the immediate vicinity. The proposed project would also generate increased traffic volumes along the roadways around the site and these traffic volumes could result in increased noise levels at nearby properties. Noise levels anticipated to be generated by source of noise at the project site (e.g., rooftop HVAC equipment, other permanent mechanical equipment, on-site loading and unloading, or deliveries for commercial uses, etc.) will be discussed to determine whether the noise levels would substantially increase noise levels at nearby

uses. Existing and future noise levels at locations along the roadway in the project vicinity will be calculated to determine whether the traffic generated by the proposed project would be substantial and, therefore, significant using City thresholds. Whenever on- and/or-off site stationary or mobile source impacts would occur as a result of the proposed project, mitigation measures will be recommended. **This issue will be further analyzed within the EIR.**

d). **Potentially Significant Impact.** Any construction that takes place in the vicinity of residential neighborhoods has the potential to increase levels of ambient noise levels; however, such an increase due to construction is temporary. The ambient noise levels associated with construction would be a short term adverse effect and mitigation measures may be required to reduce the impacts to less than significant. **This issue will be further analyzed within the EIR.**

e-f). **No Impact.** No airport or private airstrip exists within two miles of the project site. As such, the project site is not located within any airport land use plan and would not be exposed to severe noise levels from airport or aircraft-related activities. **No additional analysis is required.**

XIII. POPULATION AND HOUSING

XIII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	□	□	□	■

a). **Potentially Significant Impact.** The project includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses, which is a reduction from the 89,630 square feet of commercial uses currently contained within the Existing Building. As a result, the development of the proposed project could result in a direct residential increase within the City of West Hollywood. The EIR will provide additional analysis to assess the proposed project’s potential as to whether the new residential population created by the project would fall within City and regional growth projections. **This issue will be further analyzed within the EIR.**

b-c). **No Impact.** No residential units currently exist within the 1.73 acres of the project site. As such, implementation of the proposed project would not result in displacement of people and housing and would not require the construction of replacement housing elsewhere. Therefore, no impacts associated with displacement of existing housing or people would occur. **This issue need not be further analyzed within the EIR.**

XIV. PUBLIC SERVICES

XIV. PUBLIC SERVICES – WOULD THE PROJECT:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). 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:				
i). Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii). Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii). Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv). Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v). Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a). Implementation of the proposed project would increase the number of people working on the project site as well as the amount of building square footage in the City of West Hollywood that would require public services. See related Fire Protection, Police Protection, Schools, Parks, and Libraries discussions below.

i). **Less Than Significant Impact With Mitigation Incorporated.** The Los Angeles County Fire Department (LACFD) provides fire protection serves to the project area. A significant impact may occur if the LACFD could not adequately serve a project site based upon response time, access, or fire hydrant/water availability. The LACFD has two fire stations within the City of West Hollywood, which both have the potential to respond to the project site. The project site is approximately 0.86-mile driving distance from Fire Station No. 7, located at 864 North San Vicente Boulevard in the City of West Hollywood, and approximately 2.5 miles from Fire Station No. 8, located at 7643 West Santa Monica Boulevard.

Fire flow requirements and water pressure to meet fire flow and residual requirements are unknown at this time. However, prior to approval, the project would submit a request to determine whether the pressure in the project area is sufficient. If they are not, then upgrades to the existing infrastructure would be necessary. The proposed project includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses which would increase the number of residents and associated vehicular traffic in the project area. In turn, this may increase the demand for services provided by the LACFD. Impacts associated with fire protection services could be considered significant and could require mitigation. **This issue will be further analyzed within the EIR.**

- ii). **Less Than Significant Impact With Mitigation Incorporated.** The Los Angeles County Sheriff Department (LASD) provides law enforcement services to the project area. A significant impact may occur if a project creates the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. The project site would be served by the West Hollywood Station, which is located at 780 North San Vicente Boulevard, in the City of West Hollywood. As the proposed project includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses, there would be increase the number of residents and associated vehicular traffic in the proposed project area. In turn, this may increase the demand for services provided by the LASD. Impacts associated with police protection services could be considered significant and could require mitigation. **This issue will be further analyzed within the EIR.**
- iii). **Less Than Significant Impact With Mitigation Incorporated.** West Hollywood public schools belong to one district, Los Angeles Unified School District (LAUSD). A significant impact may occur if a project includes substantial employment or population growth which could generate demand for school facilities that exceeds the capacity of the LAUSD. The project site is currently served by the following LAUSD public school facilities:
- West Hollywood Elementary School – 970 North Hammond Street;
 - John Burroughs Middle School – 600 S. McCadden Place; and
 - Fairfax High School – 7850 Melrose Avenue.
- The proposed project, which includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses, would increase the student population within the City of West Hollywood and increase the existing demand for elementary, middle, and high schools. Impacts on schools could be considered significant and could require mitigation. **This issue will be further analyzed within the EIR.**
- iv). **Less Than Significant Impact With Mitigation Incorporated.** The West Hollywood Recreation Services Division provides parks and recreation service for the project area. West Hollywood Park, located at 647 N. San Vicente Boulevard, in the City of West Hollywood, is approximately 0.8 miles driving distance from the project site. The proposed project, which includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses, would increase the residents located within West Hollywood. Therefore, impacts on parks could be considered significant and could require mitigation. **This issue will be further analyzed within the EIR.**
- v). **Less Than Significant Impact With Mitigation Incorporated.** The West Hollywood Library provides library service for the project area. The 32,000 square foot West Hollywood Library is located at 625 N. San Vicente Boulevard in the City of West Hollywood and is approximately 0.9-mile driving distance from the project site. The proposed project, which includes the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses, would increase the residents located within West Hollywood. Residents would utilize library facilities in the project area. Therefore, with the new population contribution from the project library impacts could occur. **This issue will be further analyzed within the EIR.**

