CITY OF WEST HOLLYWOOD

Environmental Checklist Form

1. **Project Title:** West Hollywood Park Master Plan
2. **Lead Agency Name and Address:** City of West Hollywood
   8300 Santa Monica Boulevard
   West Hollywood, CA 90069-4314
3. **Contact Person and Phone Number:** John Keho, AICP, (323) 848-6393
4. **Project Location:** 8711-8715 W. El Tovar, 8711-8715 Melrose, 608-618 Robertson Boulevard, 647 and 715 San Vicente Boulevard, 8900-8910 Santa Monica Boulevard all in West Hollywood, CA.
5. **Project Sponsor's Name and Address**: City of West Hollywood, see address above.
6. **General Plan Designation:** P, C1.2, C1.1 7. **Zoning:** PF, CC, CN
8. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
   See proposed facilities below.
9. **Surrounding Land Uses and Setting: Briefly describe the project's surroundings.**

   West Hollywood Park lies within the city block bounded by Santa Monica Boulevard on the north, Melrose Avenue on the south, San Vicente Boulevard on the east and Robertson Boulevard on the west. Retail, restaurant and nightclub establishments line both sides of Santa Monica Boulevard which is active during all hours of the day and evening and into the late hours of the night on weekends. The boulevard is the main east-west vehicular artery of the City, and pedestrian-friendly with wide tree-lined sidewalks. San Vicente Boulevard forms the western boundary of the block separating it from the expansive site of the Pacific Design Center; north of the PDC are the Westside MTA Bus Depot and the Los Angeles County Sheriff's Station. San Vicente is a wide vehicular-oriented boulevard with little pedestrian activity. The intersection of San Vicente and Santa Monica Boulevards is considered the heart of the westside of the City. The western boundary of the block is formed by Robertson Boulevard which, like Santa Monica Boulevard, is lined with retail, restaurant and nightclub establishments; Robertson is more intimate in scale than either Santa Monica or San Vicente, not arterial in nature, and heavily used by pedestrians making their way to and from the various night spots and stores. Melrose Avenue forms the

southern boundary of the block and is lined with one- and two-story commercial buildings

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.)

    A National Pollutant Discharge Elimination System permit for construction activities on a site large than five acres. This permit is obtained through the State Water Resources Control Board and overseen by the Los Angeles Regional Water Quality Control Board.

    LA County approval for transfer of land for relocation of the Library

A. INTRODUCTION AND BACKGROUND

West Hollywood Park (Park) was developed in the 1960s as a part of the Los Angeles County Park System. The City of West Hollywood (City) was incorporated in 1984. In 1985, the operation and maintenance responsibilities for the Park were assumed by the newly incorporated City. The park is host to a wide range of community and recreational facilities such as a multi-purpose auditorium, children's play area, picnic areas, a softball field, swimming pool, basketball courts and tennis courts. The ~5,100 square foot library is presently a County of Los Angeles (County) operated facility situated on County owned land.

The Park comprises about 6.6 acres and is roughly rectangular in shape. Its long dimension extends in a north-south direction parallel with Robertson and San Vicente boulevards. It fronts mainly on San Vicente Boulevard to the west with a small portion extending to Robertson Boulevard on the west. The Park's northern boundary is an alley and commercial properties that front onto Santa Monica Boulevard. The southern boundary is an alley that runs along the backside of commercial properties fronting onto Melrose Avenue.

While the Park maintains an important role in providing recreational and social services and activities for residents, the City determined that renovations to and/or expansion of and additions to the park and certain facilities are needed. In April 2002, the City approved an agreement to create a Master Plan for West Hollywood Park. The purpose of the Master Plan was to site and configure a new library; renovate, replace and possibly expand recreation facilities; expand and configure community oriented, unprogrammed open space; provide community meeting rooms; and add additional parking.

It is intended that the master plan provide a framework within which decisions can be made about intended infrastructure, building and landscape projects now and as they arise in the future. It is not intended that the master plan be devised as a blueprint for one giant static project unto itself whose value is diminished by virtue of it not taking place all at once or ever being realized in its entirety. Its value lies in its ability to balance objectives and priorities from the long view and thus prevent short-term decisions from creating obstacles to the eventual completion of a coherent overall park. Every attempt will be made to follow the lead of the mater plan once it is adopted. However, the Master Plan will allow for incremental execution of individual components as the need arises, while creating interim conditions which do not function or feel like incomplete fragments.

At this time, the City envisions development and renovation of the Park as envisioned by the Master Plan in phases. California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Sections 15165 and 15168 address phased projects. These sections identify the use of program environmental evaluations (EIR or Negative Declaration) for projects where approval is expected to lead to other activities being approved in the same general area. This allows the environmental document to examine the expected effects of the ultimate environmental change resulting from the project. A program environmental document may be prepared on a series of actions that can be characterized as one large project that are related geographically or are logical parts in the chain of contemplated actions.

In this case, adoption of the Master Plan will not result in any direct effects to the environment. It will however, establish a plan for development that when implemented will result in physical change to the existing environment. A decision by the City to adopt the Master Plan is discretionary and considered a "project" under the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). As such, the City must consider the potential adverse environmental impacts to the environment from implementing this project and comply with the requirements of CEQA to make a determination on the significance of the potential impacts. Additionally, because the City of West Hollywood has primary approval authority over the project and will carryout the project, it will act as CEQA lead agency (CEQA Guidelines Section 15051).

The first step in this evaluation is the preparation of an Initial Study. This document will focus on those activities and components of the project that can cause physical change to the existing environment if the City approves the Master Plan and provides the necessary funding to implement the project.

B. PROJECT CHARACTERISTICS

Existing Facilities

The existing Park comprises 6.59 acres and contains the following:

- A multipurpose auditorium;
- Children play area and tot lot;
- Picnic areas;
- A softball field;
- A swimming pool;
- Basketball courts;
- Tennis courts;
- A ±5,000 square foo library; and
- 193 parking spaces which includes parking on San Vicente Boulevard.

Proposed Facilities

Fundamentally, the Master Plan proposes expansion of the Park to 8.6 acres and the following Park changes:

- 5.23 acres of uninterrupted grass and trees including playground areas and tree-lined promenades compared to only 1.86 acres of current park open space.
- A two-level 32,000 square foot library facility to replace the existing 5,000 square foot facility (within a three level 48,000 square foot structure).
- 460 new parking spaces in three structures to replace 193 existing parking spaces for a net gain of 267 spaces.
- Two rooftop swimming pools to include a 25 meter by 25 yard swimming pool and an open recreation and instruction pool.
- A 52,000 gross square foot recreation and community center with park support facilities to include three indoor basketball courts and multipurpose meeting and recreation rooms of various sizes for various uses.
- Three rooftop tennis courts and two rooftop basketball half-courts.
- Children's playground areas and tot lot.
- Re-zoned commercial property to accommodate a public piazza at intersection of San Vicente and Santa Monica Boulevards.
- San Vicente Boulevard narrowed and moved eastward with the removal of the on-street parking lanes on both sides.
- Temporary outdoor basketball court and volleyball court to be replaced in the long term with mixed-use development including commercial frontages (cafes, retail, etc.) facing onto the park.

The Master Plan identifies Park development and/or recreation phasing that satisfies prioritized needs while minimizing interference with current use of the Park and its facilities. Implementation of the Master Plan is presently anticipated to occur in three principal phases. A fourth and final phase discussed is not considered part of this project because the first three phases are the only phases anticipated to be implemented within the foreseeable future. Another environmental review will be required prior to implementation of phase IV.

Phase I - Library and Single-Level Parking Structure

This phase will result in the demolition of an existing 9,000 square foot structure which presently houses the Ron Stone Clinic, some existing parking and two existing tennis courts. Removal of these facilities will allow the construction of a new 48,000 square foot library, a single-level 70-stall parking structure, and leveling of the Park's south slope. The 70-stall single-story parking structure constructed below the library combines with an existing 69 stall to provides a total of 139 parking stalls. The construction of the library and parking structure will be completed without disturbing other facilities including the existing library.

Phase II - Aquatic Center and Two-Level Parking Structure

A two-level 136 stall parking structure will be constructed west of and adjacent to the library constructed in Phase I. Two rooftop swimming pools will be constructed atop of the two-level parking structure. Upon completion of the aquatic center, the existing pool will be removed for the next phase of park expansion.

Phase III - Recreation Center and Three-Level Parking Structure

The final phase of development includes the construction of a Recreation Center which consists of 52,000 square feet of multipurpose rooms for a variety of recreational and community uses. Its centerpiece is the three-court gymnasium capable of supporting three basketball games simultaneously as well as volleyball and other team sports and activities. The east wall of this room opens out onto the deck of the aquatic facility. Other facilities include a fitness center, multipurpose rooms for such activities as dancing, music and acting, and multipurpose meeting room sized to allow for City Council, Planning Commission and other public meetings. The public meeting rooms face onto the park and onto Robertson Boulevard. The roof of this facility is host to three tennis courts and two basketball half-courts. The facility is itself built over a 234-staff three-level parking structure that completes the three phase buildout of parking facilities. Access to the parking area will be provided by a drive extending across the site from Robertson to San Vicente Boulevards.

With the completion of this facility a fully integrated and comprehensive community oriented recreational complex anchors the south side of the park giving life to the park and strengthening its role as the cross roads of the community. The library, aquatic center, recreation center and parking structures will attract users from every facet of the diverse West Hollywood community and solidify the park's role as the living room of the City.

This phase of development will also include establishment of promenades within the Park.

Phase IV - Expanded Park (Long Term Proposals)

Removal of existing facilities along San Vicente Boulevard will allow for buildout of the expanded park. San Vicente Boulevard's right-of-way will be narrowed and shifted easterly. The tot lots and children's playgrounds will be relocated southerly and promenades put in place. The expansion of the Park will result in the City appropriating two County owned parcels, the purchase of a privately owned property, the use of two City owned properties, and the temporary courts (tennis, volleyballs, and basketball) installed during earlier phases of development. The south parking lot area will also be utilized. Park expansion will have

two components: expansion to the west and expansion to the east. These expansions include the following:

Westward Expansion of the Park and Development of the North Side. The placement of the north promenade and the temporary outdoor courts are situated to allow for the development of the site north of the promenade to include a parking structure embedded within ground floor commercial uses and housing above facing both onto the park and the boulevard. This development allows for the vacation of the one and two-story commercial buildings along Robertson Boulevard (without sacrificing development intensity or tax revenue) and appropriation for park expansion westward. This westward expansion corrects a major deficiency of the park; its constricted width in the east and west dimension.

Eastward Expansion of the Park and Development of the MTA Site. The development along Santa Monica Boulevard and the north boundary of the park sets the stage for the redevelopment of the Sheriff's Station/MTA site across San Vicente Boulevard and expansion of the park toward the east. With mixed-use development along Santa Monica Boulevard, again in a dimension that allows for efficient parking structures within, room on the site is reserved for the creation of a linear park extending from San Vicente Boulevard to the residential neighborhoods on the east. In this way West Hollywood Park becomes part of a large park system and promenade network linking the park with the new created promenades of Santa Monica and the surrounding neighborhoods.

Implementation of this project will require a series of discretionary actions by the City and other agencies. The City must decide whether to adopt and implement the Master Plan. The City may also decide to request funding from other agencies, acquire additional property, and adjust existing public right-of-way. The County of Los Angeles must decide whether to allow use of presently owned County land for park expansion. State agencies from which the City requests funding must also decide whether to provide such funds. These decisions are also discretionary and these agencies, acting as responsible agencies must also comply with CEQA when making these determinations.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	■ Cultural Resources	■ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/ Water Quality	☐ Land Use/ Planning
☐ Mineral Resources	☐ Noise	☐ Population/ Housing
☐ Public Services	☐ Recreation	☐ Transportation/ Traffic
☐ Utilities/ Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in 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 that 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 the 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.

John Koh — 2-19-04

Signature — Date

John Koh

Printed name — 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 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) "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures

which were incorporated or refined from 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 significant.

Issues:

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS -- Would the project:					
(a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	■	☐
(c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	■
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐

II. AGRICULTURE 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:

(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Agency, to non-agricultural use?	☐	☐	☐	■
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	■
(c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	■

III. AIR QUALITY -- 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:

(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?	☐	☐	■	☐
(d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
(e)	Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐

IV. BIOLOGICAL RESOURCES -- Would the project:

(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 regulation, or by the California Department of Fish and Game or U.S Fish and Wildlife Service?	☐	☐	☐	■
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

V. CULTURAL RESOURCES -- Would the project:

(a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	■	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	■
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	■	☐	☐
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact

VI. GEOLOGY AND SOILS -- Would the project:

(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.	☐	■	☐	☐
ii)	Strong seismic ground shaking?	☐	■	☐	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	■	☐	☐
iv)	Landslides?	☐	☐	☐	■
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
(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?	☐	■	☐	☐
(d)	Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	■	☐	☐

		Potentially Significant Impact	Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

(a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of 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)?	☐	☐	☒	☐
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
(e)	Create or contribute runoff water which would exceed the capacity of existing of planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
(f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
(g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
(h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
(j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

IX. LAND USE AND PLANNING -- Would the project:

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

X. MINERAL RESOURCES -- Would the project:

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

XI. NOISE --Would the project result in:

(a)	Exposure of persons to or generation of noise in levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of o6ther agencies?	☐	☐	■	☐

		Potentially Significant Impact	Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(b)	Exposure of people to or generation of excessive groundborne vibration or groundborne noise level?	☐	☐	■	☐
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.?	☐	☐	■	☐
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
(f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

XII. POPULATION AND HOUSING -- Would the project:

(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?	☐	☐	☐	■

	Potentially Significant Impact	Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 objective for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒
XIV. RECREATION --				
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐

		Potentially Significant Impact	Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
(d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
(e)	Result in inadequate emergency access?	☐	☐	☒	☐
(f)	Result in inadequate parking capacity?	☐	☐	☐	☒
(g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
(b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
(d)	Have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

		Potentially Significant Impact	Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
(e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
(f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	■	☐
(g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	■	☐

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

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

EXPLANATION OF ENVIRONMENTAL DETERMINATIONS

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

NO IMPACT

The project is located within a highly urbanized area. Existing development includes park/recreation structures, parking lots, small commercial buildings, open space and other manmade features typical of urban development. West Hollywood Park is not a designated scenic vista and there are no scenic vistas in the area. The project is for the redevelopment of an existing public park and would result in more open space and potentially create more scenic areas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?

LESS THAN SIGNIFICANT

The project is located within a highly urbanized area. Existing development includes park/recreation structures, parking lots, small commercial buildings, open space and other manmade features typical of urban development. West Hollywood Park is not a designated scenic vista and there are no scenic vistas in the area. While the project is for the redevelopment of an existing public park and would result in changes to trees and other vegetation in the area, more open space, trees and related landscaping would be installed.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

NO IMPACT

The project is located within a highly urbanized area. Existing development includes park/recreation structures, parking lots, small commercial buildings, open space and other manmade features typical of urban development. West Hollywood Park is not a designated scenic vista and there are no scenic vistas in the area. While the project is for the redevelopment of an existing public park and would result in changes to trees and other vegetation in the area, more open space, trees and related landscaping would be installed.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

LESS THAN SIGNIFICANT

The project is located within a highly urbanized area. Existing development includes park/recreation structures, parking lots, small commercial buildings, open space and other manmade features typical of urban development. The existing park includes a lighted softball field, basketball court, swimming pool area and other park facilities The project is for the redevelopment of an existing park. The project include replacing the outdoor facilities in other locations, therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Furthermore, City Zoning standards for outdoor lighting require that all outdoor lighting be designed to prevent glare, light trespass, and sky glow as much as possible and that the light sources be designed with a shield to direct light rays onto the subject property only.

II. AGRICULTURAL 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

NO IMPACT

The project is for the redevelopment of a public park and would not involve any changes in the existing environment that could result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b. Conflict with the existing zoning for agricultural use, or a Williamson Act Contract?

NO IMPACT

The project is for the redevelopment of a public park and would not involve any changes in the existing environment that could result in conflict with the existing zoning for agricultural use, or a Williamson Act Contract.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

NO IMPACT

The project is for the redevelopment of a public park and would not involve any changes in the existing environment that could result in conversion of Farmland to non-agricultural use.

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?

LESS THAN SIGNIFICANT

Demolition

According to the Mitigated Negative Declaration prepared for the Library, the potential air quality impacts associated with demolition are considered less than significant. Because the West Hollywood Park Master plan is a phased project, the demolition of the existing Library and the Ron Stone Clinic would not occur at the same time that demolition would occur for the other phases. The other phases would include demolition of buildings of similar size to the Library/Ron Stone Clinic demolition and would therefore produce the similar impacts. Therefore, the potential air quality impacts associated with any of the phases of demolition are considered less than significant.

Construction

According to the Mitigated Negative Declaration prepared for the Library, the CEQA Handbook provides screening tables for construction activities. These tables identify thresholds for various types and sizes of projects the construction of which could result in potentially significant air quality impacts. The table identifies educational and commercial projects that exceed the construction of between 559,000 and 975,000 sq. ft. of building area per quarter year as causing potentially significant air quality impacts.

This project will result in the construction of about 41,947 ft of building during phase one of construction and another 59,240 square feet in phase II and another 129,500 square feet in phase III. None of these phases reach the minimum square footage identified in the CEQA Handbook for commercial projects that could result in potentially significant air quality impacts. Therefore, potential impacts associated with construction of this project are considered less than significant.

Long Term Operations

The CEQA Handbook also provides screening tables for long-term operations emission for libraries. The table identifies operation of libraries with 51,000 ft of building area as causing potentially significant air quality impacts. This project will replace an existing ~5,000 sq. ft. library with a 41,947 ft (32,647 square feet of library space) facility resulting in a net increase of 27,547 sq. ft. or about 54 percent of the threshold value. Based on the above, it is concluded that long-term operations impacts will be less than significant.

The PDC EIR evaluated the potential for that project to cause or substantially contribute to "CO Hotspots" at selected intersections. That project will generate about 3,850 daily vehicle trips with about 565 trips during the AM peak hour and about 530 trips during the PM peak hour. Data provided in the PDC EIR determined that project will not cause or have a significant impact on CO concentrations at the modeled intersections.

The traffic study prepared for this project concludes that there will be a net of 146 trips a day with an additional 117 trips in the evening peak and 30 in the am peak. Due to the substantially fewer trips associated with this project, it is concluded the proposed park plan will not cause or contribute to an exceedance of a CO standard.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

LESS THAN SIGNIFICANT

See III a. above

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?

LESS THAN SIGNIFICANT

See III a. above

d. Expose sensitive receptors to substantial pollutant concentrations?

LESS THAN SIGNIFICANT

No sensitive receptors exist on or near the project site. The project will not be responsible for generation of a substantial amount of pollutants.

e. Create objectionable odors affecting a substantial number of people?

LESS THAN SIGNIFICANT

The only odors associated with this project will be exhaust emissions from vehicles and equipment. Such odors are common within this urbanized area and no significant increase in odors that could affect a substantial number of people will result. No further mitigation is required.

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

NO IMPACT

The project site is an existing park with developed recreational facilities (tennis and basketball courts, softball fields, parking areas, library and other recreation facilities and three small commercial buildings. The development of the park and the commercial properties included the removal of any native vegetation and habitat. According to the city's General Plan, the City contains biological resources typical of landscaped urban areas. All significant native chaparral and grassland vegetation has been removed. These and the associated wildlife have long since been replaced by ornamental planting. The project is for the redevelopment of a public park and would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

NO IMPACT

The project site has been leveled, graded and hard surfaced with structures, pavement, etc. No riparian or other sensitive natural community exist onsite. No federally protected wetlands exist on or near the project site. The project is for the redevelopment of a public park and would not affect any riparian habitat or sensitive natural community. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

NO IMPACT

The project site has been leveled, graded and hard surfaced with structures, pavement, etc. No riparian or other sensitive natural community exist onsite. No federally protected wetlands exist on or near the project site. The project is for the redevelopment of a public park and would not affect any wetland habitat and would not require a Section 404 permit and would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

NO IMPACT

The project site is located within a highly urbanized area. No native habitat or sensitive animal species occur. The project is for the redevelopment of a public park and would not affect the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

NO IMPACT

No local policies or ordinances protecting biological resources affect the project site. No habitat or natural community conservation plans affect the site or adjacent areas. The project is for the redevelopment of a public park and would not have an adverse effect on any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands).

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

NO IMPACT

The project is for the redevelopment of a public park and would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?

LESS THAN SIGNIFICANT

To determine whether the Ron Stone Clinic and the existing library structures proposed for demolition have any potentially significant historical value, the City retained Myra Frank & Associates to conduct an evaluation of the existing library and clinic structures in accordance with the criteria of the National Register of Historic Places (National Register), the California Register of Historic Resources (California Register), and the CEQA Guidelines. A copy of the report from Myra Frank prepared for the Library MND is included as Exhibit A. According to the report, the library building was designed by Edward H. Fickett, a well known architect in Los Angeles and constructed in about 1960. The following information was included in Mr. Fickett's obituary:

EDWARD H. FICKETT '37, of Los Angeles; May 21 [1999], at the age of 76. He was a nationally recognized, award-winning architect who was a consultant to federal and local governments and to President Dwight D. Eisenhower. Some of his notable designs include to original Sands Hotel in Las Vegas, La Costa resort near San Diego, the Bistro Gardens restaurant in Beverly Hills, the Los Angeles Harbor (Port of L.A.) Passenger and Cargo Terminals, the historic and seismic renovation of the Los Angeles City Hall Tower (Phase I), the new extension of the Nethercutt Antique Car Museum, commercial developments, and more than 40,000 homes which are known as "Fickett Houses." Fickett was Architectural Advisor to Eisenhower and Consultant to the Federal Government on Housing, responsible for updating and rewriting the specifications and guidelines for the FHA, VA, HUD and other government agencies.

Based on the information developed by Myra Frank, structures designed by Fickett would warrant considerations under the third California Register criteria because it "represents work of an important creative individual." Nevertheless, Fickett's structures at the project site are not historical resources for the purposes of CEQA because:

- the Library, auditorium, and any other buildings or landscape designed by Fickett in West Hollywood Park were built in 1960 or later and do not meet the California Register 50-year age criterion;
- they lack the exceptional importance necessary to override the 50-year criterion and sufficient time has not passed to reasonably understand their historical importance; and
- the research did not identify any references to Fickett's designs in West Hollywood Park as being among his most notable career achievements;

Another building which would be affected by the proposed project is the health clinic named after Ron Stone, often known as the "father of West Hollywood." The building is not as architecturally distinct as Fickett's designs in the park and based on the information available it does not appear to be a Fickett designed structure. Regardless, it also does not meet the 50-year age criterion of the California Register, therefore it is not an historical resource for the purposes of CEQA.

There is no evidence on the record that any of the other buildings that would be demolished for the project are historic. The buildings at 8711-8715 Melrose, 608-616 Robertson and 8900-8910 Santa Monica Boulevard are not included on either the City's list of historic resources or the State Historic Property Register.

b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?

NO IMPACT

There is no known archaeological resource located on or around the project site. Also, due to the high degree of man-made disturbance at the project site, no archaeological resources with any integrity can remain on the project site. Therefore, the project would not cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5.

c. `Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

POTENTIALLY SIGNIFICANT UNLESS MITIGATED

The potential for paleontological resources with any integrity to remain on the site is considered very low. However, because foundation work for the library/recreation center may extend below previous disturbances, the City will implement the following mitigation measure.

MM V.1. If excavations at the site must extend below the depth of previous man-made disturbance, a qualified paleontologist or expert shall monitor all excavation activities occurring below this depth. Any resources discovered during monitoring shall be treated in the following manner: the City shall follow recommended actions for mitigation of the exposed resource until the resource if fully evaluated and any necessary data recovery or avoidance measures are implemented.

d. Disturb any human remains, including those interred outside of formal cemeteries?

NO IMPACT

There are no known human remains located on or around the project site. Therefore, the project would not disturb any human remains, including those interred outside of formal cemeteries.

VI. GEOLOGY AND SOILS. Would the project result in:

a. Exposure of 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.

Potentially Significant Unless Mitigated

See below.

ii. Strong seismic ground shaking?

Potentially Significant Unless Mitigated

See below.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Unless Mitigated

The project is not located on or about a 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 on Figure 3 (Fault Location and Precaution Zone Map), of the City's Safety Element or based on other substantial evidence of a known fault. Therefore the potential for ground rupture on the site is considered minimal. As with most of southern California, however, it should be anticipated that the project site will be subjected to strong seismically induced ground shaking during the life of the project.