XV. RECREATION

<u>XV. RECREATION</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). 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). Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	□	□	□	■

a). **Potentially Significant Impact.** The proposed project would provide a variety of residential recreational amenities, including a recreation center and open space in the form of a landscaped common courtyard area. Furthermore, the Applicant would be required to pay Quimby Act fees to the City for the purpose of acquiring additional parkland (and recreational facilities) in the project area, and/or provide adequate parkland within the project site, as determined by the City, which would serve to alleviate the demand for parks and recreational facilities. However, the proposed project would increase the residential population in the project area and may increase the demand for parks and recreational facilities. **This issue will be further analyzed within the EIR.**

b). **No Impact.** The project includes a 2-story, approximately 30 foot tall, recreation facility (Indoor Pool House) that will contain an indoor swimming pool, fitness area, lockers and restroom facilities. The Indoor Pool House will be available for use by residents of the Condominiums and the Townhomes. The proposed project does not entail the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, no impacts associated with the construction of recreation facilities would occur. **No further analysis is required.**

XVI. TRANSPORTATION/TRAFFIC

<u>XVI. TRANSPORTATION/TRAFFIC</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Cause an increase in traffic that 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 capacity ratio 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?	□	□	□	■

XVI. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d). Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e). Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f). Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g). Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a). **Potentially Significant Impact.** The proposed project would be adding residential uses to the City and, thus, would result in additional resident vehicle trips to the City of West Hollywood circulation system. A detailed analysis of the proposed project’s impacts to the traffic conditions at various study area intersections located in the vicinity of the project site is currently being prepared. Intersections in the project area are generally signalized, with the primary intersection that is proximate to the project site being that of Beverly Boulevard and Robertson Avenue. Impacts associated with an increase in traffic to the existing traffic load and capacity of the street system could be potentially significant. **This issue will be further analyzed within the EIR.**
- b). **Potentially Significant Impact.** A detailed analysis of the proposed project’s impacts, individually and cumulatively, to the level of service along thoroughfares identified by the Los Angeles County congestion management agency. Impacts associated with an increase in traffic that could result in exceedance of level of service standards along County Congestion Management Agency-identified roads could be potentially significant. **This issue will be further analyzed within the EIR.**
- c). **No Impact.** The height of the building would not interfere with air traffic patterns and would not cause an increase in traffic levels or change in located that results in substantial safety risks. **No further analysis is required.**
- d). **No Impact.** The proposed project would not include any major change to current intersections, ingress/egresses, or street segments. In addition, no new circulation would be created as a result of project implementation. Thus, there would no impact with regard to design feature hazards. **No further analysis is required.**
- e). **Potentially Significant Impact.** The increased traffic and population due to the proposed residential units and patronage of on-site commercial retail uses on the project site could obstruct emergency vehicle access to the project site and adjacent uses in the project vicinity. **This issue will be further analyzed within the EIR.**
- f). **Potentially Significant Impact.** According to the WHMC, a proposed development project is required to provide an adequate supply of parking spaces based on the proposed land use for the site. The proposed project is eligible for a density bonus as previously described in the Project Description.

The parking requirements for residential uses that are eligible for a density bonus are set forth in Government Code Section 65915(p) and WHMC Section 19.22.050(F). Parking requirements for the commercial uses are set forth in WHMC Section 19.28.040. Because of the unique characteristics of mixed-use development projects, however, the actual parking demand for the proposed project will be less than the number of parking spaces that would otherwise be required by the WHMC.

The proposed project would generate new vehicle trips associated with residents and visitors, which would require the need for additional parking at the project site. An increased demand can potentially result in inadequate on-site parking capacity, during project construction as well as operations. **This issue will be further analyzed within the EIR.**

- g). **No Impact.** The proposed project is not expected to conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, there would be no impact to adopted policies or existing alternative transportation facilities. **No additional analysis is required.**

XV. UTILITIES AND SERVICE SYSTEMS

XV. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d). Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f). Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g). Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a). **Less Than Significant Impact With Mitigation Incorporated.** Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste

Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes a National Pollutant Discharge Elimination System (NPDES) permit that ensures compliance with wastewater treatment and discharge requirements.