Liquefaction is a condition that occurs when areas that contain high groundwater (generally less than 50 feet below ground surface) and loose, granular sediments are subjected to strong seismically induced ground-shaking. According to data provided on Figure 4 of the City's Safety Element, the project site is located within a CDMG Liquefaction Hazard Zone.

Based on the above, it is concluded that a potential for seismic hazards exist at the site. However, this is not an unusual condition in southern California. Adequate building design and construction techniques have been developed that can reduce the potential for the exposure of people or structures to substantial risk of seismic hazards to a less than significant level. Compliance with applicable building codes, including the Uniform Building Code requirements of the site, is one component of the measures to ensure that the new park facilities will remain structurally sound during a seismic event. The following mitigation measures will also be implemented.

MM VI.1. A comprehensive geotechnical investigation shall be required prior to engineering and design development of structures identified under Risk Class I & II, e.g. public facilities, as identified below:

Risk Class I & II, Structures Critically Needed after Disaster: Structures that are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical transportation elements such as bridges and overpasses and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

Resist minor earthquakes without damage;

Resist moderate earthquakes without structural damage, but with some non-structural damage; or

Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.

Implementation of required building code design requirements plus the above mitigation measure is considered adequate mitigation to reduce potential seismic hazard impacts to a less than significant level. No further mitigation is required.

iv. Landslides?

NO IMPACT

Seismically induced landslides can occur where ground motion causes unstable or steeply sloping and loosely aggregated soils and rocks to move downslope under the force of gravity. The project site is located on relatively flat ground over one mile from the Santa Monica Mountains. Those areas of the Santa Monica Mountains which do not exhibit landslide potential are not located within the vicinity of the project site.

Based on the above, it is concluded the potential for landslide to effect this project is less than significant. No mitigation is required.

b. Result in substantial soil erosion or the loss of topsoil?

LESS THAN SIGNIFICANT

The project is located in an area of the City that is flat. Construction would proceed using best management practices to minimize soil erosion and the loss of topsoil. Therefore, the project would have no impact in this area.

The proposed project has some potential for soil erosion during construction. However, over the long-term, the new structures, paving and landscaping will reduce the potential for soil erosion from the site to a less than significant level.

The proposed construction activities will affect less than 5 acres at any one time of construction and depending upon when the new regulations are adopted by the State Water Resources Control Board, it may not be necessary for the City to secure a National Pollution Discharge Elimination System (NPDES) permit for construction activities. The project will however, comply with all standard requirements for a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices that will prevent construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving offsite into receiving waters. Consequently no further mitigation is required.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

POTENTIALLY SIGNIFICANT UNLESS MITIGATED

See 3a I through iii above.

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?

POTENTIALLY SIGNIFICANT UNLESS MITIGATED

According to the PDC EIR, native soils in the project area are considered to be expansive. However, adequate design and construction techniques are available to reduce potential hazards associated with expansive soils to a less than significant level. Please refer to mitigation measure **VI.1.** which will address and reduce any expansive soil impacts to a level of non-significance.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

NO IMPACT

The project site is served by municipal wastewater collection and treatment facilities. No septic tanks or alternative wastewater disposal systems are proposed or required. Therefore, the project would have no impact in this area. No mitigation is required.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

LESS THAN SIGNIFICANT

This project does not entail the routine transport, use, or disposal of hazardous materials. No schools exists within on-quarter mile of this site. Therefore, no significant hazard with respect to the use of hazardous materials is expected.

In the short term, construction activities will result in petroleum products being present onsite. However, such products will be used in relatively small quantities and not substantial amount will be present onsite at given item. No significant risk of release of petroleum products will occur. Adequate laws and regulations are in place regarding the handling and disposition of hazardous materials should any be encountered. Compliance with these requirements is adequate mitigation in the unlikely event that hazardous materials are encountered.

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?

LESS THAN SIGNIFICANT

The proposed project would not involve the routine usage of hazardous materials. Therefore, no significant hazard with respect to the release of hazardous materials into the environment is expected.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

NO IMPACT

As discussed above, the proposed project would not routinely transport, use or dispose of hazardous materials. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

LESS THAN SIGNIFICANT IMPACT

The project site is not included on any known list of hazardous materials site. The site has been used historically as a park, library, medical clinic, commercial uses and a parking lot. No known previous uses would indicate a potential for the presence of

hazardous materials. Adequate laws and regulations are in place regarding the handling and disposition of hazardous materials should any be encountered. Compliance with these requirements is adequate mitigation in the unlikely event that hazardous materials are encountered.

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?

NO IMPACT

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport to the site is Santa Monica Municipal Airport, which is approximately 7 miles southwest of the project site. Therefore, the potential impacts associated with airport safety hazards would not be applicable to the proposed project.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

NO IMPACT

The project site is not within the area of an airport use plan nor within 2 miles of a public or private airport. The library/recreation facility will be about 3 stories in height which is equal to or less than existing structures in the area. It is concluded therefore, that this project will not result in a safety hazard to people or airport operations.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

NO IMPACT

The project site is an existing library/park/commercial area with existing access to public roads and parking areas. the project does not propose any substantial changes to existing roads or access points. No potential to physically interfere with any known emergency plan will result and no mitigation is required.

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?

NO IMPACT

The project site is not located in or adjacent to a high fire hazard. The proposed site is located in an urban area that is comprised of commercial and park development. As such, the immediate surrounding area is supplied with water supplies via City fire

hydrants. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No mitigation is required.

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:

a. Violate any water quality standards or waste discharge requirements?

LESS THAN SIGNIFICANT

The project is for the demolition of existing park structures and the construction of replacement buildings and parking as well and changes to the overall park and the expansion of the park into three small commercial areas. The current park includes paved parking, walkways and landscaping. The project would not change this condition. The existing and proposed facilities do no utilize substances that could contaminate water or affect any waste discharge requirements. The existing facilities operate under the terms of the City's general stormwater permit. The proposed facilities will be similar to the existing and these uses will also comply with the terms of the City's General Permit for stromwater discharges.

In the short term, demolition and construction activities will have some potential to affect the quality of stromwater discharged from the site. However, compliance with standard regulations regarding Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices will prevent any potential impacts. No further mitigation is required.

b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

LESS THAN SIGNIFICANT

The project does not propose the direct removal of groundwater and will be constructed to meet the City's non-permeable surface requirements and will increase the amount of non-permeable surface area.

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?

LESS THAN SIGNIFICANT

The project site is an existing developed site which discharges stromwater to the city's stormwater drainage system. The proposed project will result in the replacement of existing hard surfacing with similar hard surfaced areas (building, pavement, etc.) and will not increase run off nor alter present drainage patterns. Therefore, no impact is anticipated

During construction, compliance with standard regulations regarding Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices will prevent any potential impacts. No further mitigation is required.

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?

LESS THAN SIGNIFICANT

The project site is an existing developed site which discharges stromwater to the city's stormwater drainage system. The proposed project will result in the replacement of existing hard surfacing with similar hard surfaced areas (building, pavement, etc.) and will not increase run off nor alter present drainage patterns. Therefore, no impact is anticipated.

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?

LESS THAN SIGNIFICANT

The project site is an existing developed site which discharges stromwater to the city's stormwater drainage system. The proposed project will result in the replacement of existing hard surfacing with similar hard surfaced areas (building, pavement, etc.) and will not increase run off nor alter present drainage patterns. Therefore, no impact is anticipated.

During construction, compliance with standard regulations regarding Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices will prevent any potential impacts. No further mitigation is required.

f. Otherwise substantially degrade water quality?

LESS THAN SIGNIFICANT

The project site is an existing developed site which discharges stromwater to the city's stormwater drainage system. The proposed project will result in the replacement of existing hard surfacing with similar hard surfaced areas (building, pavement, etc.) and will not increase run off nor alter present drainage patterns. Therefore, no impact is anticipated.

g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

NO IMPACT

The project does not propose any housing. The project site is not located within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impact in this area is anticipated.

h. Place within a 100-year flood plain structures, which would impede or redirect flood flows?

NO IMPACT

The project site is not located in a 100-year flood plain. Therefore, the proposed project would not create a hazardous impact, which would impede or redirect flood flows.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

NO IMPACT

The project site is not located in the potential inundation area from a worst case Mulholland Dam failure. Therefore, development of the project would not create a significant risk of loss, injury or death due to flooding.

j. Inundation by seiche, tsunami, or mudflow?

NO IMPACT

The project site is located more than nine miles from the ocean. Therefore, development of the project would not create a significant risk due to inundation by seiche, tsunami, or mudflow.

IX. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

NO IMPACT

The project site includes the existing City park areas three sites developed for commercial uses. The project proposes to replace the park facilities and the commercial uses with park facilities. As such, the project is consistent with the current use of the vast majority of the site and the elimination of the commercial uses will not physically divide a community but instead, would connect the community to the park in a more effective way.

b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

NO IMPACT

The proposed project does not seek to amend the General Plan, the Zoning Ordinance, the Zoning Map or any specific plan. The proposed use is consistent with the objectives, policies, general land uses, and programs of the General Plan because the General Plan has designated the subject property as a PF zone, which park use. Park uses are currently zoned for commercial uses but the City would amend the General Plan and the Zoning Map to change the commercial areas to park use when the project is implemented. In addition, the approval of this project continues the implementation process of the General Plan. Goal 9A is to "Provide parks and recreation facilities and programs which meet the needs of the city's residence." As such, the project would not conflict with the land use plans, policies, and regulations of the City of West Hollywood. No other agency has jurisdiction over the land uses of the City in any way that would affect this project.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

NO IMPACT

The project site is completely developed with urban and park features and does not contain any suitable habitat for species other than those which are readily adapted to human environments. The project site is located within a highly urbanized area and does not fall within the jurisdiction of any habitat conservation or natural community conservation plans. Therefore, the proposed project would not conflict with any such plans.

X. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state?

NO IMPACT

The project is not located in an area used or available for mineral resource extraction, nor does it convert a potential future mineral extraction use to another use, nor does the project affect access to a site used for mineral resource extraction. The project site is not located within an area that is known to contain significant mineral deposits. 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.

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?

NO IMPACT

The project is not located in an area used or available for mineral resource extraction, nor does it convert a potential future mineral extraction use to another use, nor does the project affect access to a site used for mineral resource extraction. The General Plan designation for the project site does not identify the project site as a potential location for future mineral resource recovery.

XI. NOISE. Would the project:

a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

LESS THAN SIGNIFICANT

See below

b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?

LESS THAN SIGNIFICANT

See below

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

LESS THAN SIGNIFICANT

See below

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

LESS THAN SIGNIFICANT

The project sites contains and existing library, medical facility, small commercial buildings, and recreation facilities including outdoor playfields, a swimming pool and a gymnasium. The project includes all of these activities except the commercial uses and the clinic would be removed. The City utilizes noise compatibility standards established by the California Department of Health Services. These guidelines identify noise levels between 60 and 70 dB Ldn as conditionally acceptable for noise-sensitive land uses such as libraries. The City requires that acoustical studies be performed of such uses in areas that exceed 60 dB Ldn. No residences occur within several hindered feet of the project site.

Data contained in the PDC EIR indicates that 2002 noise levels around the project site range from about 59.3 dBA Leq to about 70.6 dBA Leq at 50 feet from the road segments. The primary source of noise is traffic on the roadways. These noise levels are within the City's conditionally acceptable range for the proposed and existing uses. The PDC EIR projects that near future noise levels will increase by 1 dBA Leq which is considered an imperceptible change for most humans.

City building and construction regulation identify design and construction techniques that must be implemented to reduce interior noise to acceptable levels. Because these techniques are a requirement of design and construction, not further mitigation is

required. The effect of additional noise generated by the project's increase in traffic is considered less than significant. The industry accepted standard for "noticeable change" in noise levels in urban areas is 3 dBA or greater.

Data contained in the PDC EIR and stated in the Library MND projects that the PDC will generate over 1,000 more vehicle trips per day than the proposed library part of this project. The PDC EIR forecasts that operation of the PDC will increase noise levels in the area by between 0.1 and 0.4 dBA Leq. The increases are imperceptible and less than significant. It is forecast that the traffic noise increases associated with this project will be less than the PDC and is therefore also considered less than significant.

In the short term, construction activities will increase noise levels in the project area. These temporary noise increases will be similar to those identified for the PDC project due to the similarities in construction techniques and equipment. Data provided in the PDC EIR forecasts that demolition and construction will generate noise levels between about 75 and 90 dBA at 50 feet from unmuffled equipment. Noise attenuation devices can reduce these noise levels by up to 10 dBA. These potential noise increases will be temporary, sporadic and will not be health threatening. Compliance with the City's Noise Ordinance will minimize potential construction noise impact to adjacent property.

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?

NO IMPACT

See below

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?

NO IMPACT

The project site is not located within an area covered by an airport land use plan nor within 2 miles of an airport. Implementation of this project has no potential to result in the exposure of people to airport-related excessive noise levels.

XII. POPULATION AND HOUSING. Would the project:

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)?

NO IMPACT

The project involves the expansion and rehabilitation of a park. The project does not include the development of any new homes or businesses and does not propose any new roads or infrastructure. Therefore, the proposed project would not induce substantial population growth in the area either directly or indirectly.

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

NO IMPACT

No existing housing will be displaced. No new housing will be required. Therefore, no impact is anticipated.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

NO IMPACT

No people will be displaced by the project. The construction of new housing will not be required. Therefore, no impact is anticipated.

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

a. Fire protection?

LESS THAN SIGNIFICANT IMPACT

Fire Protection – According to the MND prepared for the Library, the County of Los Angeles Fire Department provides fire protection and emergency service to the project site. Fire Station 7, located at 865 North San Vicente Boulevard just north of Santa Monica Boulevard, is the jurisdictional engine company for the project site. The table below shows the nearest fire and emergency units (equipment) to the project site, the estimated distance to the site, average response times to emergency calls, and staffing levels.

LOS ANGELES COUNTY FIRE DEPARTMENT EQUIPMENT,

STAFFING LEVELS, RESPONSE TIMES AND DISTANCES

Equipment	Distance (miles)	Time (minutes)	Staffing
Paramedic Engine 7	0.6	2.7	4
Squad 7	0.6	2.7	2
Light Force 8	1.9	9.5	7
Engine 8	1.9	9.5	3
Squad	1.9	9.5	2

Source: County of Los Angeles Fire Department 2001.

Implementation of the project will require review and approval of building and site development plans by the City and Fire Department. The City and Fire Department have established building codes that are considered adequate to mitigate the potential hazard for fire to a less than significant level. Compliance with the codes and regulations are a requirement of obtaining building permits and no additional mitigation is required.

It should be noted that the project is the replacement of an existing structure and use. Construction of a building that meets current fire codes will reduce the potential for fire hazard below that which currently exists with the existing structure.

Based on the above, it is concluded that implementation of this project utilizing current building and fire codes will not result in the need for new or altered fire protection services of facilities. No further mitigation is required.

b. Police protection?

LESS THAN SIGNIFICANT IMPACT

Police Protection – According to the MND prepared for the Library, the City of West Hollywood contracts with the County of Los Angeles Sheriff's Department for law and traffic services. The Sheriff's Department service the project area is located at 720 San Vicente Boulevard, on the southeast corner of Santa Monica Boulevard and San Vicente Boulevard. The Sheriff's Department currently employs 138 sworn deputies and 42 non-sworn personnel. According to the Sheriff's Department, existing personnel and equipment levels are considered adequate to meet current demands for police service in the City (Goldman 2002).

The Sheriff's Department maintains a standard response time of less than 10 minutes to emergency calls. The Department's average response time is 3.1 minutes. The Sheriff's Department has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills Police Departments.

The project site is located within Reporting District No. 0972 of the Sheriff's Department. This district is roughly bounded by Beverly Boulevard to the south, La Cienega Boulevard to the east, Santa Monica to the north and Doheny Drive to the west. While the largest, geographically, of West Hollywood's eight Reporting Districts, the District reports a less than a proportional share of the total crimes in the City (Goldman 2002).

The project is the expansion of an existing use. While the expansion will most likely attract more people to the site, libraries typically experience very little crime.

The City and the Sheriff's Department have established standards that discourage crime (lighting, exterior areas open to view, etc.). Compliance with these standards are considered adequate to reduce the potential for crime to the greatest extent feasible. Other than compliance with applicable building regulations, no further mitigation is required.

c. Schools or Parks?

LESS THAN SIGNIFICANT IMPACT

Schools and Parks – As discussed under, Population and Housing, this project has no potential to induce growth either directly or indirectly. The project will not create new

housing nor provide a substantial number of new jobs that could attract new residents to the City. As such, no impact to schools or parks will result and no mitigation is required.

Furthermore, the project is the expansion of an existing public service. The purpose is to expand the library, reconstruct the swimming pool, gymnasium, community rooms and open space services in the City to meet current and anticipated future for these services. As such, the project is considered a public service benefit that will not adversely effect other public services. Because no impact can be identified, no mitigation is required.

d. Other governmental services (including roads)?

NO IMPACT

The project is the expansion of an existing public library to meet current and anticipated future demand for library services. No other public services will be affected by this project. No mitigation is required.

XIV. RECREATION. Would the project:

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

NO IMPACT

See below

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

NO IMPACT

The project is to fully redevelop West Hollywood Park to meet the needs of the Community. The project includes:

- 5.23 acres of uninterrupted grass and trees including playground areas and tree-lined promenades compared to only 1.86 acres of current park open space.
- A two-level 32,000 square foot library facility to replace the existing 5,000 square foot facility (within a three level 48,000 square foot structure).
- 460 new parking spaces in three structures to replace 193 existing parking spaces for a net gain of 267 spaces.
- Two rooftop swimming pools to include a 25 meter by 25 yard swimming pool and an open recreation and instruction pool.
- A 52,000 gross square foot recreation and community center with park support facilities to include three indoor basketball courts and multipurpose meeting and recreation rooms of various sizes for various uses.
- Three rooftop tennis courts and two rooftop basketball half-courts.
- Children's playground areas and tot lot.
- Re-zoned commercial property to accommodate a public piazza at intersection of San Vicente and Santa Monica Boulevards.
- San Vicente Boulevard narrowed and moved eastward with the removal of the on-street parking lanes on both sides.
- Temporary outdoor basketball court and volleyball court to be replaced in the long term with mixed-use development including commercial frontages (cafes, retail, etc.) facing onto the park.

Consequently, the project will not result in the physical deterioration of the facilities or have an adverse physical effect on the environment. Rather, the project would have a positive impact on recreation facilities.

XV. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?

LESS THAN SIGNIFICANT

The traffic impact study prepared for this project concludes that, based on the City of West Hollywood's threshold of significance, there would not be a significant traffic impact at any of the six intersections analyzed. Because the Park Master Plan is primarily a plan to reconstruct existing park and recreation uses already existing on the site with the removal of some park and non-park uses, the number of new trips generated by the park plan would be approximately 146 daily trips. Of these trips, 88 trips are expected to be from vehicles already in the area that would now stop at the renovated park and new library with only 58 trips considered to be new trips that would not be on the streets if the project were not carried out. Therefore, no project traffic mitigation measures are required. The traffic study is included as Exhibit B.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

NO IMPACT

Based on the project's new trips (total of 12 in AM and 47 in PM), the CMP thresholds for analysis are not triggered. CMP requires analysis if project is expected to add 50 or more peak hour trips to any CMP monitoring intersection, this would not occur at either Santa Monica/La Cienega nor Santa Monica/Doheny.

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?

NO IMPACT

The project is located several miles from the nearest airport and has no potential to adversely effect air traffic in a safety risk. No mitigation is required.

d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

NO IMPACT

The project site is located within an urbanized area. No changes are proposed for any traffic lanes. The on-street parking located on San Vicente Boulevard would be removed. This change would eliminate possible hazards of parked vehicles pulling into traffic lanes. No mitigation is required.

e. Result in inadequate emergency access?

NO IMPACT

No changes regarding emergency access are proposed. Therefore, this project would have no impact in this area.

f. Result in inadequate parking capacity?

NO IMPACT

The parking study prepared for this project indicates that the parking demand for the project is 453 spaces with a supply of 460 parking spaces. Therefore there would be no impact on parking capacity. The parking study is included as Exhibit B.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

NO IMPACT

The proposed project does not involve any modifications to any form of alternative transportation (e.g. bus turnouts, bicycle racks) nor are any in conflict with the project site. Therefore, the project does not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

LESS THAN SIGNIFICANT

See below

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?

LESS THAN SIGNIFICANT

According to the Library MND, the existing facilities are connected to the existing wastewater collection and treatment facilities. This service is provided by the City of West Hollywood (City) and the Los Angeles County Sanitation Districts (Sanitation Districts). Based on data provided in the PDC EIR, the existing facilities could generate up to 200 gallons per day (gpd) of wastewater for each 1,000 square feet (ft^2) of building area. The two existing structures have a combined area of about 17,500 ft^2. Thus it is possible that these facilities generate about 3,500 gpd of wastewater.

The proposed library expansion will replace these two structures with one library structure totaling about 42,200 ft^2. Using the same wastewater generation rate, it is forecast that the library expansion will increase the wastewater flow by up to 4,940 gpd (42.2 x 200 = 8,440 – 3,500). It is not anticipated that any of the other facilities in the park would result in a substantial increase in wastewater generation.

According to the PDC EIR, connection to the City's limited capacity sewer line could result in an adverse impact to that system. However, adequate capacity is available in the Sanitation District's existing relief sewer line. Adequate capacity to accommodate treatment of this project's wastewater is available at the Sanitation Districts Hyperion Treatment facility.

To ensure that adequate wastewater collection and treatment facilities are available, the City and the Sanitation Districts collect fees from new connections. These funds are used to increase the system's collection and treatment capacity.

Based on available data, this project will not result in an increase in demand for wastewater collection and treatment that exceeds the requirements of the Regional Water Quality Control Board (RWQCB) or cause the need for construction of new facilities.

Indirectly the project will contribute to an increased demand for this service, however, this increased demand is anticipated and payment of the required connection and

mitigation fees are considered adequate mitigation for both direct and cumulative impacts.

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

LESS THAN SIGNIFICANT

The stormwater system is adequate to accommodate the existing drainage demands of the site. Because this project will replace existing hard surfaced areas (parking areas, building, etc.) with new features, no substantial change in the quantity of stormwater or pattern of the existing drainage system will result. Because no impact can be identified, no mitigation is required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

LESS THAN SIGNIFICANT

The water purveyor, the City of Beverly Hills, charges system connection and water usage fees to its customers. These fees are used to secure adequate water sources and distribution facilities. Payment of these fees is considered adequate mitigation for potential impacts to the system.

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?

LESS THAN SIGNIFICANT

See XVI b above

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

LESS THAN SIGNIFICANT

See below

g. Comply with federal, state, and local statutes and regulations related to solid waste?

LESS THAN SIGNIFICANT

According to the PDC EIR, most of the solid waste generated in the City, including that of the existing library and clinic, is disposed of at Bradley West Landfill. This landfill was designed for a daily maximum of 10,000 tons. As this landfill nears capacity, its daily limit has been reduced to 3,000 tons and me be reduced further. On most days, the site accepts about 3,000 tons contributing to the weekly maximum of 18,000 tons. Without

an expansion, this landfill is expected to close soon, thus putting pressure on other nearby landfills. Presently, existing landfill sites are considered sufficient to accommodate solid waste generated within the City.

In the short term, demolition and construction activities will generate solid wastes. Exiting buildings on the site contain red brick, concrete and other inert materials that will be recycled. Additionally, other materials such as wood and asphalt will be recycled. A standard condition of approval is the development of a comprehensive plan to dispose of recyclable materials generated from demolition will reduce potential impacts to the solid waste disposal system to a non-significant level.

The City of West Hollywood has implemented solid waste management practices to comply with the Integrated Waste Management Act of 1989 (AB 939).

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

NO IMPACT

The project is a master plan to guide the redevelopment of West Hollywood Park. Therefore, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

LESS THAN SIGNIFICANT

As determined in the Initial Study analysis above, the project does not have impacts which are considered significant or cannot be mitigated. The CEQA Guidelines state that "the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable" and that no cumulative impacts exist when the incremental impacts of a project are "so small that they make only a de minimis contribution to a significant cumulative impacts caused by other projects that would exist in the absence of the proposed project." Although there are a number of environmental issues where present day circumstances already show significant problems and the impact of future projects, other than this project, would lead to additional adverse and significant impacts, the scale of this project is minor and it is not anticipated to cause any more than a de minimis impact to any existing or future environmental problem.

c. Does the project have environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?

LESS THAN SIGNIFICANT

As determined in the Initial Study analysis above, the project does not have the potential to result in environmental impacts which could cause substantial adverse effects on human beings, either directly or indirectly.

MITIGATION MEASURES

V. CULTURAL RESROUCES

MM V.1. If excavations at the site must extend below the depth of previous man-made disturbance, a qualified paleontologist or expert shall monitor all excavation activities occurring below this depth. Any resources discovered during monitoring shall be treated in the following manner: the City shall follow recommended actions for mitigation of the exposed resource until the resource if fully evaluated and any necessary data recovery or avoidance measures are implemented.

VI. GEOLOGY AND SOILS

MM VI. A comprehensive geotechnical investigation shall be required prior to engineering and design development of structures identified under Risk Class I & II, e.g. public facilities, as identified below:

Risk Class I & II, Structures Critically Needed after Disaster: Structures that are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical transportation elements such as bridges and overpasses and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

a. Resist minor earthquakes without damage;

b. Resist moderate earthquakes without structural damage, but with some non-structural damage; or

c. Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.

EXHIBITS

A. Myra Frank and Associates Analysis of Edward H. Fickett buildings in West Hollywood Park

B. Meyer, Mohaddes Associates Traffic and Parking Analysis

C. West Hollywood Library MND

D. West Hollywood Park Master Plan

CEQA Analysis for West Hollywood Park Buildings

For the
CITY OF WEST HOLLYWOOD

DEPARTMENT OF COMMUNITY DEVELOPMENT

Submitted by
Myra L. Frank and Associates
February 2003

EX A

John Kaho-
FYI

MFA Myra L. Frank & Associates, Inc.

"Celebrating 20 years"

(213) 627-5376
Fax: (213) 627-6853

Environmental Impact Reports and Statements

Architectural History

MEMORANDUM

DATE: February 3, 2003

TO: Tom Dodson, Tom Dodson & Associates, Inc.

FROM: Richard Starzak, Senior Architectural Historian

RE: Analysis of Historical Resources in West Hollywood Park

According to project drawings available on the City of West Hollywood website, the proposed West Hollywood Park Master Plan project involves the demolition, in the short term of the West Hollywood Library (Library) and the Ron Stone HIV Clinic (Clinic), and in the long term, the Auditorium/Community Building (Auditorium), and the pool house and swimming pool (Pool Complex). The improvements in West Hollywood Park were constructed between 1949 and 1966 by the County of Los Angeles when the City of West Hollywood was still unincorporated. MFA has been asked to provide services in architectural history to evaluate the Library, Clinic, Auditorium and Pool Complex according to the criteria of the California Register of Historical Resources (California Register), and the California Environmental Quality Act (CEQA) Guidelines.

The California Register criteria are cited and included in the CEQA Guidelines, and are shown in boldface print below. Section 15064.5 of the CEQA Guidelines state, in relevant part, as follows:

> "(a) For purposes of this section, the term 'historical resource' shall include the following:
>
> (1) A resource listed in or determined to be eligible for listing in, the California Register of Historical Resources (PRC SS5024.1, Title 14 CCR, Section 4850 et seq.).
>
> (2) A resource included in a local register of historical resources, as defined in

section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC SS5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

©) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5021.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1."

Generally, properties eligible for listing in the California Register of Historical Resources must be at least 50 years old. The California Register only considers a resource "less than fifty (50)

years old ...if it can be demonstrated that sufficient time has passed to understand its historical importance."[1]

MFA applied the California Register criteria to the buildings in West Hollywood Park. The application of the criteria are summarized in this memorandum below, and may be found in more detail on the attached historical resources inventory forms (series DPR 523). Because several of the buildings in the Park were planned or designed by architect Edward H. Fickett, MFA prepared biographical and contextual information about the body of his work, which is also attached to this memorandum. The findings are summarized below, in chronological order by construction date of each resource.

Auditorium/Community Center: The Auditorium/Community Center in West Hollywood Park was originally constructed in 1949. In 1959, the original building was expanded as a result of a design by architect Edward H. Fickett. Fickett's proposal included a large meeting room, relocation of the existing women's restroom, elimination of some of the windows on the north wall of the auditorium, and a two-story addition for a director's office, a crafts room, restrooms, and storage space. The building lacks integrity of design from 1949 because of the substantial 1959 alterations. The 1959 alterations by Fickett were designed by a "creative individual," but they are not an entirely new design and do not represent his best work, and this association would not be sufficient to override the 50-year age criterion. Therefore, the Auditorium/Community Center does not meet the California Register criteria, and it is not an historical resource for the purposes of CEQA. (See attached DPR 523 inventory form.)

Library: The Library was constructed as the San Vicente Branch Library in 1959, and was planned and designed for the County by architect Edward H. Fickett. The biographical information developed for architect Fickett, indicates that his most notable designs were in the area of custom single family residences, tract residences, apartment buildings, and hotels and resorts. The Library was not identified as among Fickett's notable achievements in any of the sources of information gathered for this study. It does not appear to be among his greatest lifetime achievements nor does it exemplify the body of work he is most noted for. While it is the best of Fickett's designs in West Hollywood Park, it does not appear to have sufficient significance to override the 50-year age criterion of the California Register, and it is not an historical resource for the purposes of CEQA. (See attached DPR 523 inventory form.)

Pool Complex: The West Hollywood Park Pool House and Swimming Pool were constructed in 1961, and were probably designed by Edward H. Fickett. The Pool Complex exhibits less of Fickett's design quality than the Library or Auditorium alterations, and does not have other

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[1] California Register of Historical Resources, Title 14, Chapter 11.5, Section 4852 (d) Special considerations.

associated significance to override the 50-year age criterion of the California Register. Therefore, the Pool Complext is not an historical resource for the purposes of CEQA. (See attached DPR 523 inventory form.)

Clinic: The Clinic was constructed in 1966 as the West Hollywood County Building. In 1994, the City of West Hollywood renamed the building the Ron Stone HIV Center. Ron Stone is known informally as the "father of West Hollywood." The building was re-named for Ron Stone posthumously, however, and is not directly associated with his life or achievements. Therefore, there does not appear to be any historical or architectural significance associated with the Clinic to override the 50-year age criterion of the California Register, and it is not an historical resource for the purposes of CEQA.

Conclusions

Based on the information gathered for this study, none of the buildings in West Hollywood Park appear to meet California Register criteria and would not be considered historical resources for the purposes of CEQA.

The Library, Pool Complex and Auditorium alterations, however, were designed by architect Edward H. Fickett. Although they are not among his greatest lifetime achievements, the loss of these resources could be construed to have a potentially significant effect on the body of *work of an important creative individual.* To mitigate this potential effect to a level less than significant, documentation of the body of work of Edward Fickett's designs in the City of West Hollywood should be prepared as part of a Mitigated Negative Declaration. This documentation could be completed in the form of a California Department of Recreation Historical Resources Inventory Form (Series DPR 523) for a thematic grouping of Fickett's work completed in the City of West Hollywood. The identification analysis on the DPR 523 forms should include an application of the California Register criteria to Fickett's designs in the City of West Hollywood, so those designs that best exemplify the work of this important creative individual would become known to the general public and would be identified for future CEQA review. A preliminary listing of Fickett's designs in West Hollywood is provided in the attached biographical information.

In addition, the Clinic was named posthumously for Ron Stone. Because of this indirect association, preparation of biographical information about Ron Stone, and its deposition on site in the new library, or dedication of a new building in his name, would be recommended as mitigation to keep his memory in the forefront of the community should the building currently dedicated in his name be demolished.

West Hollywood Park
Historical Resources Memorandum

Attachments:

DPR 523 Forms for:
Auditorium
Library
Pool Complex
Clinic

Biographical Information on architect Edward H. Fickett

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

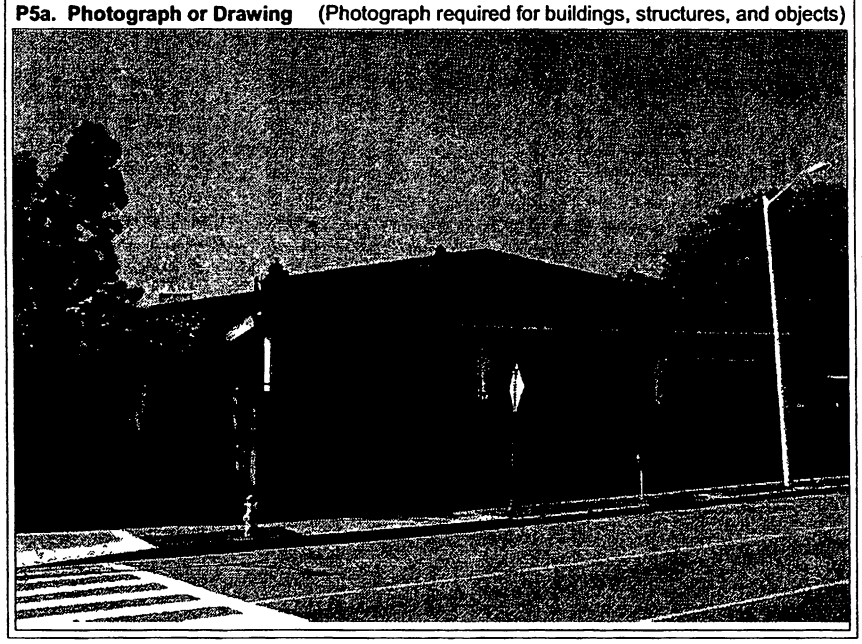
Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: West Hollywood Park Community Building
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.
c. Address 647 San Vicente Blvd City West Hollywood Zip 90069
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Eastern side of West Hollywood Park.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This two-story brick façade structure has a recessed entrance accessible via stairs on either side of a raised patio supported by brick walks along the sidewalk. The front-gable roof (with a vent in the gable end) of the auditorium is visible above the flat roof over the entrance area. The porch roof over the entrance is supported by rounded metal posts. There is a secondary shed roof over the south façade of the building. Each roof elevation has wide, overhanging boxed eaves. A two-story addition located on the north side of the building is attached to the main building by a trellis, which covers the walkway and stairwell between the two structures. The northside of the main building has full-height fenestration, the lower half of which is covered with solid panels (one of 1959 alterations, which removed the original fixed glass windows). The front windows (on the east façade) are covered over by metal bars. Typical fenestration along the south façade features paired multi-pane (two large square panes over two smaller, rectangular panes), possibly hopper-style.

* P3b. Resource Attributes: (List attributes and codes) HP13 Community center/social hall
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Looking north/northeast from San Vicente Boulevard. (1/8/03)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1949 Building dedicated
1959 Fickett Additions

* P7. Owner and Address:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
M--Municipal

* P8. Recorded by: (Name, affiliation, address)
Jessica B. Feldman/John English
Myra L. Frank & Associates, Inc.
811 W. 7th Street, Suite 800
Los Angeles, CA 90017x

* P9. Date Recorded: 1/24/2003

* P10. Survey Type: (Describe)
Project Review
Intensive Survey
CEQA Compliance

* P11. Report Citation: (Cite survey report/other sources or "none") West Hollywood Park Master Plan CEQA Document
City of West Hollywood, CA

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z1

* Resource Name or #: West Hollywood Park Community Building

B1. Historic Name: Community Building, West Hollywood Park

B2. Common Name West Hollywood Park Community Building

B3. Original Use: Community Center/Recreation B4. Present Use: Community Center/Recreation

* B5. Architectural Style: Public Agency Minimalist

* B6. Construction History: (Construction date, alterations, and date of alterations.)
Originally constructed in 1949. Additions were made in 1959, designed by architect Edward H. Fickett, AIA at a cost of $79,965.00.

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:
Far southeast corner of

B9a. Architect: Original - Unknown b. Builder: Original - Unknown

* B10. Significance: Theme Public Buildings - West Hollywood Area West Hollywood Park
Period of Significance 1949;1959 Property Type Community Building Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was originally constructed in 1949 and was one of the first structures to be built in the park. In 1959, the Los Angeles County Regional Planning Commission approved plans for alterations to the building, proposed by architect Edward H. Fickett, AIA. Fickett's proposal included a large meeting room, relocation of the existing women's restroom and elimination some of windows on the north wall of the auditorium. A two-story addition was to be used for a director's office, a crafts room, restrooms and storage space. However, it appears that the alterations made to the building, which include a two-story pool equipment/store building, do not reflect the stylistic elements often associated with Fickett's notable residential designs. Furthermore, Fickett's alterations which include windows on the main building and possible extensions of the building along the east façade appear to blend in with the earlier architecture. The original building (1949) is a typical example of its type (post World War II public agency architecture) and does not represent the work of an important creative individual. The 1959 alterations by Fickett were designed by a creative individual, but do not represent his best work. The building lacks integrity of design from 1949 and has no significance to overrisde the 50-year age criterion; herefore it is not eligible for the California Register of Historical Resources under Criteria 3. It has no known associations with important historic events, personages or movements; therefore it does not appear to meet California Register Criteria 1 or 2. See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
West Hollywood - Historical Information - San Vicente Playground/San Vicente Park, author unknown.

Original plans for West Hollywood Park

Formal letters between Fickett and Los Angeles County Board of Supervisors

B13. Remarks:

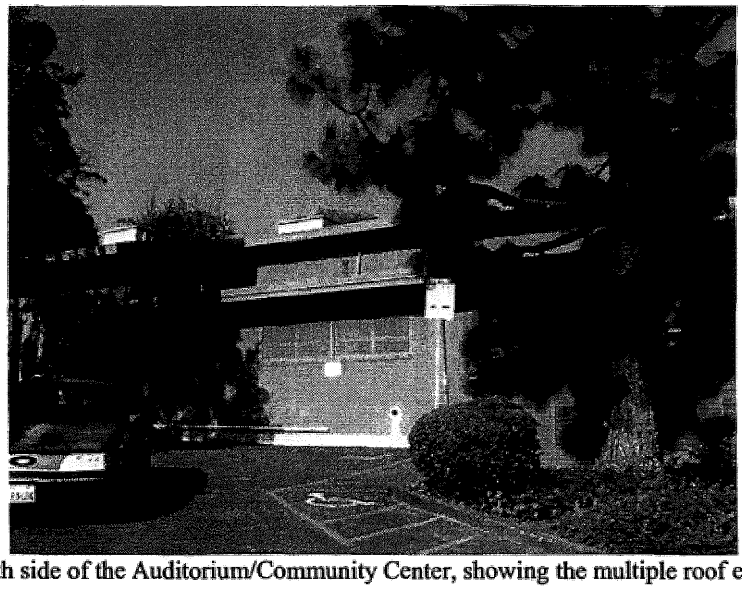
* B14. Evaluator: Jessica B. Feldman
Date of Evaluation: 1/28/2003

(This space reserved for official comments.)

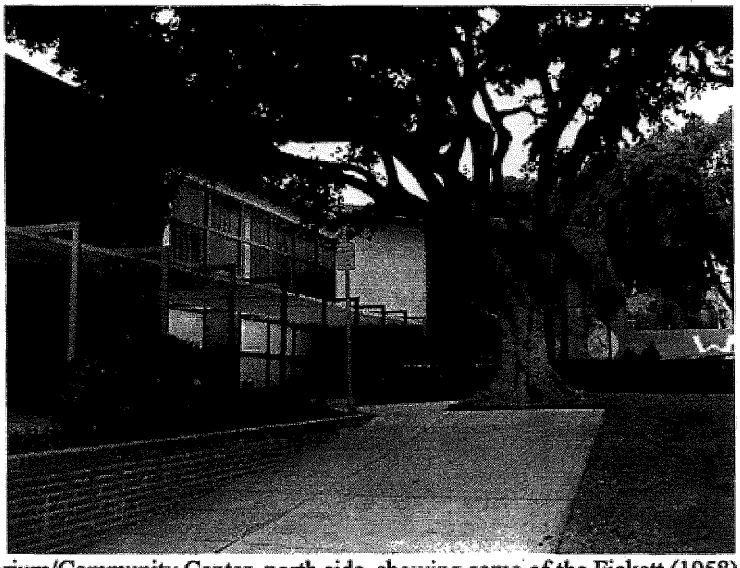
(Sketch map with north arrow required)

Image Not Found

P5a. Photograph or Drawing:



The south side of the Auditorium/Community Center, showing the multiple roof elevations
January 2003



The Auditorium/Community Center, north side, showing some of the Fickett (1958) alterations:
The trellis over the walkway, the two-story pool maintenance building,
and the first floor of the auditorium where windows were replaced by panels.
January 2003

B10. Significance (continued)

The 1959 additions (the pool maintenance building, altered north wall, trellis and interior renovations) do not meet the 50-year criterion of the California Register, and although they are designed by a well known and respected residential architect, this association is not sufficient to override the age criterion. They were alterations and not an entirely complete new design, and are not among his best work. In conclusion, the 1949 building is not eligible for the California Register under Criteria 1, 2 and 3 and no evidence has been identified to elevate the 1959 alterations to a level of significance that would override the 50-year age criteria.

Fickett practiced architecture in southern California between 1947 and 1999, the year of his death. His best known achievements have been identified in the historic context prepared for the West Hollywood Park Master Plan as: residences, apartments, hotels and resorts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HR #

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 5s3

* Resource Name or #: West Hollywood Library

B1. Historic Name: San Vicente Branch Library at West Hollywood Park

B2. Common Name West Hollywood Library

B3. Original Use: Library B4. Present Use: Library

* B5. Architectural Style: Modern Rancho/Swiss Chalet

* B6. Construction History: (Construction date, alterations, and date of alterations.)
Fickett's design was chosen in 1957. Construction of the library was completed in 1959.

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: Edward H. Fickett b. Builder: R.C. Gallyon Construction

* B10. Significance: Theme Public Buildings -West Hollywood Area West Hollywood Park
Period of Significance 1959 Property Type Library Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building appears to be the only public library designed by Edward H. Fickett, AIA, an architect strongly associated with the Post-World War II era of large scale tract house building in Southern California. Edward H. Fickett, AIA, came to be known as both "the creator of the San Fernando Valley" and "the Frank Lloyd Wright of the 50s" due to his prolific residential designs. He practiced architecture in southern California between 1947 and 1999, the year of his death. His best known achievements have been identified in the historic context prepared for the West Hollywood Park Master Plan as: residences, apartments, hotels and resorts. Some of his best work can be found in West Hollywood, but he was also involved in the San Fernando Valley, Hollywood and Los Feliz. During the period of negotiation and construction of the West Hollywood Library, Fickett received Merit Awards from the National Association of Home Builders, the AIA and Parents Magazine. His few public building accomplishments include the Passenger and Cargo Terminals at the Port of Los Angeles Harbor, the historic and seismic retrofit of the Los Angeles Hall Tower (Phase 1), the alteration and extention of the Nethercutt Antique Car Museum and additional commercial developments, as well as several hotels and resorts in the US Southwest and Mexico. However, he was not notable for his public building designs and the West Hollywood Library does not appear to be aomng his greatest lifetime achievements, nor does it exemplify the body of work he is most noted for. See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
Original plans for West Hollywood Park; Journal of the American Institute of Architects, v.33,
January 1960, p. 66-67; House and Home, v.3, March 1953, p.132-9;

Obituary, Los Angeles Times, June 19, 1999, page A 22

B13. Remarks:

* B14. Evaluator: Jessica B. Feldman
Date of Evaluation: 1/28/2003

(This space reserved for official comments.)

(Sketch map with north arrow required)

P5a. Photograph or Drawing:

The east side of the West Hollywood Library, looking northwest
January 2003

The West Hollywood Library, view from across San Vicente Boulevard
January 2003

B10. Significance (continued)

Although Fickett was recognized for particular stylistic elements in his houses, apartments, and hotels, they do not appear strongly in the design of the library. The West Hollywood Library was not identified as among Fickett's notable works in any of the sources of information gathered for this study. Given this, it does not seem that the library accomplishes the task of overriding the 50 year criteria of the California Register and is therefore not eligible for the California Register under Criteria 3. There are no known important persons or events associated with this structure; therefore the building is not eligible under Criteria 1 or 2.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: West Hollywood Park Pool House and Swimming Pool

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.

c. Address West Hollywood Park City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

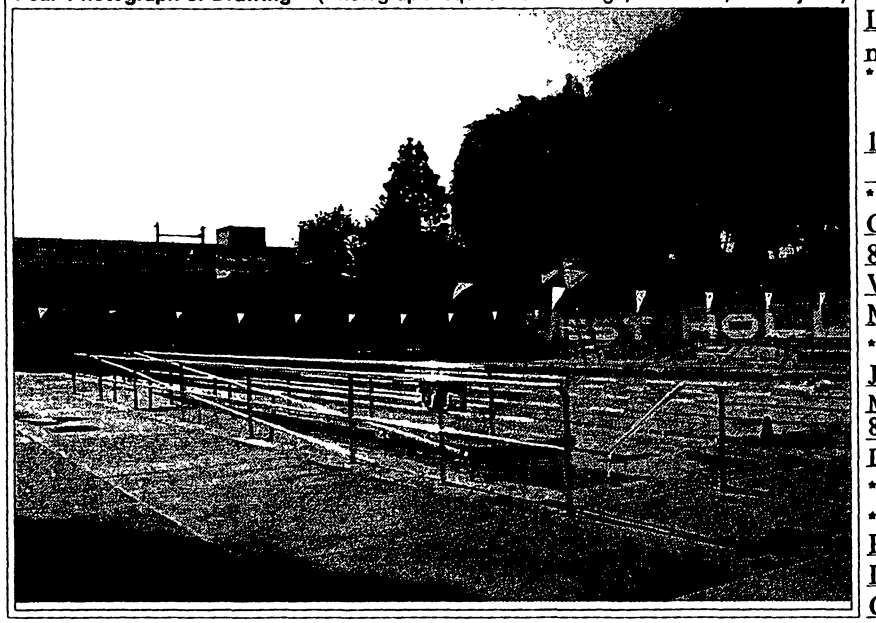
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Eastern side of West Hollywood Park.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The West Hollywood Park Pool House is a one-story structure composed of two identical (although reversed) sections separated by a concrete walkway, which travels between the gated entrance to the concrete pad around the swimming pool. The two structures have flat roofs and brick exteriors. The swimming pool, situated between the pool house and the pool maintenance shed on the north side of the Community Building is sunken, with the shallow end of the pool located at the north end. There are stainless steel railings for support on the pool stairs at the northeast corner of the pool. Exact length and width of the pool was not determined. There is a seven foot high concrete wall along the west side of the pool, used to shore up the playground area on the west side of the park.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☑ Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Looking southwest at the pool from the pool house. (12/3/02)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1961

* P7. Owner and Address:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
M--Municipal

* P8. Recorded by: (Name, affiliation, address)
Jessica B. Feldman/John English
Myra L. Frank & Associates, Inc.
811 W. 7th Street, Suite 800
Los Angeles, CA 90017x

* P9. Date Recorded: 1/30/2003

* P10. Survey Type: (Describe)
Project Review
Intensive Survey
CEQA Compliance

* P11. Report Citation: (Cite survey report/other sources or "none") West Hollywood Park Master Plan CEQA Document City of West Hollywood, CA

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5s3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: West Hollywood Library
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.
c. Address 715 San Vicente Blvd City West Hollywood Zip 90069
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Northeast corner of West Hollywood Park.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The West Hollywood Library is a one story structure, facing east towards San Vicente Boulevard. Eight foot high, full-length, fixed windows line the front façade. Over the north and south wings the roof is flat, but the central portion of the library is capped with an undulating low pitched roof. The gable-ends of the central roof portion contai inset glass which captures additional light along the eastern side. The central entrance doors are glass and steel double doors. The walkway along the front façade is shaded from the east by a tall metal fence near the south side, which is connected to the library by a serious of metal beams. It has a concrete floor, and the exterior is clad in brick. The roof is covered with composition shingle.