The Los Angeles Regional Water Quality Control Board (LARWQCB) enforces wastewater treatment and discharge requirements for properties in the project area. The project site is located within the service area of the Hyperion Treatment Plant (HTP), which has been designed to treat 450 million gallons per day (mgd) to full secondary treatment. Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean and is consistent with the LARWQCB's discharge policies for Santa Monica Bay. The City of Los Angeles Sewer Allocation Ordinance (Ordinance No. 166,060) limits the annual increase in wastewater flow to the HTP to 5 mgd. The proposed project would be required to comply with the monthly allocation set forth by City Ordinance prior to the issuance of building permits. Although the proposed project would not be able to connect to the City's wastewater system until capacity is available and, therefore, would not cause the Bureau of Sanitation to exceed LARWQCB treatment requirements, given the importance of this issue at a local and Citywide level, further analysis of this issue is required. **This issue will be further analyzed within the EIR.**

- b). **Less Than Significant Impact With Mitigation Incorporated.** Water and sewer systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. The water and wastewater service providers are the City of Beverly Hills Public Works Department and the Los Angeles Department of Water and Power (DWP). Because the proposed project would develop residences, upgraded or new water or wastewater conveyance systems may be required. Therefore, new or expanded wastewater infrastructure could be required. Consequently, with respect to wastewater infrastructure, the proposed project could have a significant impact and mitigation may be required. **This issue will be further analyzed within the EIR.**
- c). **Less Than Significant Impact.** As discussed in Section VIII. Hydrology (e), the proposed project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. Runoff from the project site is and would continue to be collected on the site and directed towards existing storm drains in the vicinity. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant. **No further analysis is required.**
- d). **Less Than Significant Impact With Mitigation Incorporated.** The proposed project would include the development of 81 residential units and approximately 39,728 square feet of commercial/retail uses. Because the proposed project would develop new residences and commercial uses, additional water supplies would be needed. Consequently, with respect to water supplies, the proposed project could have a significant impact and mitigation may be required. **This issue will be further analyzed within the EIR.**
- e). **Less Than Significant With Mitigation Incorporated.** The water and wastewater service providers are the City of Beverly Hills Public Works Department and the Los Angeles Department of Water and Power (DWP). Because the proposed project would develop residences, upgraded or new water or wastewater conveyance systems may be required. Therefore, new or expanded wastewater infrastructure could be required. Consequently, with respect to wastewater infrastructure, the

proposed project could have a significant impact and mitigation may be required. **This issue will be further analyzed within the EIR.**

- f). **Less Than Significant With Mitigation Incorporated.** Athens Services is the contracted agency responsible for solid waste services, including collection and disposal for the City of West Hollywood. The multi-family residential development portion of the proposed project would be collected and transported by private contractors. Site-generated solid waste would be disposed of at landfills located both within and outside of Los Angeles County. Solid waste disposal needs would occur during project construction as well as long-term project operations.

Construction wastes would be generated by the renovation of existing on-site uses as well as from the byproducts of new construction that would represent a one-time demand for area landfills. Once construction is complete, daily activities of the proposed project’s residences would generate solid waste on a daily basis. Although the project’s solid waste would represent a small percentage of the daily solid waste generated in the City of West Hollywood, the effects of the incremental increase in operational and construction solid waste have the potential to exceed existing and projected capacities and/or to conflict with the policies of the City’s Solid Waste Integrated Resources Plan (SWIRP) and Source Reduction and Recycling Element (SRRE). **This issue will be further analyzed within the EIR.**

- g). **Less Than Significant Impact With Mitigation Incorporated.** The construction and operation of the proposed project would be required to adhere to all applicable federal, State, and local statutes and regulations related to solid waste. Solid waste generated on-site by the project would be disposed of in accordance with all applicable federal, state, and local regulations, related to solid waste, such as AB 939. **This issue will be further analyzed within the EIR.**

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</u> – Does the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a). 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b). 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c). Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a). **Potentially Significant Impact.** The proposed project is not expected 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, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project is not expected to eliminate important examples of major periods of California history or prehistory. However the proposed project would involve the adaptive reuse of a structure constructed in 1963. Investigation of this structure's significance must be conducted in order to verify this conclusion. **The results of this investigation will be incorporated into the EIR.**
- b). **Potentially Significant Impact.** The proposed project has the potential to result in significant cumulative impacts related to aesthetics, air quality, cultural resources, greenhouse gases, hazards, hydrology, land use, noise, population, public services, traffic and utilities. It is anticipated that the project may occur at the same time as other projects in the area, and the incremental effect of this project may be cumulatively considerable. **These potential cumulative impacts will be further analyzed within the EIR.**
- c). **Potentially Significant Impact.** The proposed project has the potential to result in substantial adverse effects on human beings, either directly or indirectly (aesthetics, air quality, cultural resources, greenhouse gases, hazards, hydrology, land use, noise, population, public services, traffic and utilities). **Further, analysis will be provided in the EIR to determine potentially significant impacts and identify mitigation measures that would reduce impacts to the extent feasible.**

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