* P3b. Resource Attributes: (List attributes and codes) HP15 Educational building
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Looking at front (east) façade. (1/8/03)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1957 Architect selected-Fickett
1959 Construction completed
* P7. Owner and Address:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
M--Municipal
* P8. Recorded by: (Name, affiliation, address)
Jessica B. Feldman/John English
Myra L. Frank & Associates, Inc.
811 W.7th Street, Suite 800
Los Angeles, CA 90017
* P9. Date Recorded: 1/24/2003
* P10. Survey Type: (Describe)
Project Review
Intensive Survey
CEQA Compliance

* P11. Report Citation: (Cite survey report/other sources or "none") West Hollywood Park Master Plan CEQA Document
City of West Hollywood

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

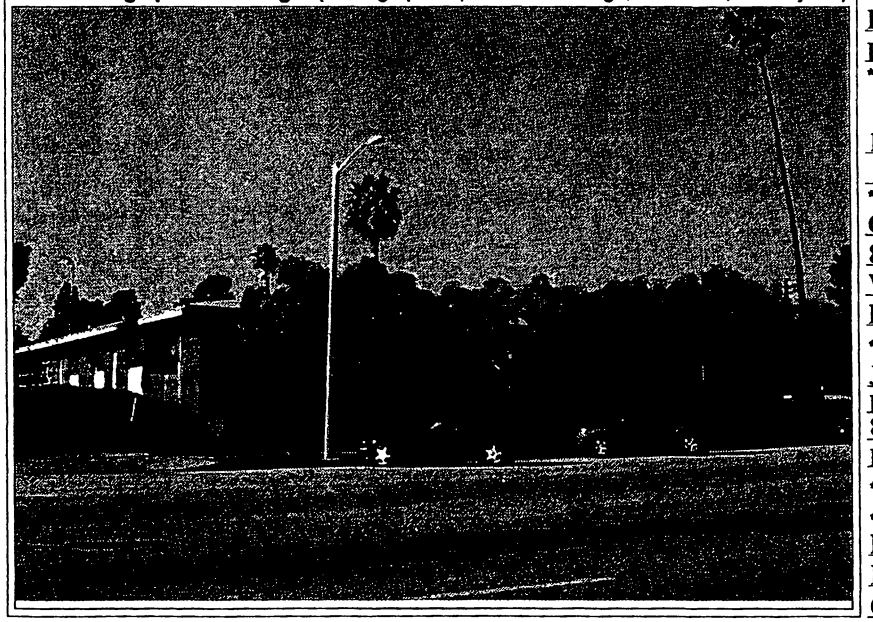
Page 1 of 3

* Resource Name or #: Ron Stone HIV Clinic
P1. Other Identifier: West Hollywood County Building
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.
c. Address 621 San Vicente Blvd City West Hollywood Zip 90069
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Eastern side of West Hollywood Park.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This one-story building has a brick façade that faces San Vicente Boulevard at a 45 degree angle. The raised entrance is reached via stairs from the sidewalk along the front, or by a wheelchair accessible ramp from the parking lot on the side. Multi-tiered flower/tree boxes adorn the stairs and ramp, leading to a covered entrance patio and the front entrance. The entry consists of double stainless steel doors. Fenestration are wide double hung metal sash. The building is topped with a very low-hipped roof with wide overhanging eaves.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Looking east/northeast from San Vicente Blvd. (1/8/03)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1966 Per Building Tablet

* P7. Owner and Address:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
M--Municipal

* P8. Recorded by: (Name, affiliation, address)
Jessica B. Feldman/John English
Myra L. Frank & Associates
811 W. 7th Street, Suite 811
Los Angeles, CA 90017

* P9. Date Recorded: 1/24/2003

* P10. Survey Type: (Describe)
Project Review
Intensive Survey
CEQA Compliance

* P11. Report Citation: (Cite survey report/other sources or "none") West Hollywood Park Master Plan CEQA Document City of West Hollywood, CA 90069

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z1

* Resource Name or #: West Hollywood Park Pool House and Swimming Pool

B1. Historic Name: Bath House and Swimming Pool West Hollywood Park

B2. Common Name West Hollywood Park Pool House and Swimming Pool

B3. Original Use: Recreation B4. Present Use: Recreation

* B5. Architectural Style: Public Agency Minimalist

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1961 constructed.

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: Edward H. Fickett b. Builder: Meleo Construction Company

* B10. Significance: Theme Public Buildings - West Hollywood Area West Hollywood Park
Period of Significance 1961 Property Type Pool House/Pool Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The West Hollywood Park Pool House and Swimming Pool were constructed circa 1961, according to information detailing the various construction at the park. The 1961 structures do not meet the 50-year criterion of the California Register of Historical Resources. There are no other known persons of importance, nor important events significant in the history of California associated with this structure and therefore, the building would not be eligible under Criteria 1 or 2. Although the pool house and swimming pool were part of the park master plan by architect Edward H. Fickett, AIA, the building and structure do not represent the work of a known important creative individual, method of construction, period or type and would not be eligible for the California Register under Criteria 3.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
Original plans for West Hollywood Park 1939, 1956

West Hollywood - Historical Information - San Vicente Playground/San Vicente Park, author unknown.

Formal letters between Fickett and Los Angeles County Board of Supervisors

B13. Remarks:

* B14. Evaluator: Jessica B. Feldman
Date of Evaluation: 1/28/2003

(This space reserved for official comments.)

(Sketch map with north arrow required)

Image Not Found

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

* NRHP Status Code 6Z1

* Resource Name or #: Ron Stone HIV Clinic

B1. Historic Name: West Hollywood County Building

B2. Common Name: Ron Stone HIV Center; Ron Stone Clinic

B3. Original Use: Community Center B4. Present Use: Health Facility

* B5. Architectural Style: Public Agency Minimalist

* B6. Construction History: (Construction date, alterations, and date of alterations.)
Constructed in 1966.

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: Unknown b. Builder: D.O. Leneve, Inc.

* B10. Significance: Theme Public Buildings - West Hollywood Area West Hollywood Park
Period of Significance 1966 Property Type Community Center Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was constructed in 1966 as the West Hollywood County Building. In 1994, the City of West Hollywood (incorporated in 1983-84) renamed the building the Ron Stone HIV Center. Ron Stone is known informally as the "father of West Hollywood" as he was the chairman of the West Hollywood Incorporation Committee in 1983-84 and he played an important role in getting West Hollywood reincorporated. The building was renamed in honor of his advocacy of local politics and community interests and for his strong support on behalf of gay and lesbian rights. This building does not meet the 50-year threshold for consideration of eligiblity for the California Register of Historical Resources. Despite its name, the building is not associated with the life or achievements of Ron Stone, who died in the early 1990s. There are no other known persons of importance, nor important events significant in the history of California associated with this structure and therefore, the building would not be eligible under Criteria 1 or 2. Furthermore, the building does not represent the work of an inportant creative individual, method of construction, period or type and would not be eligible for the California Register under Criteria 3.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
"Local Heroes", by Matt Pevic, published in the LA Weekly newspaper, April 1-23 edition
"West Hollywood, The New Frontier", by Ed Malave, www.snorko.org/eng103/students/edm.html
Original plans for West Hollywood Park 1939, 1956

B13. Remarks:

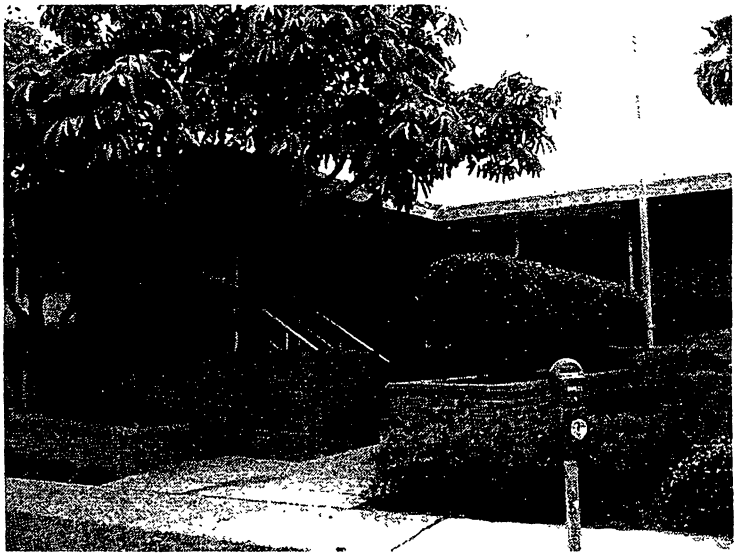
(Sketch map with north arrow required)

Image Not Found

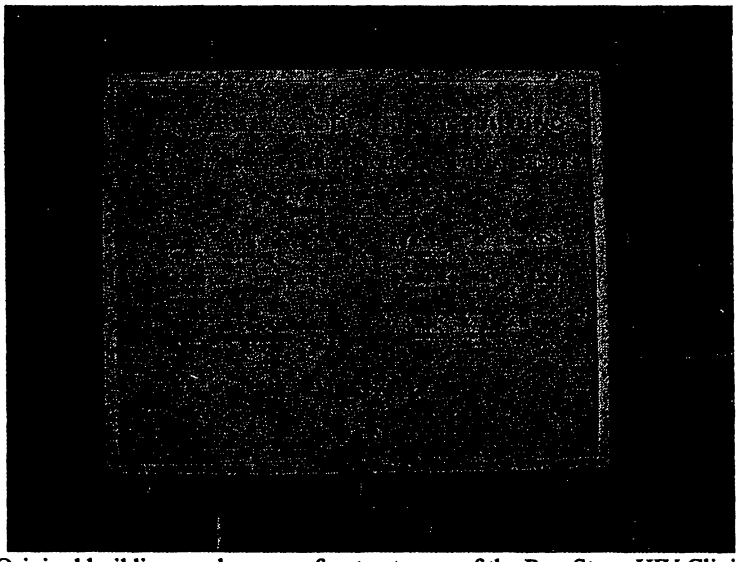
* B14. Evaluator: Jessica B. Feldman
Date of Evaluation: 1/28/2003

(This space reserved for official comments.)

P5a. Photograph or Drawing:



Front entrance area of the Ron Stone HIV Clinic
January 2003



Original building marker, near front entrance of the Ron Stone HIV Clinic
(formerly the West Hollywood County Building)
January 2003

EDWARD H. FICKETT

Prepared by John English, Myra L. Frank & Associates, Inc., January 2003

Edward H. Fickett was born in Los Angeles California as a fourth generation Angeleno. According to his obituary, he died at the age of 76 in 1999. His father and grandfather were both builders and contractors. As a result Edward H. Fickett was raised around the building profession, and learned about it first hand while working with his father on the job. Fickett studied architecture at the University of Southern California, while working part time in the office of architect Sumner Spaulding. After graduating with a bachelor's degree in 1937, he continued at USC, pursuing graduate studies in engineering and archeology. He received a master's degree in city planning from the Massachusetts Institute of Technology, and then returned to USC for naval officer training. After completing his training he was commissioned a lieutenant commander and supervised construction of naval bases in the South Pacific by the Civil Engineering Corps (Sea Bees) during World War II.[1] After the war Fickett formed a partnership with Francis J. Heusel and finally established his own practice in 1947.[2] Like many young architects working in the early post World War II years Edward Fickett's work came mostly in the form of small commercial projects and modest house commissions. He also found work designing house plans for a number of builders who were developing new tract hosing and planned communities in the San Fernando Valley, West Los Angeles, Whittier and La Habra.

Residences

Because of the conservative nature of the home building industry and the restrictive guidelines of the Federal Housing Administration (FHA), Fickett like most architects working within the housing industry at the time, was confined to designing variations of minimal traditional and ranch type hybrid houses. Eventually though he was able to convince one developer, Ray Hommes to let him design a tract of semi-modern ranch houses. Ray Hommes employed Fickett in 1949 to help bolster his slipping home sales and within a few years the two men had collaborated on thousands of housing tracts and apartment buildings.[3] The first tract to incorporate many of what would become standard "Fickett" elements and details was Sherman Park in the Reseda area of the San Fernando Valley. It was called "The first large scale tract of all out contemporary design in the Los Angeles area."[4] The homes included many features found in expensive custom modern houses being published in architecture and home magazines at the time.[5] These included wide overhanging low pitched roofs finished with colored gravel, exposed beam ceilings, open floor plans with partial walls between living room, kitchen and dining rooms and generous use of large plate glass windows to open up the house to the rear patio and yard.[6] He utilized rustic and un-pretentious materials including slump stone, exposed brick, wide horizontal clapboard or vertical wood siding and woven plywood slat fences. By integrating elements of ranch houses with mid-century Modern design, Fickett was successfully creating a new and appropriate design for post World War II Southern California.[7] In another nearby development Fickett and Hommes retained renowned modern landscape architects Eckbo, Royston and Williams to produce full landscaping, with fencing, paved areas, sandboxes, shrubs and trees.[8] The Sherman Park and

Meadowlark Park tracts sold well. By 1953 Fickett had ten employees and was grossing over $100,000 a year, mostly from the 18,000 houses he had designed to date for merchant builders like Ray Hommes.[9] During this time he also designed medium to upper income tract houses in the Sherman Oaks and Encino areas of the San Fernando Valley, and a tract of high end custom houses in Nichols Canyon. Fickett also designed a few individual custom houses in the Los Feliz and Silverlake areas. Two of these were for the same client, Dr. George Jacobson and his wife Miriam. The first built in 1953 is located on Moreno Drive in Silverlake and the second built in 1966 is at 4520 Dundee Drive in Los Feliz. The later was designated a City of Los Angeles Historic Cultural Monument (No. 674) on February 25, 2000. At the time it was the most recent structure to have been so designated.[10] In addition Fickett was commissioned to create houses for Hollywood Celebrities including Joan Crawford, Ava Gardner, Charlie Chaplin and Dick Clark. [11] His early work with tract home design led Fickett to pioneer structural and modular concepts in residential housing design that were adapted for private and government projects in the 1950's.[12]

Because of his recognized experience with home building Fickett was appointed to the Federal Housing Administration's (FHA) Architectural Standards Advisory Committee, as the architectural representative. The seven man committee was composed of the nation's leading small home specialists and was organized to study and make recommendations for revision of the federal architectural code. Fickett was regarded by the FHA as an outstanding authority on small home design. [13]

Fickett was also AIA chairman of Los Angeles' Joint AIA-National Association of Homebuilders committee. He was greatly responsible for improving the relationship between the architect, land planners, the home building industry, and the FHA and the Veterans Administration (VA). At the time he was successful in selling the FHA and the VA on the idea of contemporary design and the role of the architect in merchant building. He felt that better design had a clear monetary value to developers and their investors and fought to have architects properly compensated for their services.[14] Fickett was a major proponent of utilizing new materials and construction techniques.

Apartment Buildings

From the late 1940s through the 1950s Fickett was concurrently designing small and medium size garden style apartment buildings in West Hollywood, Hollywood and Los Feliz. Like his houses from this period these buildings responded to the climate of Southern California and incorporated many of the elements and features found in his single family residences: Low pitched or broad sloping roofs and high ceilings with exposed beams, generous use of plate glass set into deep wood framing and a mix of natural and synthetic materials including stone, stucco, fiberglass, steel and wood. Most of these are designed with a focus on interior patios with swimming pools surrounded by lush subtropical plantings including banana trees, palms, yuccas and bird of paradise.[15] They evoked the relaxed if not luxurious lifestyle promised by California living. The best examples of these can be found in the West Hollywood area, and include: The Sunset Patio Apartments (1949), The Hollywood Riviera (1954), The Fountain Lanai

(1953), The Sunset Lanai and the Sunset Capri. In 1994 Aaron Betsky, Architecture critic for the Los Angeles Times wrote about the Hollywood Riviera:

> *Above the parking area, the southern range of apartments stacks up in layers. Bridges connect them with the main building. The composition of bridges and planes is accentuated by railings that come out at an angle, and by thin posts and beams that divide the actual living spaces into an orthogonal composition that reveals the relationships between lived space and the structure that contains it. Landscape, image, structure-the basic elements of architecture-come together with a degree of clarity that is to me one of the hallmarks of great Los Angeles architecture.*[16]

Awards and Other Recognition

In the 1950s Fickett helped to establish the AIA Lecture Series through which he toured the country with some of the most important living architects of the time including Frank Lloyd Wright, Richard Neutra, Rudolph Schindler, R. Buckminster Fuller and A. Quincy Jones.[17] Fickett was the recipient of countless awards including the National Association of Home builders Award of Merit in 1954, '55, '56, '58 and '60; Progressive Architecture Design Award 1954; AIA merit awards in 1956 and 1957; two House and Home Magazine awards for residential design in 1956 and '57 and Parents Magazine first award for design in 1960.[18] By the late 1950s houses designed by Fickett had gained a strong reputation, especially in the San Fernando Valley where people may not have known much about the architect but desired to own a "Fickett House" as they were commonly known. Fickett had become a brand name in housing.[19]

Fickett was an architectural advisor to President Dwight D. Eisenhower and a member of California Governor Edmond G. "Pat" Brown Sr's State Housing Board. He served as president of the California and the Southern California chapters of the American Institute of Architects. When named a fellow of the AIA in 1969 he was cited for his "excellence of design, proportion and scale and the use of regional materials redwood, adobe brick and hand made flooring tiles" and for his "continuity of detail and expression of structural elements."[20] He was recognized with a Presidential Merit of Honor Award, the only architect to be so recognized. Fickett also served as architectural commissioner for the City of Beverly Hills from 1977 to 1986.[21]

Hotels and Resorts

Fickett's experience with residential architecture provided him with an advantage in designing hotel and resort architecture. Some of these include buildings for the La Costa Resort complex in Carlsbad, which he worked on over period of several years, and designs for the Mammoth Mountain Inn, the Las Cruces Resort Hotel in La Paz Mexico, and the Hacienda Hotel in Cabo San Lucas, Mexico. He also designed the Bistro Gardens restaurant in Beverly Hills.[22]

Government Projects

One of the largest projects that Fickett's firm was responsible for was the Passenger and Cargo terminals for the Port of Los Angeles Harbor, for which he won a 1963 American Institute of Steel Construction Award, and an AIA Award. He executed other government projects including the University High School in Los Angeles and master plans for the Edwards and Norton Air Force Bases, and the Murphy Canyon Heights Naval Base.

Final Years

In the 1980s and 1990s Fickett was noted for his work renovating historic buildings, including the first phase of seismic renovation on Los Angeles City Hall under then Mayor Tom Bradley. On May 11, 1999 Fickett received a Preservation Award from the Los Angeles Conservancy for his renovation of Fire Station No. # 13, located in South Los Angeles and built in1913. Fickett had been widely praised by former Mayor Tom Bradley and several City Council members for his work on City recreation and parks facilities. [23] Edward H. Fickett died of pneumonia on May 21, 1999 in Los Angeles. He was 76 years old and was survived by his wife Joyce. Fickett was praised at his funeral service as "an exceptional architect" who "made many beautiful contributions to his community and to the people of this great state."

Notes

[1] Obituary, Los Angeles Times, June 19, 1999, page A 22.

[2] House and Home, "The Fickett Formula", March 1953, page 132.

[3] House and Home, "The Fickett Formula", March 1953, page 133.

[4] House and Home, "The Fickett Formula", March 1953, page 134.

[5] House and Home, "The Fickett Formula", March 1953, page 134.

[6] House and Home, "The Fickett Formula", March 1953, page 135.

[7] City of West Hollywood Cultural Resource Designation application for Sunset Patio Apartments, 2000.

[8] House and Home, "The Fickett Formula", March 1953, page 139.

[9] House and Home, "The Fickett Formula", March 1953, page 133.

[10] Kanner, Diane. Los Feliz Observer, "Contemporary Home Built by Architect Edward Fickett Achieves Historic Landmark Designation", Spring 2000, page 17.

[11] Meyers, Laura. Los Angeles Magazine, "Valley High", September 2000, page 43.

[12] Obituary, Los Angeles Times, June 19, 1999, page A 22.

[13] Architect and Engineer, May 1953, Volume 201, Number 2, page 27.

[14] House and Home, "The Fickett Formula", March 1953, page 173.

[15] City of West Hollywood Cultural Resource Designation application for Sunset Patio Apartments, 2000.

[16] Betsky, Aaron. Los Angeles Times, "Look at the Critics Own Environment Gives Rise to Musings", Thursday January 6, 1994.

[17] Carney, Steve. Dailey News, "Architect's style embodies Valley's promise", Sunday May 21, 2000, page 29.

[18] Manzo, Lawrence. Los Angeles Examiner, December 11, 1960, page 3.

[19] Carney, Steve. Dailey News, "Architect's style embodies Valley's promise", Sunday May 21, 2000, page 29.

[20] Obituary, Los Angeles Times, June 19, 1999, page A 22.

[21] AIArchitect, October 1999 – Volume 6

[22] Obituary, Los Angeles Times, June 19, 1999, page A 22.

[23] Obituary, Los Angeles Times, June 19, 1999, page A 22.

Fickett's Buildings In West Hollywood

Apartments

Sunset Patio Apartments: 1127-1137 Horn,1949.

Havenhurst Apartments: 135 Havenhurst, 1949. (attributed)

Fountain Lanai: 1285 North Sweetzer (Sweetzer and Fountain), 1953.
Contractor: George Alexander.

Hollywood Riviera: 1400 North Hayworth, 1954.

Sunset Lanai: 1422 North Sweetzer.

Sunset Capri: 8341 Sunset Boulevard (attributed.)

1128 Larabee, ca.1956 (attributed.)

1145 Larabee, ca.1956 (attributed.)

Non residential

Tower Records, Sunset Boulevard

Small office building on Melrose Avenue (Extensively remodeled, address not available.)

Fickett's Buildings Outside West Hollywood

(* *Indicates a building located near West Hollywood*)

Housing tracts

Meadowlark Park 1 and 2 - 1952

Sherman Park 1 and 2 - 1953

Smaller custom tracts

30 homes in Nichols Canyon – 7560 Lolina Lane (attributed).

Single custom homes

Award House 3201 Nichols Canyon Drive.

Los Angeles Times Home Magazine House – Royal Highlands area of Encino, 1957-58.

Dr. George Jacobson House #1: Moreno Drive in Silverlake, 1953.

Dr. George Jacobson House #2: Dundee Drive in Los Feliz, 1966. - City of Los Angeles Historic Cultural Monument (No. 674)

Custom Houses on Broad Beach Road in Malibu.

Houses for Joan Crawford, Ava Gardner, Dick Clark, and Charlie Chaplin (Geneva, Switzerland).

Apartment buildings

Los Feliz Riviera Apartments: 2040 Rodney Drive, ca. early 1950s.

Apartment building: 3823-3829 1/2 and 3901 Los Feliz Boulevard, ca. early 1950s.

* Highland Gardens Hotel: 7047 Franklin Ave. Los Angeles, CA. 90028.
(maybe formerly the Hollywood Apartment House – January 1950.)

Apartment building on 200 block of Rodney Dr. in Los Feliz. c. early 1950s

Commercial buildings

2 buildings for Ventura Water Company, Woodman and Magnolia - 1957.

Brick building - 17831 Ventura Boulevard

Mildred Moor Dress Shop - Studio City, 1948 AIA Award

* Small office building – 800 South Robertson, 1954,
Barnet B. Poles – General Contractor.

* Rapaport Furniture Store - 435 North La Brea

Bistro Gardens Restaurant – Beverly Hills

Plexolite Plant, El Segundo, 1954. (Featured in January 1954 edition of *Architect and Engineer.*)

(Note: The design of the now demolished Sands Hotel in Las Vegas was attributed to Edward Fickett in various sources, but recent research indicates it was designed by Wayne McAllister.)

Hotels and Resorts

La Costa Resort – North San Diego County

Mammoth Mountain Inn, Mammoth, California

La Cruces Resort Hotel – La Paz, Mexico

Hacienda Hotel – Cabo San Lucas, Mexico

Government

Los Angeles' University High School

Master Plans for Norton Air Force base, Edwards Air Force Base and Murphy Canyon Heights Naval Base.

Passenger & Cargo Terminals for the Port of Los Angeles, 1962-63

DRAFT REPORT

West Hollywood Park Master Plan Traffic Impact Study

City of West Hollywood

Prepared for

City of West Hollywood

Prepared by

Meyer, Mohaddes Associates

707 Wilshire Boulevard, Suite 4810
Los Angeles, CA 90017

January 2004

J03-1625

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INTRODUCTION

This report summarizes the results of the traffic impact analysis that was undertaken for the West Hollywood Park Master Plan in the City of West Hollywood. The report documents the methodology, findings and conclusions of the traffic impact analysis. A total of six (6) key intersections in the vicinity of the project site were analyzed along with four (4) future park assess points. The traffic analysis assesses the effects of the additional trips expected to be generated by the Park Master Plan and also existing trips which would be redistributed after the Master Plan was completed. The traffic impact analysis also takes into account other traffic growth due to specific development projects in the surrounding area and overall ambient growth in background traffic. It should be noted that the future traffic projections, not including the Park Master Plan, were obtained from the traffic study, conducted by Meyer, Mohaddes Associates, for the recently approved *Final Environmental Impact Report Pacific Design Center Red Building and Specific Plan Amendment* (EDAW, August 2003). In addition to the traffic analysis at the six study intersections, a parking assessment was conducted to determine if the proposed parking supply would satisfy the projected demand expected from the Master Plan.

Project Description

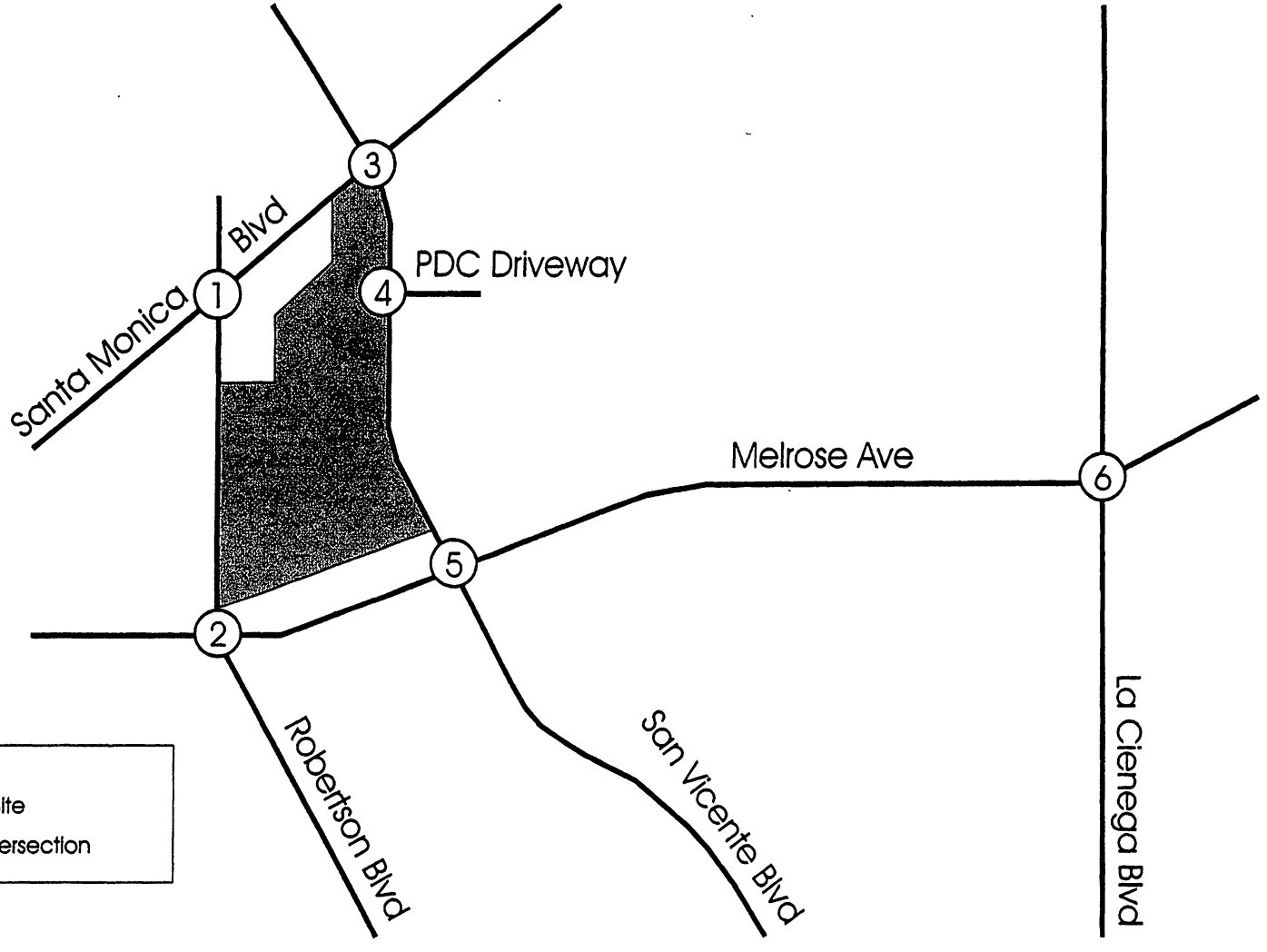
West Hollywood Park lies within the block formed by Santa Monica Boulevard on the north, Melrose Avenue on the South, Robertson Boulevard on the east, and San Vicente Boulevard on the west in the City of West Hollywood. The Park Master Plan includes a total of 5.23 acres of uninterrupted grass and trees, a new 32,000 square foot library to replace the existing library, a 52,000 square foot recreation and community center, two swimming pools, tennis (3) and basketball (2) courts, and 460 parking spaces. The Plan also includes the narrowing of San Vicente Boulevard eastward, by removing on-street parking, to expand the park boundary into the current right-of-way.

The project would provide four access points and include driveways on San Vicente Boulevard (2), Melrose Avenue and Robertson Boulevard. **Figure 1** shows the location of the proposed project site in relation to the surrounding street system while **Figure 2** illustrates the Master Plan when complete.

In conjunction with City of West Hollywood staff, a total of six (6) intersections were identified and are analyzed in the traffic study for typical weekday morning and evening peak hour conditions, and include the following:

- Robertson Boulevard and Santa Monica Boulevard
- Robertson Boulevard and Melrose Avenue
- San Vicente Boulevard and Santa Monica Boulevard
- San Vicente Boulevard and PDC Driveway
- San Vicente Boulevard and Melrose Avenue
- La Cienega Boulevard and Melrose Avenue

All six of the analyzed intersections are controlled by traffic signals. Three of the four proposed driveways are assumed to be controlled by stop-signs while the main access point off of San Vicente Boulevard is assumed to be signalized. An analysis of the project access points is also included in the study.



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West Hollywood Park Master Plan
Traffic Impact Study

FIGURE 1
Study Area

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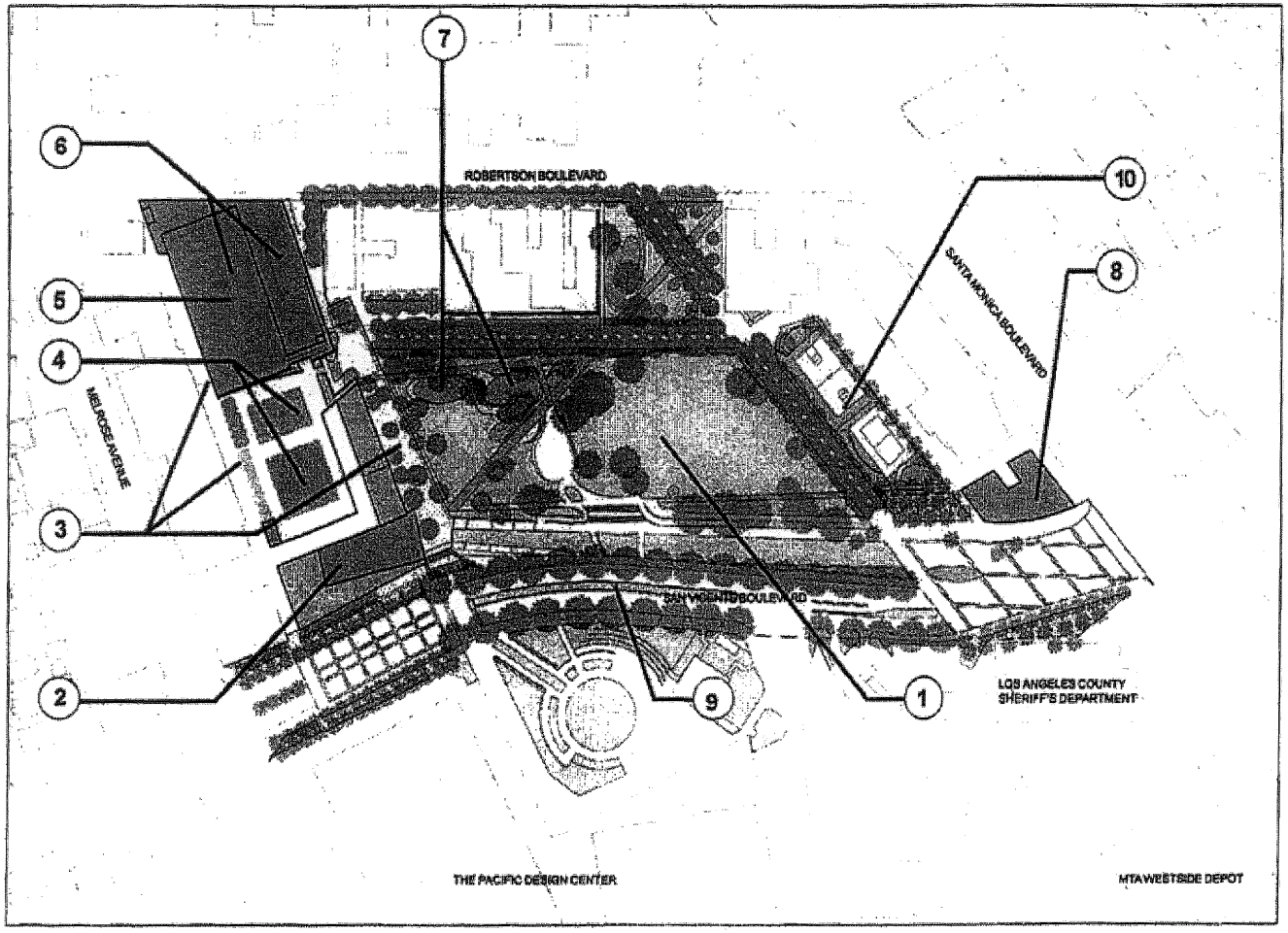

1. A total of 5.23 acres of uninterrupted grass and trees including playground areas and tree-lined promenades compared with only 1.88 acres of park open space in the existing park.
2. A two level 32,000 SF library facility to replace existing 5,000 SF facility (Within a three level 48,000 SF structure)
3. A total of 460 new parking spaces in three structures to replace 193 existing parking spaces for a net gain of 267 spaces.
4. Two (2) rooftop swimming pools to include a 25 meter X 25 yard swimming pool and an open recreation and instruction pool.
5. A 52,000 GSF recreation and community center with park support facilities to include three (3) indoor basketball courts and multi-purpose meeting and recreation rooms of various sizes for various uses.
6. Three (3) roof top tennis courts and two (2) rooftop bas ketball half-courts.
7. Children's playground areas and tot lot.
8. Re-zoned commercial property to accommodate a public plazza at intersection of San Vicente and Santa Monica Boulevards.
9. San Vicente Boulevard narrowed and moved eastward with the removal of the on-street parking lanes on both sides.
10. Temporary outdoor basketball court and volleyball court to be replaced in the long term with mixed-use development with commercial frontages (cafes, retail) facing onto the park.

Source: West Hollywood Park Master Plan 2003. MDA Johnson Favaro and Mis Lehrer + Associates

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West Hollywood Park Master Plan
Traffic Impact Study

FIGURE 2
West Hollywood Park Master Plan

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EXISTING CONDITIONS

The morning and evening peak period turning movement traffic counts were obtained from the PDC Red Building traffic study. Because the previous traffic study was conducted in 2001, the existing counts were adjusted upward to account for additional growth which may have occurred. The original counts in the City of West Hollywood were conducted from 7:00-10:00 AM (AM peak period) and 4:00-7:00 PM. The traffic impact analysis was based on the highest single hour of traffic (during the AM and PM peak period) at each location.

Figure 3 shows the existing morning and evening peak hour traffic volumes at the six study intersections. A field inventory was conducted of all study intersection locations. The inventory included review of intersection geometric layout, traffic control, lane configuration, posted speed limits, transit service, land use and parking. This information is required for the subsequent traffic impact analysis. **Figure 4** illustrates the existing intersection geometry (lane configurations) for the twenty analyzed intersections.

Existing Roadway Conditions

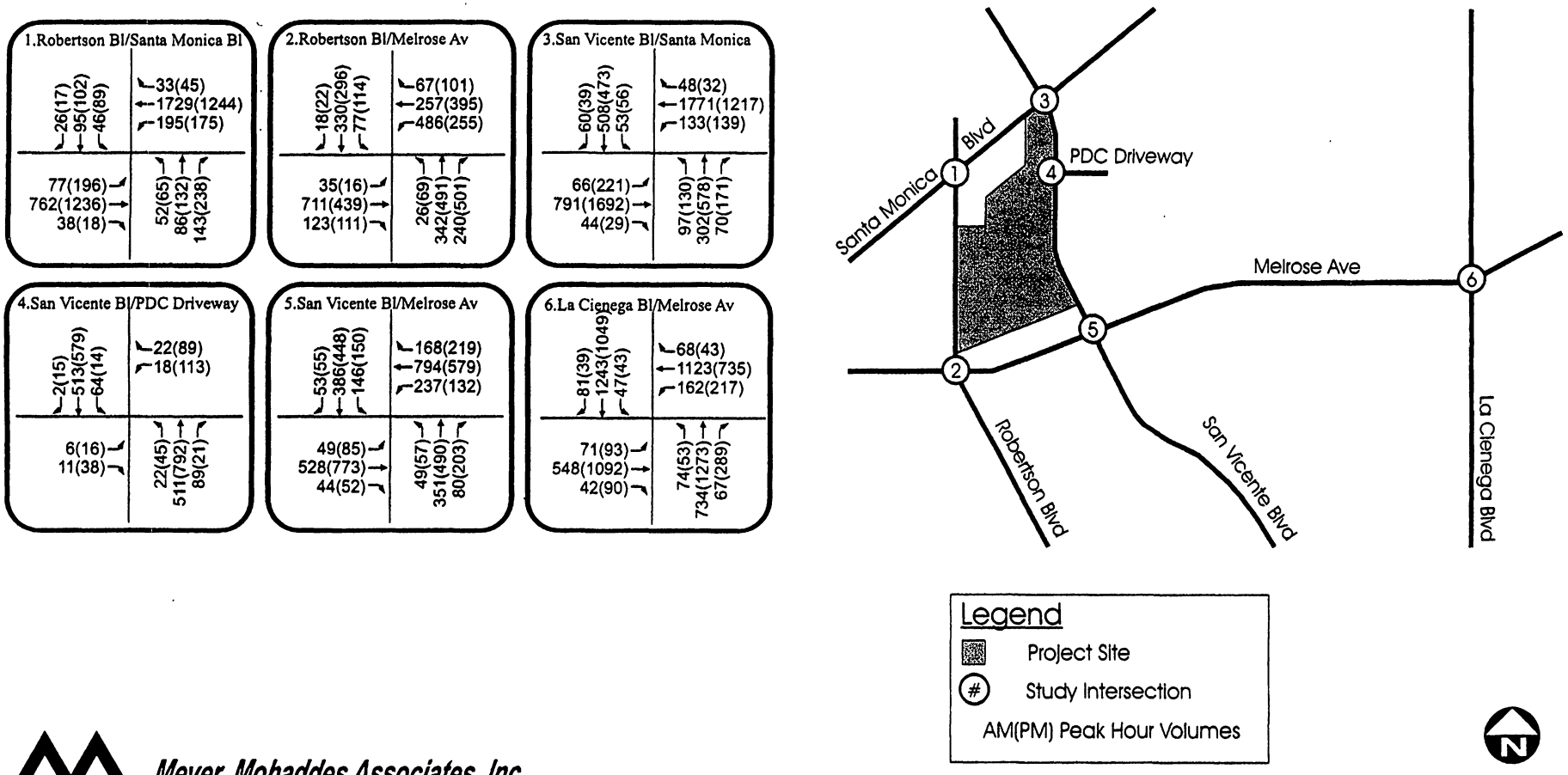
The following describes existing conditions at the major roadways within the study area:

Santa Monica Boulevard – Santa Monica Boulevard is a major arterial located north of the park. Traffic along Santa Monica Boulevard travels in an east-west direction from Fairfax Avenue to Orlando Avenue. The curb-to-curb width along this segment is approximately 60 feet. West of Orlando Avenue it travels in a northeast-southwest direction with a varying roadway width. From Orlando Avenue to La Cienega Boulevard it is about 95 feet wide. West of La Cienega it is about 75 feet wide with an additional 5 feet available on both sides of the road to provide space for curbside parking. However, this 5 feet is not available near the intersections. West of Doheny the roadway width expands to about 120 feet with a landscaped median. Santa Monica Boulevard has two through lanes in each direction with a raised median. There is also a bike lane in each direction from Doheny Drive to La Cienega Boulevard. Commercial/retail land-use fronts both sides of the street.

Melrose Avenue – Melrose Avenue is an east-west roadway that travels south of the park. From Fairfax Avenue to West Knoll Drive there are two through lanes in each direction and a striped center two-way left-turn lane. From West Knoll Drive to Doheny Drive, Melrose Avenue provides one through lane in each direction with the median lane eliminated west of Norwich Drive. Metered parking is permitted along every street segment. Land-use along Melrose Avenue is primarily commercial/retail.

La Cienega Boulevard - La Cienega Boulevard is a north-south roadway with two through lanes in each direction. North of Santa Monica Boulevard the roadway width is about 65 feet and parking is not allowed. South of Santa Monica Boulevard curbside parking is permitted and the street width is approximately 70 feet. Land-use along La Cienega Boulevard is primarily commercial/retail with multi-dwelling residential units north of Holloway Drive.

San Vicente Boulevard - San Vicente Boulevard is a north-south roadway that forms the eastern border of West Hollywood Park. Two through lanes are provided in each direction. Between Santa Monica Boulevard and Beverly Boulevard a raised median divides the street. North of Santa Monica Boulevard travel lanes are divided by a striped double yellow median. South of Beverly Boulevard, there is a striped center two-way left-turn lane. The existing angled parking which is provided along San Vicente Boulevard in front of the park is planned to be removed as part of the Park Master Plan.



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West Hollywood Park Master Plan
Traffic Impact Study

FIGURE 3
Existing Peak Hour Traffic Volumes

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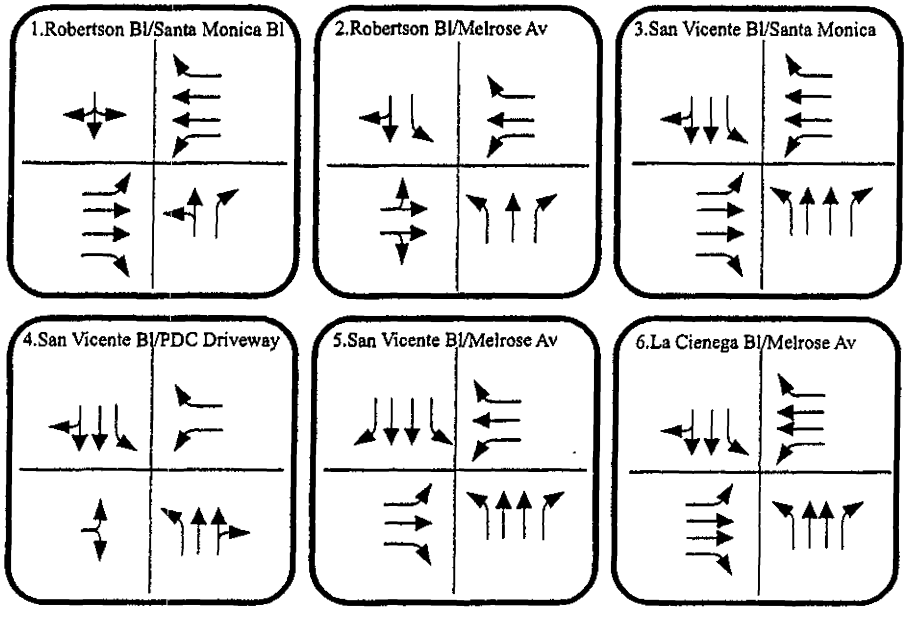

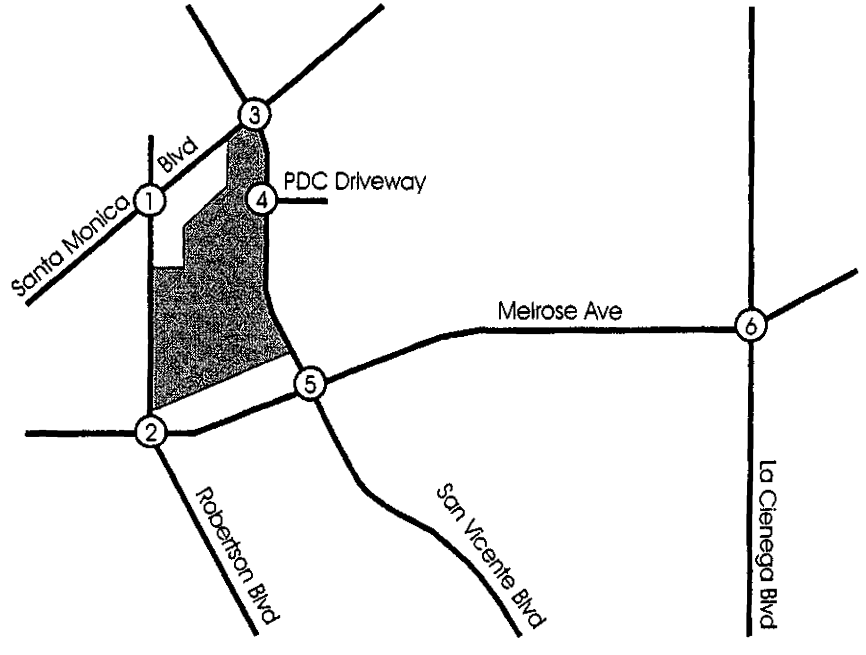

Legend

- Project Site
- (#) Study Intersection

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West Hollywood Park Master Plan
Traffic Impact Study

FIGURE 4
Existing Lane Configurations

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Robertson Boulevard – Robertson Boulevard is a north-south street located west of the project site. It is approximately 60 feet wide and has one through lane and curbside parking in each direction. The posted speed limit is 30 MPH. Land-use along Robertson Boulevard is generally commercial/retail.

Existing Transit Operations

The Metropolitan Transit Authority (MTA), the Los Angeles Department of Transportation (LADOT), and the City of West Hollywood operate several bus lines within the study area. A description of transit service follows:

MTA Line 4 and 304 – Santa Monica Boulevard – Lines 4 and 304 operate between downtown Los Angeles and the City of Santa Monica. Within the immediate study area, the lines travel along Santa Monica Boulevard. There is a stop for both Line 4 and Line 304 at Santa Monica Boulevard and San Vicente Boulevard.

MTA Line 10 and 11 – Melrose Avenue – Lines 10 and 11 operate between downtown Los Angeles and the City of West Hollywood and provide transit access to the West Hollywood Park. The two lines travel eastbound and westbound along Melrose Avenue. The westbound route turns north at San Vicente Boulevard terminating at the intersection of Santa Monica Boulevard and Larrabee Street. The eastbound route begins on San Vicente Boulevard north of the intersection with Melrose Avenue. Lines 10 and 11 include four study intersections: Melrose Avenue/La Cienega Boulevard, Melrose Avenue/San Vicente Boulevard, San Vicente Boulevard/Santa Monica Boulevard (westbound only), and San Vicente Boulevard/Pacific Design Center Driveway (eastbound only).

MTA Line 105 – Vernon Avenue/La Cienega Boulevard – Line 105 operates from the City of Vernon to West Hollywood. Within the study it travels mostly northbound-southbound along La Cienega Boulevard with a portion of the alignment running along San Vicente Boulevard via Holloway Drive and Sunset Boulevard. The location of the northern endpoint is the intersection of San Vicente Boulevard/Santa Monica Boulevard. A loop around the West Hollywood Park block (i.e., Santa Monica-Robertson-Melrose-San Vicente) precedes this endpoint. An additional study intersection along this route includes La Cienega Boulevard and Melrose Avenue.

MTA Line 220 – Robertson Boulevard/Culver Boulevard/LAX City Bus Center – Line 220 operates between Los Angeles International Airport and West Hollywood. Within the study area it generally travels northbound-southbound along Robertson Boulevard with a loop around the West Hollywood Park block (i.e., Santa Monica-Robertson-Melrose-San Vicente). Line 220 includes four study intersections: Robertson Boulevard/Melrose Avenue, San Vicente Boulevard/Melrose Avenue, San Vicente Boulevard/Santa Monica Boulevard, and San Vicente Boulevard/Pacific Design Center Driveway (southbound only).

MTA Line 305 – UCLA/Westwood – Rosa Parks Station – Limited – Line 305 operates between the Watts and Westwood districts of the City of Los Angeles. Within the study area it travels northbound-southbound along San Vicente Boulevard and eastbound-westbound along Sunset Boulevard. It includes three study intersections, Santa Monica Boulevard/San Vicente Boulevard, San Vicente Boulevard/Melrose Avenue, and San Vicente Boulevard/Pacific Design Center Driveway (southbound only).

MTA Line 550 – San Pedro/West Hollywood Express – Line 550 operates between West Hollywood and San Pedro. Within the study area it travels northbound-southbound along San Vicente Boulevard. It includes two study intersections: Melrose Avenue/San Vicente Boulevard, San Vicente Boulevard/Pacific Design Center Driveway (southbound only).

LADOT DASH Hollywood/West Hollywood – DASH Hollywood/West Hollywood line operates between Cedar-Sinai Medical Center and the Hollywood/Highland area. It runs mainly along Sunset Boulevard and La Cienega Boulevard. It includes one study intersection, La Cienega Boulevard/Melrose Avenue.

LADOT DASH Fairfax - DASH Fairfax line operates between Cedar-Sinai Medical Center and the Park La Brea/Los Angeles County Museum of Art area. It runs mainly along Fairfax Avenue, Melrose Avenue, and La Cienega Boulevard. It includes one study intersection, La Cienega Boulevard/Melrose Avenue.

West Hollywood City Lines A and B – The City of West Hollywood Lines A and B also provide service primarily along Santa Monica Boulevard within the study area.

Traffic Operations Analysis Methodology

Traffic operating conditions in the vicinity of the project were analyzed using intersection capacity-based methodology known as the Circular 212 "Critical Movement Analysis" which referred to hereinafter as the CMA Method.

The efficiency of traffic operations at a location is measured in terms of Level of Service (LOS). Level of service is a description of traffic performance at intersections. The level of service concept is a measure of average operating conditions at intersections during an hour. It is based on volume-to-capacity (V/C) ratio. Levels range from A to F with a representing excellent (free-flow) conditions and F representing extreme congestion. The CMA methodology compares the demand to the amount of traffic an intersection is able to process (the capacity) to the level of traffic during the peak hours (volume). Intersections with vehicular volumes which are at or near capacity, experience greater congestion and longer vehicle delays. **Table 1** describes the level of service concept and the operating conditions expected under each level of service for signalized intersections.

Existing Traffic Operations Analysis

The morning and evening peak hour level of service analyses were conducted for the twenty study intersections based on the measured traffic volumes and the methodologies described previously. All intersection analyses are performed using the TRAFFIX (Traffic Impact Analysis) software program. The existing conditions level of service analysis results are summarized in **Table 2** for the AM and PM peak hours.

Level of service D is generally considered to be the lowest acceptable LOS in an urban or suburban area. Level of service E and F are considered to be unacceptable operating conditions which warrant mitigation. The results shown in **Table 2** indicate that three of the six analyzed intersections are currently operating at LOS E or F during one or both of the peak hours. These intersections are:

- Robertson Boulevard and Melrose Avenue (AM peak hour)
- San Vicente Boulevard and Santa Monica Boulevard (both peak hours)
- La Cienega Boulevard and Melrose Avenue (both peak hours)

The remaining three study intersections currently operate at LOS D or better during both peak hours.

TABLE 1
INTERSECTION LEVEL OF SERVICE DEFINITIONS

LOS	Interpretation	Volume to Capacity Ratio (V/C)
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington D.C., 2000.

TABLE 2
EXISTING PEAK HOUR LEVEL OF SERVICE SUMMARY

Location	Peak Hour	Existing Conditions	
		V/C Ratio	LOS
1 Robertson Blvd & Santa Monica Blvd	AM	0.814	D
	PM	0.789	C
2 Robertson Blvd & Melrose Ave	AM	0.905	E
	PM	0.779	C
3 San Vicente Blvd & Santa Monica Blvd	AM	0.935	E
	PM	0.962	E
4 San Vicente Blvd & PDC Driveway	AM	0.286	A
	PM	0.392	A
5 San Vicente Blvd & Melrose Ave	AM	0.776	C
	PM	0.867	D
6 La Cienega Blvd & Melrose Ave	AM	0.960	E
	PM	1.012	F

FUTURE NO-PROJECT CONDITIONS

To evaluate the potential impact of the proposed project on local traffic conditions, it is first necessary to develop a forecast of future traffic volumes in the study area under conditions without the proposed project. This provides a basis against which to measure the potential significant impacts of the proposed project.

As noted earlier, the future base traffic volumes at the six analyzed intersections were obtained from the recently approved EIR traffic study for the Pacific Design Center (PDC) Red Building. These traffic projections included an ambient traffic growth factor (general background regional growth) plus growth in traffic generated by specific cumulative projects. A total of 61 related projects were identified in the Cities of West Hollywood, Beverly Hills, and Los Angeles. Based on the projected trip generation estimates included in the PDC traffic study, the 61 cumulative projects (including the PDC Red Building) are forecast to generate a total of approximately 6,330 morning peak hour trips and approximately 12,940 evening peak hour trips. A list of the related projects included in the PDC traffic study is provided in Appendix A.

Future Without Project Traffic Analysis

Based on these future traffic projections, operating conditions were analyzed at the six study intersections for the morning and evening peak hours. **Figure 5** illustrates the future no-project morning and evening peak hour traffic volumes at the six study intersections. Based on these future without project traffic forecast, the levels of service at the analyzed intersections were calculated for both peak hours. **Table 3** summarizes the peak hour level of service results. As shown in **Table 3**, five of the six analyzed intersections are currently operating at LOS E or F during one or both of the peak hours. These intersections are:

- Robertson Boulevard and Santa Monica Boulevard (PM peak hour)
- Robertson Boulevard and Melrose Avenue (both peak hours)
- San Vicente Boulevard and Santa Monica Boulevard (both peak hours)
- San Vicente Boulevard and Melrose Avenue (both peak hours)
- La Cienega Boulevard and Melrose Avenue (both peak hours)

The remaining study intersection, San Vicente Boulevard and PDC Driveway, is projected to operate at very good levels of service (i.e., LOS A) during both peak hours. It should be noted that the future no-project forecasts and operating conditions provide a conservative worst-case projection of future conditions because trips associated with the cumulative projects are treated as new trips, with no reduction for pass-by trips or redistribution of existing trips to the new land uses. Also, trips between new developments are treated as two separate trips, rather than one trip between a new use (e.g., residential) to another new use (e.g., commercial).

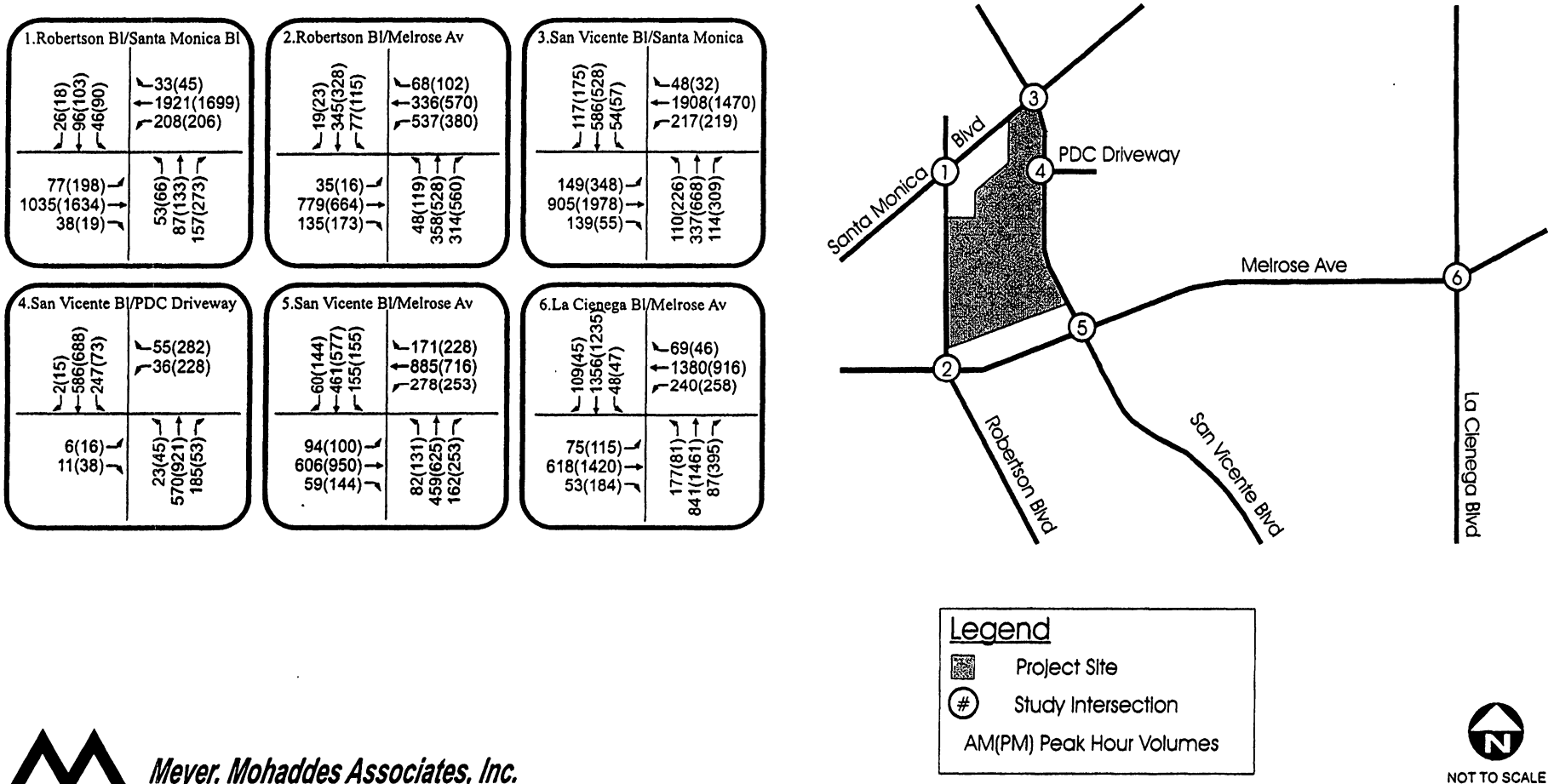

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FIGURE 5
Future Without Project Peak Hour Traffic Volumes

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TABLE 3
FUTURE WITHOUT PROJECT PEAK HOUR LEVEL OF SERVICE SUMMARY

	Location	Peak Hour	Existing		Future w/o Project	
			V/C Ratio	LOS	V/C Ratio	LOS
1	Robertson Blvd & Santa Monica Blvd	AM	0.814	D	0.883	D
		PM	0.789	C	0.964	E
2	Robertson Blvd & Melrose Ave	AM	0.905	E	0.976	E
		PM	0.779	C	0.982	E
3	San Vicente Blvd & Santa Monica Blvd	AM	0.935	E	1.101	F
		PM	0.962	E	1.253	F
4	San Vicente Blvd & PDC Driveway	AM	0.286	A	0.452	A
		PM	0.392	A	0.561	A
5	San Vicente Blvd & Melrose Ave	AM	0.776	C	0.908	E
		PM	0.867	D	1.114	F
6	La Cienega Blvd & Melrose Ave	AM	0.960	E	1.175	F
		PM	1.012	F	1.224	F

FUTURE WITH PROJECT CONDITIONS

Project Trip Generation

The first step in analyzing the future traffic conditions with the project is to estimate the number of new trips expected to be generated by the proposed project. This section of the report describes the estimation of future traffic generation of the West Hollywood Park Master Plan.

As described previously, the proposed West Hollywood Park Master Plan would consist of a total of 5.23 acres of uninterrupted grass and trees, a new 32,000 square foot library to replace the existing library, a 52,000 square foot recreation and community center, two swimming pools, three tennis courts, and two basketball courts. The trip generation estimates for the proposed Master Plan were developed by comparing the future uses/activities to the existing uses and utilizing the increase to determine the number of new trips. Both trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation, 6th Edition* and attendance/program data (for existing and projected uses) were utilized to develop the trip estimates for the Park Master Plan. Appendix B includes the detailed attendance data, obtained from City staff, which was utilized in the development of the trip generation estimates.

Table 4 summarizes the trip generation estimates for each land use/activity that make up the Park Master Plan. As noted in the first part of the table, the trips for all the Master Plan uses expect for the library were developed based on the existing and projected attendance/program data. The anticipated trips from the library were developed by applying the appropriate ITE rates to the increase in size for library use. As shown on **Table 4**, the library would generate approximately 30 additional morning peak hour trips and 195 evening peak hour trips. It should be noted that there is approximately 9,400 square feet of additional space associated with the library which is not included in the peak hour trip generation calculations. The 9,400 square feet consist of storage (not expected to generate peak hour trips) and community rooms which would primarily be used during non-peak hours during the weekdays and on the weekend. Thus, the additional square footage is not expected to have an effect on the weekday morning and evening peak hour of street traffic. These additional library uses are considered in the parking analysis discussed later.

It can also be seen on **Table 4** that many of the uses and activities are anticipated to attract the same number of people/users as existing during the morning and evening peak hours. This includes the park open space, swimming pools, outdoor basketball courts, Tiny Tot program, and the Summer Day Camp. As shown, there is an increase anticipated due to the new recreation and community center and also the additional tennis court. Overall, the Park Master Plan uses would generate a total increase of approximately 60 morning peak hour trips and 235 evening peak hour trips.

The Park Master Plan also includes the removal of existing uses which currently generate trips. Once these uses are removed, the associated trips would also be removed. Therefore, a trip credit was applied to the overall trip generation estimates to account for the existing uses to be removed. **Table 4** also summarizes these uses and trip estimates. As shown, the Ron Stone Clinic and the Robertson Boulevard Commercial Properties (restaurant use) are existing uses which currently generate trips. Utilizing ITE trip generation rates for these two uses, the peak hour trip generation estimates were determined. The table shows that the clinic use is generating approximately 20 morning peak hour trips and 35 evening peak hour trips while the restaurant use is generating approximately 10 trips during the morning peak hour and 85 during the evening peak hour. The remaining three existing uses (El Tovar, Werel Building, and Cal-Fed site) which are to be removed are not expected to generate any trip credits as noted in **Table 4**. The

TABLE 4
WEST HOLLYWOOD PARK MASTER PLAN - TRIP GENERATION ESTIMATES

Land Use	Future Size	Existing Size	Increase	Daily Rate	AM Peak Hour Rates In%	AM Peak Hour Rates Out%	AM Peak Hour Rates Rate	PM Peak Hour Rates In%	PM Peak Hour Rates Out%	PM Peak Hour Rates Rate	Daily Trips	AM Peak Hour Trips In	AM Peak Hour Trips Out	AM Peak Hour Trips Total	PM Peak Hour Trips In	PM Peak Hour Trips Out	PM Peak Hour Trips Total
Park Master Plan Uses																	
Park Open Space	5.23 acres	1.86 acres	3.37 acres														
Person Trips (any given time period)	12 persons	12 persons	Same as existing.	[a]			[a]			[a]	-	-	-	-	-	-	-
Library	32.647 ksf	5.1 ksf	27.547 ksf	54.00	72%	28%	1.06	48%	52%	7.09	1,488	21	8	29	94	102	195
Recreation/Community Center	52.0 ksf	[b]															
Person Trips (any given time period) [c]	70-95 persons	10-55 persons	25-60 persons	[a]			[a]			[a]	NA	30	0	30	20	13	33
Swimming Pools	2 pools	1 pool	1 pool														
Person Trips (any given time period)	15-35 persons	15-35 persons	Same as existing.	[a]			[a]			[a]	-	-	-	-	-	-	-
Tennis Courts	3 courts	2 courts	1 court														
Person Trips (any given time period) [c]	10-12 persons	8 persons	2-4 persons	[a]			[a]			[a]	NA	2	0	2	4	2	6
Outdoor Basketball Courts	1 full +2 half courts	2 courts															
Person Trips (any given time period)	[d]	10 persons	Same as existing.								-	-	-	-	-	-	-
Softball Field	[e]										-	-	-	-	-	-	-
Tiny Tot Building			Same as existing.	[a]			[a]			[a]	-	-	-	-	-	-	-
Summer Day Camp			Same as existing.	[a]			[a]			[a]	-	-	-	-	-	-	-
Total Park Master Plan Trips											**1,488**	**53**	**8**	**61**	**118**	**117**	**234**
Existing Uses to be Removed																	
Ron Stone Clinic		9 ksf	-9 ksf	36.13	80%	20%	2.43	27%	73%	3.66	-325	-17	-4	-22	-9	-24	-33
Robertson Boulevard Commercial Properties (restaurant)		11.3 ksf	-11.3 ksf	89.95	82%	18%	0.81	67%	33%	7.49	-1,016	-8	-2	-9	-57	-28	-85
El Tovar	[f]										-	-	-	-	-	-	-
Werle Building	[g]										-	-	-	-	-	-	-
Cal-Fed site	[h]										-	-	-	-	-	-	-
Total Trips to be Removed											**-1,342**	**-25**	**-6**	**-31**	**-66**	**-52**	**-118**
Total Net Trips											**146**	**28**	**2**	**30**	**52**	**65**	**117**
Number of Diverted Trips/Pass By Trips	60%										88	17	1	18	31	39	70
Number of New Trips	40%										58	11	1	12	21	26	47

Notes:

a. Based on existing and projected attendance/operational data (see Appendix A for detailed list).
b. Future Gym/Meeting Rooms compared to existing auditorium and Sky Room.
c. Assumes each person drives alone.
d. Assumes that future outdoor courts will attract same number of people as existing.
e. Eliminated with Master Plan - assume no change in trips during morning and evening peak hours.
f. Abandoned County Facility - no trip credit.
g. Current uses/activity will continue at new park.
h. Assumes use will change but no trip credit
Source for Trip Generation Rates is Institute of Transportation Engineers' Trip Generation, 6th Edition.

table summarizes a trip credit of approximately 30 trips during the morning peak hour and 120 trips during the evening peak hour associated with the existing uses which will be removed.

The bottom of **Table 4** summarizes the total net trips associated with the Park Master Plan. This would include the anticipated increase in trips associated with the project and also the trip credits due to the existing uses to be removed. As shown, a total of approximately 30 net trips are anticipated to occur during the morning peak hour and 115 during the evening peak hour. Of these trips, it was estimated that approximately 60% would be trips that are already on the street network, which would divert to the Park after completion of the Master Plan. An example would be instead of returning home after work (prior to the completion of the Master Plan) someone may stop at the new library to check-out/return a book or utilize the recreation center and then return home. The remaining 40% were assumed to be new trips being generated by the Master Plan. It should be noted that in the *Initial Study for New West Hollywood Park Library* (Tom Dodson & Associates, December 2002) additional trips were not expected from the new library due to the "built-out" nature of the area. It was concluded that the library would serve essentially the same population that presently utilizes the facility. While this rational may be true and applicable to the entire park, in order to provide a conservative approach and analysis for the assessment of potential traffic impacts associated with the Park Master Plan some new trips were assumed to be generated.

Project Trip Distribution and Assignment

The next step in the forecast of project traffic is the anticipated distribution of the trip estimates. The trip distribution assumptions are used to determine the origin and destination of the new vehicle trips associated with the project. The geographic distribution of trips generated by the project is based on the demographics of the area, the street system that serves the site, and the level of accessibility of the routes to and from the project site. Based on these parameters, a trip distribution pattern for the proposed project was developed. The location of the existing Beverly Hills library was also factored into the trip distribution. The general distribution pattern developed for the project trips assumes approximately 10% to/from the north; 40% to/from the south; 5% to/from the west; and 45% to/from the east. Based on the project trip generation and the trip distribution pattern, the project only traffic volumes were assigned to the street network. **Figure 6** illustrates the resulting project only morning and evening peak hour traffic volumes at the analyzed intersections. The peak hour volumes represent the new trips associated with the Master Plan.

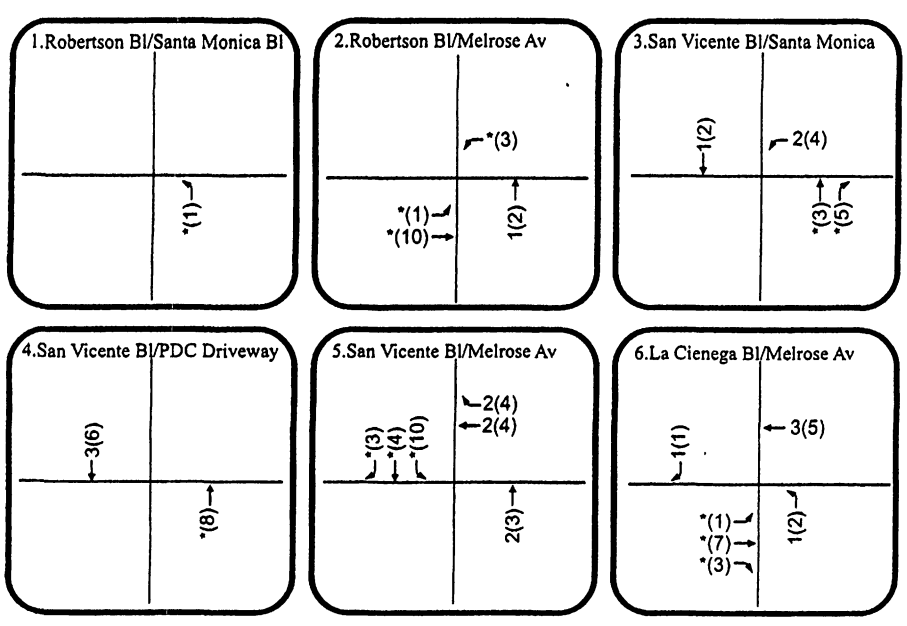
Future With Project Traffic Analysis

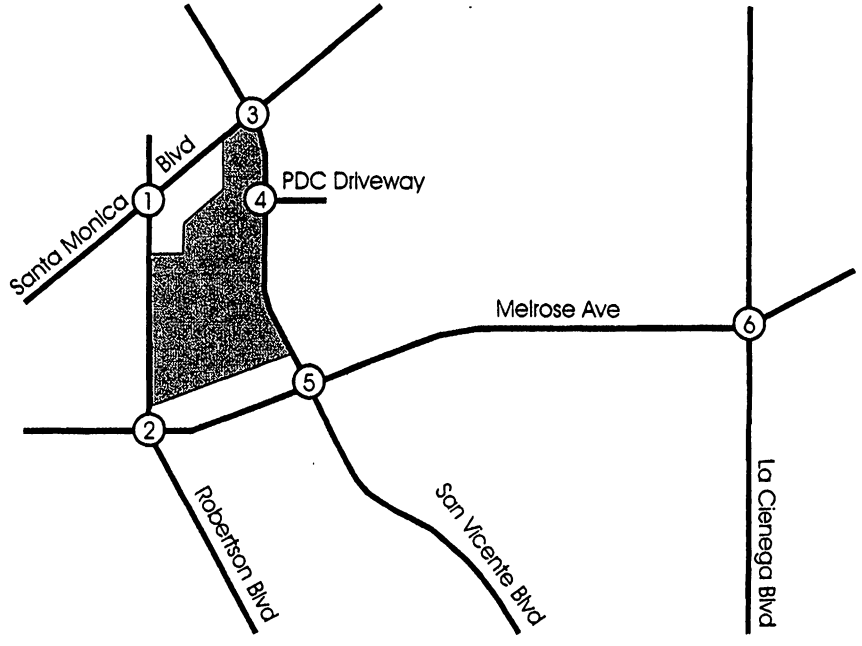
The project only peak hour traffic volumes shown in **Figure 6** were then added to the future no-project traffic volumes. The resulting Future With Project morning and evening peak hour traffic volumes are shown on **Figure 7**. It should be noted that the peak hour volumes shown in **Figure 7** also include traffic volume shifts due to the diverted trips discussed above in the Project Trip Generation section.

Threshold of Significance

Per CEQA, any significant project related impacts are required to be identified in the environmental document. Significant traffic impacts are determined based on threshold of significance set by respective agencies. The proposed Park Master Plan falls under the jurisdiction of the City of West Hollywood. Therefore, the City of West Hollywood's significance criteria were applied to the analyzed locations to determine potential impacts.

Based on the City's criteria, a project is considered to create a significant impact if there is a change in the V/C ratio of 0.020 or more at intersections operating at LOS E or F with the project. This criteria was applied to the six analyzed intersections.





Legend

- Project Site
- (#) Study Intersection
- * Negligible Volume
- AM(PM) Peak Hour Volumes

NOT TO SCALE

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FIGURE 6
Project Only (New) Peak Hour Traffic Volumes

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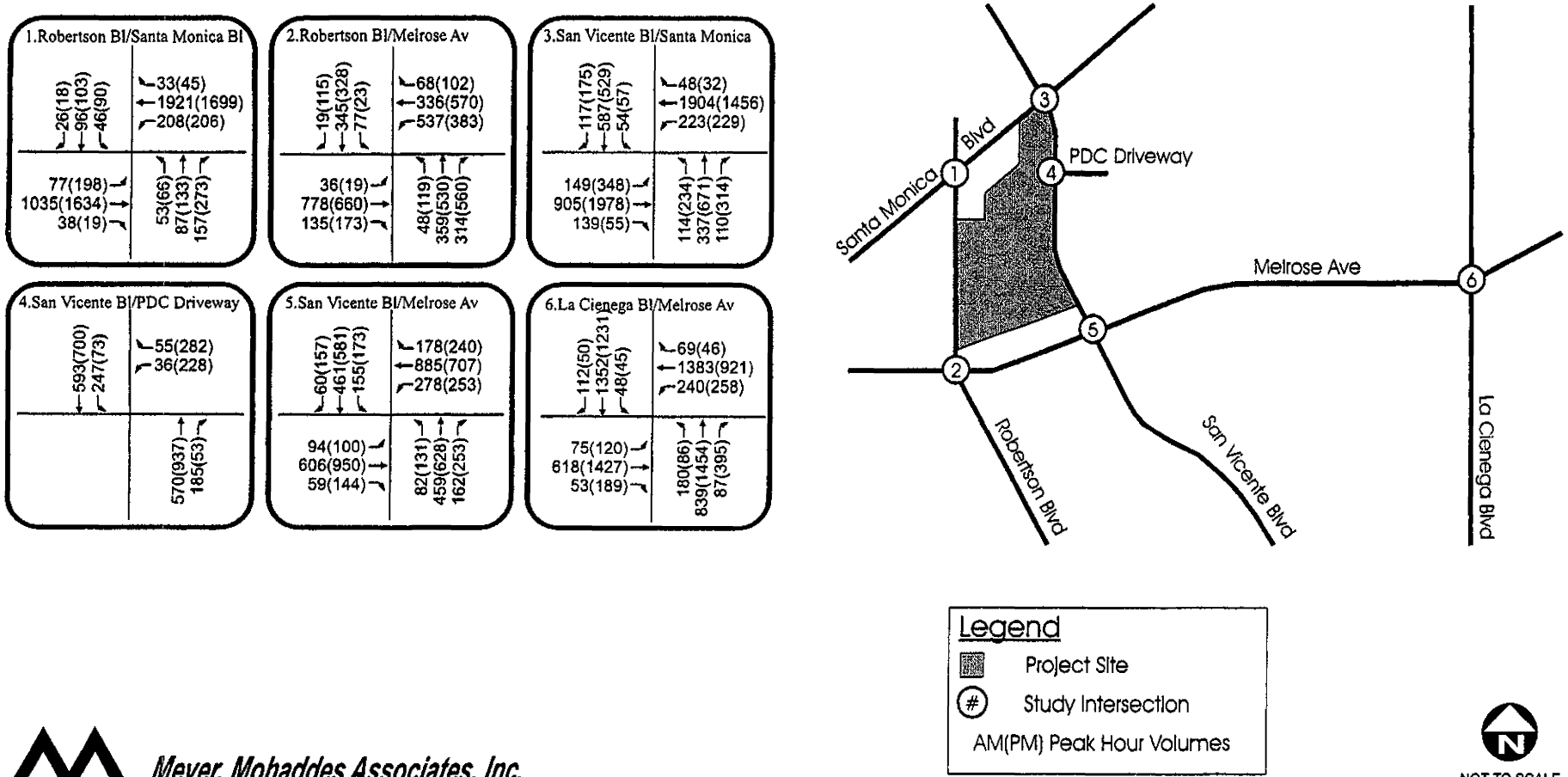

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FIGURE 7
Future With Project Peak Hour Traffic Volumes

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Future with Project Analysis

The intersection volume-to-capacity ratios and corresponding levels of service for the future with project conditions were calculated and the results summarized in **Table 5** for each of the six analyzed locations. The resultant change in V/C ratio comparing the "Future With Project" to the "Future No Project" is also presented in the table. It should be noted that the V/C ratio at the PDC driveway and San Vicente Boulevard is expected to improve due to the fact that the conflicting turning movements associated with the park (west leg of the existing intersection) would no longer exist at this location. These movements would occur at the new project access points located to the south of this location.

As shown on **Table 5**, based on the City of West Hollywood's threshold of significance, the future with project forecast indicate that the proposed project would not create significant traffic impacts at any of the six analyzed intersections. Therefore, no project traffic mitigation measures would be required.

Site Access Analysis

As mentioned earlier, the proposed project would provide a total of four access points to the parking facilities. Two access points, including the main entrance/exit, would be provided along San Vicente Boulevard, one along Melrose Avenue and an additional access point on Robertson Boulevard. The future with project peak hour traffic volumes for the four access points are shown on **Figure 8**. The volumes shown on the figure include the shifted peak hour turning volumes which currently occur at the two existing park driveways along San Vicente Boulevard, the diverted/pass-by trips, and the new trips associated with the Master Plan. Plans include the signalization of the main access point on San Vicente Boulevard, the remaining three access points would be controlled by stop signs on the project driveway approaches. In the analysis, full access was assumed at the main entrance/exit on San Vicente Boulevard. The other access point (southernmost) on San Vicente Boulevard was assumed to be a right-turn only exit. The remaining two project access points (on Melrose Avenue and on Robertson Boulevard) were assumed to be right-turn in/out only. Utilizing the peak hour traffic volumes shown on **Figure 8**, the peak hour levels of service at the four project access points were determined. **Table 6** shows that each of the access points are expected to operate at acceptable levels (i.e., LOS A, B, or C) during both peak hours.

Neighborhood Traffic Intrusion

It is anticipated that the majority of the traffic associated with the West Hollywood Park Master Plan would be generated from residents of the City. It is expected that there may be some slight changes in travel patterns near the park itself, however significant increases along nearby residential streets would not be anticipated.

Narrowing of San Vicente Boulevard

As described in the introduction, the Park Master Plan includes the narrowing of San Vicente Boulevard to expand the park boundary eastward. This would be accomplished by removing the on-street parking on both sides of San Vicente Boulevard. The effect of losing the on-street parking is discussed in the next chapter. However, from a traffic circulation and level of service standpoint, the number of through lanes would remain the same along San Vicente Boulevard and the intersection turn lanes would also remain the same, therefore narrowing of San Vicente Boulevard is not expected to create any adverse effects. In fact, traffic circulation could improve with the removal of the angled parking on the westside of the street. Vehicles would not be backing into traffic when they exit a space as they do today.

TABLE 5
FUTURE WITH PROJECT PEAK HOUR LEVEL OF SERVICE SUMMARY

	Location	Peak Hour	Existing		Future w/o Project		Future w/ Project		Change in V/C	Significant Impact
			V/C Ratio	LOS	V/C Ratio	LOS	V/C Ratio	LOS		
1	Robertson Blvd & Santa Monica Blvd	AM	0.814	D	0.883	D	0.883	D	0.000	No
		PM	0.789	C	0.964	E	0.964	E	0.000	No
2	Robertson Blvd & Melrose Ave	AM	0.905	E	0.976	E	0.977	E	0.001	No
		PM	0.779	C	0.982	E	0.988	E	0.006	No
3	San Vicente Blvd & Santa Monica Blvd	AM	0.935	E	1.101	F	1.101	F	0.000	No
		PM	0.962	E	1.253	F	1.266	F	0.013	No
4	San Vicente Blvd & PDC Driveway	AM	0.286	A	0.452	A	0.440	A	-0.012	No
		PM	0.392	A	0.561	A	0.531	A	-0.030	No
5	San Vicente Blvd & Melrose Ave	AM	0.776	C	0.908	E	0.909	E	0.001	No
		PM	0.867	D	1.114	F	1.127	F	0.013	No
6	La Cienega Blvd & Melrose Ave	AM	0.960	E	1.175	F	1.178	F	0.003	No
		PM	1.012	F	1.224	F	1.224	F	0.000	No

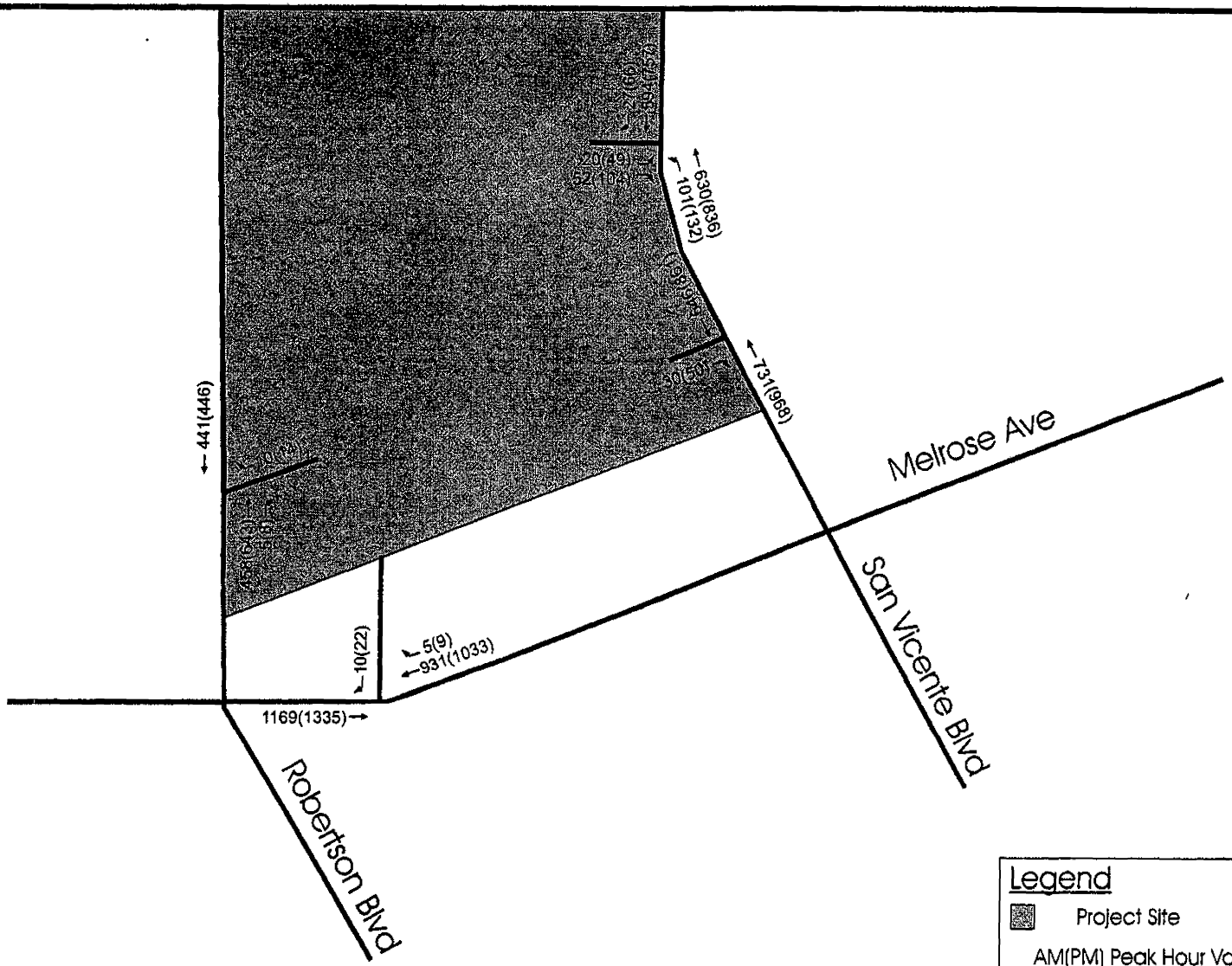

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FIGURE 8
Future With Project Peak Hour Traffic Volumes
Project Site Access Points

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TABLE 6
PROJECT ACCESS POINTS - PEAK HOUR LEVEL OF SERVICE SUMMARY

Location	Peak Hour	Future w/ Project	
		V/C Ratio or Delay	LOS
1 Project Access Point & Robertson Blvd [a]	AM	11.0	B
	PM	13.0	B
2 Project Access Point & Melrose Ave [a]	AM	16.4	C
	PM	19.2	C
3 Project Access Point (north) & San Vicente Blvd	AM	0.322	A
	PM	0.464	A
4 Project Access Point (south) & San Vicente Blvd [a]	AM	10.6	B
	PM	11.9	B

Notes:

a. Intersection controlled by stop-sign(s). Value represents average vehicle delay in seconds.

PARKING ANALYSIS

As described in the introduction, the proposed West Hollywood Park Master Plan will ultimately provide a total of 460 parking spaces. The new parking will be divided into three parking structures located on the southern portion of the park. The Library parking structure would provide one level of parking totaling 70 spaces, the Aquatic Center parking structure would consist of two levels and 156 spaces, and the Recreation Center structure would provide 234 parking spaces on three levels. It should also be recognized that in order to implement all the components of the Master Plan, there would be the need to remove some existing parking.

This section compares the proposed parking supply to the anticipated parking demand that could be expected once the Master Plan is completed. In order to determine the parking demand estimates a similar approach to that taken for the trip generation was utilized. That is, parking demand for each of the different components of the Park Master Plan was estimated utilizing the attendance/operational data or in the case of the Library and its supporting uses the City's code requirement was applied. The parking assessment would determine if the supply would meet the projected parking demand generated by the Park Master Plan.

Parking Demand Estimates

As noted above, the parking demand estimates for the Park Master Plan were developed for each component. **Table 7** summarizes the Park Master Plan uses and the anticipated parking demand for each use. Similar to the trip generation estimates, the parking demand for most of the uses was based on the peak attendance levels for each particular use. Appendix B contains the detailed attendance/operational data. An auto occupancy rate was applied to the attendance levels (or people trips) with the result being number of vehicles (i.e., parking demand). As shown on the table for the open space an auto occupancy of 1.5 persons per vehicle was applied. Based on observations, many of the patrons utilizing the existing park's open space consists of parents and children, therefore the auto occupancy of 1.5 appears appropriate if not conservative. The future recreation center, which will include three basketball courts, also would expect some ridesharing (parents taking kids to basketball practices/games) therefore an auto occupancy of 1.25 was applied. Similarly, the use of the meeting rooms were assumed to include some ridesharing/carpooling, an auto occupancy of 1.1 was utilized for this use. All the other uses assume each person would drive alone to the site. The projected parking demand for each use is shown on the table.

The City code rate of 3.5 spaces per 1,000 square feet was utilized to determine the parking demand for the library and also the storage and community rooms (9,400 square feet). The resulting parking demand for the library is 114 spaces and 33 spaces for the storage and community rooms.

As shown on **Table 7**, the Master Plan uses are anticipated to generate a demand of 295 spaces. It should be noted that this estimate is somewhat conservative because it assumes that all the uses are occurring at the same time and their peak parking demands overlap. In addition, the parking demand does not include any discounts for transit, walk, nor bicycle trips. City staff has indicated that the City's code requirements do not include any reductions for transit use. Information included in Appendix F of the *2002 Congestion Management Program For Los Angeles County* (CMP) shows that land uses near transit corridors could expect a vehicle trip reduction of five to ten percent. The CMP defines a transit corridor as a series of transit nodes where frequent transit activity occurs. A transit node is defined as the intersection of two bus lines or fixed shuttles, each with evening peak hour headways of ten minutes or less. The intersection of Santa Monica Boulevard and San Vicente Boulevard would qualify as a transit

TABLE 7
WEST HOLLYWOOD PARK MASTER PLAN - PARKING DEMAND ESTIMATES

Land Use	Future Size	Auto Occupancy	City Code Rate/Unit	Parking Demand	Notes/Assumptions
Park Master Plan Uses					
Park Open Space	5.23 acres				
Person Trips (any given time period)	12 persons	1.5		8	At any given time 12 people and auto occupancy of 1.5 = 8 cars.
Library	32.647 ksf		3.50 ksf	114	City Code Rate.
Storage and Community Room	9.4 ksf		3.50 ksf	33	City Code Rate.
Recreation/Community Center	52.0 ksf				
Gym	45 persons	1.25		36	Assumes some ridesharing. e.g., parent taking kids to bb practices.
Meeting Rooms	50 persons	1.1		45	Assumes 10% rideshare.
Swimming Pools	2 pools				
Person Trips (any given time period)	20 persons	1.0		20	Peak of 35 people occurs at 6-8 AM when rest of park "closed".
Tennis Courts	3 courts				
Person Trips (any given time period)	12 persons	1.0		12	Assumes all drive alone.
Outdoor Basketball Courts	1 full +2 half courts				
Person Trips (any given time period)	10 persons	1.0		10	Assumes same # of players as existing. Assumes all drive alone.
Softball Field					Eliminated.
Tiny Tot Building	3 persons	1.0		3	Kids are dropped off - Staff of 3.
Summer Day Camp	4 persons	1.0		4	Kids are dropped off - Staff of 4.
Staff	9 persons	1.0		9	Park and Pool staff - Library staff included in code requirement.
Subtotal Parking Demand For Park				**295**	
Reduction for Transit-use / walk / bicylce		5%		**-15**	
Total Parking Demand For Park				**280**	
Existing Parking to be Removed					
North Lot				41	
South Lot				70	
Ron Stone Lot				20	Spaces designated for the clinic, parking demand leaves with clinic.
San Vicente On-street				62	
Total to be Removed				173	Total does not include Ron Stone Clinic spaces.
Total Parking Demand (MP + Replacement of Existing)				453	
Toatl MP Supply				460	
Surplus or Deficit				7	

node and is located directly adjacent to the project site. Utilizing this information and the expectation of transit users to/from the park and library, a five percent reduction was applied to account for transit use. It is also expected that walk and bicycles trips would occur. However, to maintain a conservative approach a direct reduction was not applied for walk and bicycle trips but was rather assumed to be included as part of the five percent reduction taken for transit use. As shown on **Table 7**, the five percent transit/walk/bike factor would reduce the parking demand by 15 spaces. Therefore, the total parking demand for the park uses would be 280 spaces.

Existing Parking To Be Removed

As mentioned earlier, the implementation of the Park Master Plan would result in the removal of existing parking spaces. Per the Plan, a total of 193 existing on-site and on-street parking spaces would be removed. A breakdown of these spaces is shown on bottom half of **Table 7**. As shown, a total of 111 parking spaces for park use (North and South lots) would be lost along with 62 on-street spaces along San Vicente Boulevard with the completion of the Master Plan. It would be necessary to provide replacement spaces as part of the new supply for these existing space to be removed. As noted in the table, the existing parking spaces associated with the Ron Stone Clinic are designated (through signage in the lot) for that use and are not used by the current park activity. When the clinic is removed the demand for these parking spaces (20) will also be removed. Therefore, it would not be necessary to include the replacement of these spaces in the Park Master Plan parking supply. The total number of existing spaces which would need to be replaced is 173 as shown in the table.

Future Parking Supply vs. Demand

Considering the new demand created by the Master Plan Uses (280 spaces) and the existing parking spaces which will need to be replaced (173 spaces), a total parking demand of 453 spaces would be expected when the Master Plan is complete. Based on the plan to supply a total of 460 spaces, the proposed parking supply is expected to meet the demand generated by the Master Plan. Again, it should be noted the parking demand is based on the assumption that all park and library activities are occurring at the same time and their peak parking demand overlap. It is anticipated that this would not be the typical case, but should it occur the future parking supply is expected to meet the projected demand.

APPENDIX A

PDC RED BUILDING TRAFFIC STUDY – RELATED PROJECTS LIST

PDC RED BUILDING TRAFFIC STUDY
RELATED PROJECTS TRIP GENERATION ESTIMATES

Project No.	Address	Size	Landuse	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
1	338 N. Palm Dr.	6 du	Condos	1	5	6	4	2	6
2	8720 Beverly Bl	120 ksf	Cedar Sinai Medical Office	231	61	292	122	238	360
3	300 N. San Vicente Bl.	39 ksf	Medical Office	76	19	95	39	104	143
4	75-101 La Cienega	53 ksf	Office	99	13	112	24	115	139
5	75-101 La Cienega	9 ksf	Restaurant	43	40	83	59	39	98
6	75-101 La Cienega	15 ksf	Retail	32	20	52	86	94	180
7	143-149 N. Arnaz Dr.	23 du	Condos	3	13	16	12	6	18
8	1016 La Cienega	2 ksf	Fast Food w/drive thru	55	53	108	37	35	72
9	132 S. Maple Dr.	16 du	Condos	2	10	12	9	4	13
10	407 N. Maple	168 ksf	Office	248	34	282	46	222	268
11	201 N. Cresent Dr.	80 du	Senior Congregate Housing	3	2	5	8	6	14
12	432 S. Beverly Dr.	1 ksf	Church	1	0	1	1	0	1
13	9634 Wilshire Blvd.	3 ksf	Restaurant	14	13	27	19	12	31
14	9217 Wilshire Blvd.	1 ksf	Auto Dealership	0	0	0	10	16	26
15	9730 Wilshire Blvd.	204 Rooms	Hotel	75	55	130	63	66	129
16	140 S. Cresent Dr.	11 du	Condos	1	4	5	14	7	21
17	129 S. Elm Dr.	3 du	Condos	1	2	3	2	1	3
18	345 S. Reeves Dr.	10 du	Condos	1	7	8	6	3	9
19	431 S. Fairfax Ave	11 ksf	Restaurant	59	54	113	57	38	95
20	1237-39 Ogden	4 du	Condos	1	3	4	3	1	4
21	Farmers Market	1,865 ksf	Retail	558	356	914	2,078	2,252	4,330
22	6401-6419 Wilshire Blvd	224 ksf	Office	312	43	355	56	274	330
23	8383 Santa Monica	8 ksf	Retail	25	27	52	22	17	39
24	828 Westbourne Dr.	4 du	Condos	0	1	1	1	1	2
25	1426-28 Laurel	19 du	Condos	2	14	16	11	5	16
26	1012-20 Hilldale	6 du	Condos	1	5	6	4	2	6
27	910 Curson	4 du	Condos	1	3	4	3	1	4
28	1433 Havenhurst	12 du	Condos	2	8	10	7	4	11
29	8720 Melrose	8 ksf	Furniture Showroom	1	0	1	2	2	4
30	1200 N Alta Loma Rd.	40 Rooms	Hotel	1	0	1	17	15	32
31	8305 Sunset Blvd	21 ksf	Retail	43	47	90	39	30	69
32	1145 Horn Ave	5 du	Condos	0	2	2	2	1	3
33	976 Palm Ave	35 du	Low Income Housing	3	17	20	15	9	24
34	8410 Sunset Blvd	1 ksf	Café News Stand	5	4	9	7	4	11
34	8410 Sunset Blvd	14 du	Apartment	2	8	10	17	9	26
35	9056 Sunset	11 ksf	Retail/Restaurant	26	16	42	69	75	144
36	856-60 Hilldale,San Vic	67 du	Condos	6	31	37	29	15	44
37	613 West Knoll	3 du	Apartment	1	4	5	13	7	20
38	8569 Sunset	7 ksf	Retail	20	13	33	52	57	109
39	Santa Monica/Hancock	53 ksf	Retail/Office	66	43	109	198	215	413
39	Santa Monica/Hancock	15 ksf	Restaurant	59	54	113	57	38	95
39	Santa Monica/Hancock	8 ksf	Bar	0	0	0	57	30	87
40	824-826 Hilldale	8 du	Condos	1	6	7	5	3	8
41	8950-8970 Sunset	225 Rooms	Hotel	85	61	146	71	74	145
42	8500-8572 Sunset	157 ksf	Retail	127	82	209	405	439	844
42	8500-8572 Sunset	22 ksf	Restaurant	107	99	206	145	97	242
42	8500-8572 Sunset	380 Rooms	Hotel	155	112	267	129	135	264
42	8500-8572 Sunset	75 ksf	Office	130	18	148	28	135	163
43	Bristol Farms	29 ksf	Grocery Store	38	33	71	109	100	209
43	Bristol Farms	24 ksf	Deli Café	-21	-1	-22	-129	-55	-184
44	9000 Olympic Bl	5 ksf	Commercial	7	1	8	1	7	8
45	9200 Wilshire Bl	133 Rooms	Hotel	35	23	58	34	30	64
46	469 N. Crescent Dr	34 ksf	Cultural Center	30	15	45	20	40	60
47	233-269 N. Beverly Dr	42 ksf	Office	82	11	93	21	105	126
48	150 Lasky Dr	42 Rooms	Hotel Expansion	9	5	14	8	8	16
49	137-147 Spalding Dr	20 du	Condos	2	12	14	11	5	16
50	128 S. Elm Dr	3 du	Condos	1	2	3	2	1	3
51	216-220 S. Arnaz Dr	16 du	Condos	2	10	12	9	4	13
52	261-263 Reeves Dr	23 du	Condos	3	13	16	12	6	18
53	450-460 N. Palm Dr	38 du	Condos	4	20	24	19	9	28
54	6200 W. 3rd St	128 ksf	Retail - Park La Brea	113	72	185	288	450	738
55	Third/Fairfax	521 du	Apartments	43	223	266	216	107	323
56	6200-6298 W. 3rd St	900 du	Apartments	73	386	459	374	184	558
57	1430 Vista Av	6 du	Condos	1	5	6	4	2	6
58	7563-7565 De Longpre	19 du	Condos	2	12	14	11	5	16
59	8229 Santa Monica	1 ksf	Office	4	1	5	14	67	81
60	Melrose Triangle	182 ksf	Retail	114	73	187	447	485	932
60	Melrose Triangle	53 ksf	Office	99	13	112	24	115	139
60	Melrose Triangle	47 du	Condominium	4	17	21	17	8	25
	Total			3,330	2,428	5,758	5,672	6,638	12,310
61	PDC Red Building	400 ksf	Office	499	69	568	164	467	631
	Total with PDC Red Bldg.			3,829	2,497	6,326	5,836	7,105	12,941

APPENDIX B

WEST HOLLYWOOD PARK ATTENDANCE LEVELS

Terri Slimmer

From: Nancy Beard
Sent: Tuesday, July 15, 2003 4:08 PM
To: Terri Slimmer

I am sorry...I have been swamped with summer issues..
Here is what I have so far for typical park use:

Current park usage (typical attendence)

	6am to 8am	9am to noon	1 to 5pm	6pm to 10pm
Auditorium	0	10	30	25 to 200 (public mtgs)
Sky Room	0	0	25	30
Pool	35	20	15	20
Staff Office (Park)	0	2	4	4
Staff Office (Pool)	2	4	5	3
Tiny Tot building	0	20	20	0
Summer Day Camp	10	30	30	0
Tennis Courts	0	8	8	8
Basketball Courts	0	10	10	10
Outdoor Park use	0	12	12	12
Future				
Gym	0	20	30	45
Meeting Rooms	0	50	50	50
Office	0	2	4	2
Pool	35	20	15	20
Pool Office	2	4	5	3
Tennis Courts	0	10	10	12
Outdoor park use	0	12	12	12

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INITIAL STUDY

FOR

NEW WEST HOLLYWOOD PARK LIBRARY

Prepared for:

City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, California 90069-4314

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405

December 2002

EX C

Table of Contents

City of West Hollywood 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314 Environmental Checklist	
Project Title	New West Hollywood Park Library
Lead Agency Name and Address	City of West Hollywood 8300 Santa Monica Boulevard West Hollywood, CA 90069-4314
Contact Person and Phone Number	Mark Persico, Director, Community Development Department (323) 848-6834
Project Location	City of West Hollywood, West Hollywood Park, San Vicente Boulevard
Project Sponsor's Name and Address	City of West Hollywood see address above
General Plan Designation	Public Park
Zoning	Public Facilities
Description of Project	(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary) Demolish structures and construct a new estimated 41,947 square foot, 3-story structure, which includes a 32,647 square foot library facility and related parking facilities at the West Hollywood Park. The remaining ~9,300 square feet is storage and community rooms.
Surrounding Land Uses and Setting	(briefly describe the project's surroundings) The existing environmental setting for the Library consists of the surrounding park with its recreational uses and the highly urbanized uses abutting the park. At the park, adjacent uses include outdoor basketball courts, swimming pool, baseball field, park open space, playground area, parking areas, tennis courts, auditorium, Ron Stone Clinic, and El Tovar Maintenance Yard. To the north is Santa Monica Boulevard and retail and professional commercial uses; to the east is San Vicente Boulevard and the Sheriff's substation and Pacific Design Center; to the south is Melrose Avenue with retail and professional commercial uses; to the west is Robertson Boulevard and a mix of retail and professional commercial.
Other pubic agencies whose approval is required	(e.g. permits, financing approval, or participation agreement.) The only other agency permit that may be required is a National Pollutant Discharge Elimination System permit for construction activities on a site larger than five acres. This permit is obtained through the State Water Resources Control Board and overseen by the Los Angeles Regional Water Quality Control Board. No other approvals are known to be required.

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.			
	Land Use Planning	X	Hazards
	Population and Housing	X	Noise
X	Geologic Problems		Public Services
X	Water	X	Utilities and Service Systems
X	Air Quality		Aesthetics
X	Transportation/Circulation	X	Cultural Resources
	Biological Resources		Recreation
	Energy and Mineral Resources		Mandatory Findings of Significance

A. INTRODUCTION AND BACKGROUND

West Hollywood Park was developed in the 1960's as a part of the Los Angeles County Park System. The City of West Hollywood was incorporated in 1984. In 1985, the operation and maintenance responsibilities for the Park were assumed by the newly incorporated City. The park is host to a wide range of community and recreational facilities such as a multi-purpose auditorium, children's play area, picnic areas, a softball field, swimming pool, basketball courts and tennis courts. The ~5,100 square foot library is presently operated by Los Angeles County. It is widely accepted that the physical facilities themselves are highly inadequate in size and in a state of disrepair. The site is surrounded by retail, restaurant and nightclub establishments, the Avenues of Art and Design and the Pacific Design Center which creates a highly dynamic setting for the park facilities. West Hollywood Park facilities are a key site for the delivery of many of the recreational, cultural and social services provided by the City.

The City will submit an application to the State to obtain a state grant (Library Bond Act) to construct a new library that will be integrated into the park. The project being evaluated in this environmental document consists of those activities associated with the installation of a new ~41,947 square foot facility at a new location within the park. The library will encompass 32, 647 square feet of the new structure. A description of the activities required to support the construction and operation of the proposed library is presented below.

The Pacific Design Center (PDC) is presently considering an expansion of its facilities located across San Vincente from the library. The PDC is located across North San Vicente Boulevard from West Hollywood Park. Data contained in the preliminary draft environmental impact report (EIR) prepared for the PDC expansion (PDC EIR) is used in this Initial Study to evaluate potential impacts associated with construction and operation of the proposed library.

B. LOCATION

City of West Hollywood, West Hollywood Park, San Vicente Boulevard. The Park is located in an unsectioned portion of southern California in Township 1 South; Range 14 West, San Bernardino Meridian. The site can be found on the USGS – Beverly Hills Quadrangle, 7.5 Minute Series topographic map. Figures 1 and 2 show the location of the site. The address of the library is 647 North San Vicente Boulevard, West Hollywood, California.

C. PROJECT DESCRIPTION

1. Project Objectives

The objective is to provide a community library facility of sufficient size and diversity to meet the City's requirements. The library will continue to be an integrated component of the Park, albeit at an alternative location. Additional parking will be integrated into the park to meet the expanded capacity of the proposed library and other facilities.

2. Proposed Project

The proposed project is the construction and operation of a new City library facility to be located at the southern end of West Hollywood Park. Figure 3 shows the location of the proposed three story library facility. Because of the elevation change on the project site (it slopes from north to south), the first story

would be at street level along San Vicente Boulevard; the second story would be at park level; and the third story would effectively be seen as a second story of the facility to an observer from the park. Figure 4 shows cross-sections of the proposed library facility and the proposed layout of uses on each floor. At this time the specific construction materials for the library have not been selected. Figure 5 illustrates one design concept which consists of concrete and stone facades as part of a modern architectural theme. The proposed library structure will encompass about 32,647 square feet of space as shown on Figure 4.

In order to construct the new library, the City will need to demolish one existing structure. The existing structure housing the Ron Stone Clinic, shown on Figure 2, would be demolished to provide space for the proposed library structure. This structure is approximately 9,000 square feet. The structure is constructed of red brick and concrete components. The Clinic provides health care related to HIV/AIDS for area residents. The Clinic management would be given 6 months to find and relocate to an alternative location before being required to vacate the existing Clinic structure to allow for demolition. The existing library structure would remain in place until the West Hollywood Park Master Plan is completed and a decision is made on how this structure should be treated.

Since the proposed location of the new library (Figure 3) overlaps portions of the existing at-grade parking area (Figure 2), the proposed project will include installation of at least a portion of the proposed parking structure(s), which are shown on Figure 3. The City estimates that approximately 90 parking spaces will be provided in the initial parking structure, which will occupy all or a portion of the space allocated to the new parking structures, which are designed to provide 470 new parking spaces, at the locations shown on Figure 3. The parking structure will cover portions of the existing 91 space surface parking lot and the existing tennis courts. These paved facilities will have their asphalt/concrete bases removed down to the underlying soil to allow for construction of the new structures. The parking capacity and tennis courts will be relocated within the Park in structures as shown on Figure 3. A new surface parking lot will also be constructed with 69 spaces in addition to the 90-space structure.

During the construction period, the existing library will continue to meet demand for library services for the residents of the City. The existing library facility will be demolished after the new facility has been installed.

3. Proposed Project Development

Assuming that grant funds are approved and that the City makes a decision to proceed with the new library project, the project is proposed to be developed in the following manner.

a. Site Clearance and Grading

The City would retain a contractor to clear all portions of the site. The Clinic structure will be demolished first to allow for the construction of the new library. Recycling of the existing construction materials is required by the City; the demolition of the Clinic should take about four to five days. An estimated 750 cubic yards of material would be removed from the Clinic site. Assuming 17 cubic yards per truck, this equates to a total of 44-45 truck trips over the four to five day period, or a maximum of 15 round trips per day. An additional 500 cubic yards of concrete/asphalt is expected to be removed when the parking area pavement and tennis court ground cover (combined) is removed from the project site. This will add about 30 additional trips.

Once the surface waste is cleared from the new library construction site, grading will proceed in accordance with the grading standards outlined in the proposed project grading plan and City Development Code.

It is forecast that grading fill will balance material on the site, with approximately 50,000 cubic yards of cuts and a comparable amount of fill, minus shrinkage. The area encompassed by grading is approximately 2-3 acres and it is expected to be completed over a two week period of time. Grading the site requires a construction crew of about 10-15 persons and equipment used on this small site will include a typical mix of construction equipment, graders, trucks a dozer, backhoe and support vehicles.

b. Construction of Infrastructure and Structures

As the proposed project is an urban infill development in an urban area, infrastructure connections are available for all utilities at the edge of the project site. Utility infrastructure will be extended to all areas of the project site from existing connections in San Vicente and Melrose, as appropriate. It is anticipated that construction of the new library and related facilities (including parking structure) will require 12-15 months from the time that the foundations are installed. A construction work crew of between 25-50 persons will be onsite during this portion of the construction effort. Up to 30 deliveries of construction material will occur periodically during the construction period.

c. Occupancy

After the library is constructed, another three-five months will be required to install the interior equipment and facilities and two months for los Angeles County to move into the facility. Thus, the library is expected to require about 20-months to construct and become operational. The finished facility will include a 32,647 square feet library structure designed and laid out in a manner similar to that shown on Figures 4 and 5. The level of use associated with the library in the future will vary, but it is anticipated that it will be about the same initially and then experience some unquantifiable incremental increase into the future. No major change in level of use is forecast to occur in the near-term and the overall use is forecast to increase gradually in the future.

d. Procedural Considerations

The California Environmental Quality Act (CEQA), and its implementing guidelines, require that an agency making a decision on a project consider the decision's potential adverse environmental effects/impacts before granting approval. The City of West Hollywood must examine feasible mitigation measures as part of the environmental review process (and alternatives if the project requires the preparation of an EIR) where significant adverse environmental impacts are forecast to occur. The first step in this process, completion of an Initial Study to determine whether an Environmental Impact Report (EIR) is required, consists of this project description and attached Initial Study Environmental Checklist Form. Based on information developed in this Initial Study, the City of West Hollywood has determined that implementation of the proposed project is not likely to cause any significant adverse impacts to the environment if certain mitigation measures are incorporated into the design and implementation of the project. Therefore, no environmental analysis beyond this Initial Study and adoption of a Mitigated Negative Declaration is required.

Pursuant to State CEQA Guidelines, the City of West Hollywood will serve as CEQA Lead Agency for this Initial Study and proposed Negative Declaration. The decision that will be considered by the City of West Hollywood is whether to approve or reject the proposed new library facility and itssupport facilities as outlined above. This Initial Study evaluates the potential effects to the physical environment from approval and implementation of the proposed project.

This Initial Study has been prepared by Tom Dodson & Associates (TDA) under contract to the City of West Hollywood to assist the City of West Hollywood in performing the independent review of the proposed project required by CEQA prior to releasing the Initial Study as a draft for public review. The City of West Hollywood has reviewed the content of the Initial Study and concurs with the evaluations, conclusions, and findings contained herein. The Initial Study and Notice of Intent to Adopt a Negative Declaration for the proposed project has been distributed directly to all public agencies and interested persons identified on the mailing list, as well as any other requesting agencies or individuals. All reviewers will be allowed 30 days to review the Initial Study and submit comments to the City. The Initial Study is also available for public review at:

The City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

After the 30-day Initial Study review period, the City of West Hollywood will consider the Initial Study and the proposed project and associated applications. The City of West Hollywood will review the comments received during the public review period and the information in the Initial Study for compliance with the CEQA. Information concerning the Initial Study, public review schedule, and meetings for this proposed project can be obtained by contacting the City of West Hollywood at the above address.

Determination (To be completed by the lead agency)	
On the basis of this initial evaluation:	
	I find that the proposed project COULD NOT have a significant on the environment, and a NEGATIVE DECLARATION will be prepared
X	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 in 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 that 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 the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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.

Tom Dodson

Signature

December 18, 2002

Date

Tom Dodson for Mark Persico

Printed Name

1. LAND USE AND PLANNING. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community?				X
b.	Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

1a. The project site is located in the existing City park (West Hollywood Park) that contains a variety of uses, including a public library. The project proposes to replace the existing library with a larger, better equipped facility. As such, the project is consistent with current use of the site and the replacement of the existing facility has no potential to physically divide a community. Because no impact can be identified, no mitigation is required.

1b. The site is both a City-owned and County-owned and operated facility. The City's General Plan designates the site "Parks" and it is zoned Public Facility (PF). The City has determined that the existing use of the site, including the existing library, are compatible with these land use designations. The replacement of the existing library with a new library is therefore considered by the City to be a compatible use. No conflict with any land use plan will result. No revisions or amendments to existing land use plans, policies or regulations are required. Because no impact can be identified, no mitigation is required.

1c. The project site is located within an urbanized portion of the City of West Hollywood. No habitat or natural community conservation plans exist in the project area. As such, no impact to such plans can be identified and no mitigation is required.

2. POPULATION AND HOUSING. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless 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)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments:

2a. The project is the replacement of an existing public library with a larger, better equipped public library. The City has determined that the existing library is not adequate to meet the current and future needs of the City's residents. The project does not propose any new homes or businesses and does not propose any new roads or infrastructure. Therefore, the project has no potential to induce substantial growth in the area. No mitigation is required.

2b. No existing housing will be displaced. No new housing will be required. Because no impact can be identified, no mitigation is required.

2c. No people will be displaced by the project. The construction of new housing will not be required. An existing health clinic will be displaced to an alternative location; however, construction of a replacement structure will not be required. Adequate existing facilities are available in the City to accommodate the relocation of the clinic. Because no impact can be identified, no mitigation is required.

3. GEOLOGY AND SOILS. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless 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:		X		
	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.			X	
	ii) Strong seismic ground shaking?		X		
	iii) Seismic-related ground failure, including liquefaction?		X		
	iv) Landslides?				X
b.	Result in substantial soil erosion or the loss of topsoil?		X		
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d.	Be located on expansive soil, as defined in Table 1801-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e.	Have soil 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?				X

Comments:

3a.

(i-iii) According to Figure 5 of the City's General Plan, no active faults or Alquist-Priolo Earthquake Fault Zones occur at the project site. The nearest known fault zones, the Hollywood Fault Zone and the Santa Monica Fault Zone are located over one mile to the north and south, respectively, of the site. No other substantial evidence suggests that faulting occurs on or adjacent to the site. Therefore, the potential for ground rupture on the site is considered minimal. As with most of southern California, however, it should be anticipated that the project site will be subjected to strong seismically induced groundshaking during the life of the project. Liquefaction is a condition that occurs when areas that contain high groundwater (generally less than 50 feet below ground-surface) and loose, granular sediments are subjected to strong seismically inducted ground-shaking. According to data provided on Figure 5 of the City's General Plan, the project site is

located within an area that has a very high (VF) potential for liquefaction to occur. The site is within a California Geological Survey (CGS) Liquefaction Hazard Zone.

Based on the above, it is concluded that a potential for seismic hazards exist at the site. However, this is not an unusual condition in southern California. Adequate building design and construction techniques have been developed that can reduce the potential for the exposure of people or structures to substantial risk of seismic hazards to a less than significant level. Compliance with applicable building codes, including the Uniform Building Code requirements for the site, is one component of the measures to ensure that the new library structure will remain structurally sound during a major seismic event. The following mitigation measure will also be implemented:

3-1 A comprehensive geotechnical investigations shall be required prior to engineering and design development of structures identified under Risk Class I & II, e.g., public facilities, as identified below:

Risk Class I & II, Structures Critically Needed after Disaster: Structures that are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical transportation elements such as bridges and overpasses and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

a. Resist minor earthquakes without damage;
b. Resist moderate earthquakes without structural damage, but with some non-structural damage; or
c. Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.

Implementation of required building code design requirements plus the above mitigation measure is considered adequate mitigation to reduce potential seismic hazard impacts to a less than significant level. No further mitigation is required.

Seismically induced landslides can occur where ground motion causes unstable or steeply sloping and loosely aggregated soils and rocks to move downslope under the force of gravity. The project site is located on relatively flat ground, over one mile from the Santa Monica Mountains. Those areas of the Santa Monica Mountains which do exhibit landslide potential are not located within the vicinity of the project site.

Based on the above, it is concluded the potential for landslide to effect this project is less than significant. No mitigation is required.

3b. The proposed project has some potential for soil erosion during construction. However, over the long- term, the new structures, paving and landscaping will reduce the potential for soil erosion from the site to a less than significant level.

The proposed construction activities will affect less than 5 acres and depending upon when the new regulations are adopted by the State Water Resources Control Board, it may not be necessary for the City to secure a National Pollution Discharge Elimination System (NPDES) permit for construction activities. CEQA does require that all potential impacts be mitigated to the greatest extent feasible. Therefore, the following measure shall be implemented to further reduce the potential effects of less than significant impacts:

3-2 The demolition and construction contractors shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices that will prevent construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving offsite into receiving waters.

The following items should be included in the SWPPP:

- During periods of rain, sediment barriers (e.g., sandbag, silt fence, etc.) shall be constructed around major excavation and stockpiling areas to trap sediments.
- Stockpiles of bulk granular building materials shall be covered and secured.
- At the close of each working day, any materials tracked onto the street or laying uncontained in the construction area shall be swept up, and any trash accumulated in construction areas shall be disposed.
- Concrete, asphalt, and masonry wastes shall be contained and these wastes shall be disposed away from project construction sites.
- Spill kits containing absorbent materials shall be kept at the construction site.
- Fuels and other hazardous materials shall be stored away from storm drain inlets.

3c. See 3a(i-iii) above.

3d. According to the PDC EIR, native soils in the project area are considered to be expansive. However, adequate design and construction techniques are available to reduce potential hazards associated with expansive soils to a less than significant level. Please refer to mitigation measure 3.1 which will address and reduce any expansive soil impacts to a level of nonsignificance.

3e. The project site is served by municipal wastewater collection and treatment facilities. No septic tanks or alternative wastewater disposal systems are proposed or required. No mitigation is required.

4. HYDROLOGY AND WATER QUALITY. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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 onsite or offsite?			X	
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 onsite or offsite?			X	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f.	Otherwise substantially degrade water quality?			X	
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?				X
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j.	Inundation by seiche, tsunami, or mudflow?				X

Comments:

4a. The project site contains an existing library and clinic with paved parking, walkways, and extensive landscaping associated with the park. The proposed project will not alter this condition. The existing and proposed facilities do not utilize substances that could contaminate water or affect any waste discharge requirements. The existing facilities operate under the terms of the City's general

stormwater permit. The proposed facilities will be similar to the existing and these uses will also comply with the terms of the City's General Permit for stormwater discharges.

In the short term, demolition and construction activities have some potential to affect the quality of stormwater discharged from the site. However, compliance with Mitigation Measure 3-2 contained in this Initial Study is judged adequate to reduce potential impacts to a less than significant level.

4b. This project does not propose any direct withdrawals of groundwater. The proposed project will increase usage of water at the time, however, data provided in Section 12 of this Initial Study indicates that an adequate supply of water is available to serve the project without adversely affecting groundwater or water supplies. Implementation of Mitigation Measures 4-1 will reduce potential impacts to the greatest extent feasible.

4-1 The City shall install water conserving plumbing and fixtures where feasible within the new structure (sensor-operated faucets, duel flush toilets, waterless urinals, etc.).

4c-e. The project site is an existing developed site which discharges stormwater to the City's stormwater drainage system. The proposed project will result in the replacement of existing hard surfacing with similar hard surfaced areas (buildings, pavement, etc.) and will not increase runoff nor alter present drainage patterns. Therefore, the project will not adversely effect the existing stormwater drainage system. No mitigation is required.

4g-i. This project does not propose any housing. According to Figure 6 of the City's General Plan, the project site is not located within a 100-year floodplain. Therefore, the project has no potential to affect or be affected by a 100-year storm event. Implementation of standard design and construction techniques regarding drainage and flooding are considered adequate mitigation for potential impacts. According to Figure 5 of the City's General Plan, the project site is not within a dam failure inundation area.

4j. The potential for seiche, tsunami or mudflows to affect the site is considered minimal. The project is a replacement of an existing library and clinic with a larger library. Because the site is presently used and occupied, the proposed project will not increase the risk of exposure of people or property to such hazards. No mitigation is required.

Table 5-1
AMBIENT AIR QUALITY DATA STANDARDS (1996-2000)[1]

Pollutant	Average Time	California Air Quality Standards	Federal Primary Standards	Maximum Concentrations[2]					Number of Days Exceeding Federal Standards[3]					Number of Days Exceeding State Standard[3]				
				1996	1997	1998	1999	2000	1996	1997	1998	1999	2000	1996	1997	1998	1999	2000
O_3	1 hour	0.09 ppm	0.12 ppm	0.138	0.111	0.127	0.117	0.104	1	0	1	0	0	13	6	7	4	2
	8 hours	none	0.08 ppm	0.095	0.084	0.079	0.082	0.079	4	0	0	0	0	--	--	--	--	--
CO	1 hour	20 ppm	35 ppm	7	7	7	6	6	0	0	0	0	0	0	0	0	0	0
	8 hours	9.0 ppm[4]	9.5 ppm	4.5	4.5	4.5	3.8	4.3	0	0	0	0	0	0	0	0	0	0
NO_2	1 hour	0.25 ppm	none	0.177	0.138	0.130	0.133	0.162	--	--	--	--	--	0	0	0	0	0
	annual	none	0.053 ppm	0.028	0.028	0.026	0.028	0.026	0	0	0	0	0	--	--	--	--	--
PM_{10} (North Main Street Station)	24 hours	50 µg/m³	150 µg/m³	138	102	80	88	80	0	0	0	0	0	11	15	11	19	15
	Annual/AAM[5]	none	50 µg/m³	41.0	42.4	37.8	44.8	40.0	0	0	0	0	0	--	--	--	--	--
	Annual/AGM[5]	30 µg/m³	none	36.6	39.2	34.5	42.1	37.0	--	--	--	--	--	11	15	11	19	15
PM_{10} (Hawthorne Station)	24 hours	50 µg/m³	150 µg/m³	107	79	66	69	59	0	0	0	0	0	5	4	7	6	9
	Annual/AAM[5]	none	50 µg/m³	32.7	35.5	32.5	35.4	36.0	0	0	0	0	0	--	--	--	--	--
	Annual/AGM[5]	30 µg/m³	none	29.2	33.8	30.3	33.4	33.4	--	--	--	--	--	5	4	7	6	9

Notes:

(1) Data are from the SCAQMD monitoring station located at the VA Hospital in West Los Angeles. Since PM_{10} is not monitored at the West Los Angeles station, PM_{10} data from the two closest monitoring stations located in downtown Los Angeles and in the City of Hawthorne, approximately 8 mile east of the project site and 12 miles south of the project site, respectively, are presented.
(2) Concentration units for ozone, carbon monoxide, and nitrogen dioxide are in parts per million (ppm). Concentration units for PM_{10} are in micrograms per cubic meter (µg/m³).
(3) For PM_{10} calculated days are the estimate number of days that a measurement would have been greater than the level of standard had measurements been collected every day. The number of days above the standard is not necessarily the number of violations of the standard for the year.
(4) Prior to 1997, the State standard was 9.1 ppm.
(5) AAM = annual arithmetic mean; AGM = annual geometric mean.
na = data not available

Source: ARB 2001; SCAQMD 2001.

According to the PDC EIR, ambient air pollutant concentrations in the County of Los Angeles are measured at 13 air quality monitoring stations operated by the SCAQMD. The nearest air quality monitoring station to the project site is at the Veterans Administration Hospital, approximately 5 miles southwest of the project site. The gaseous pollutants, O_3, CO, and NO_2, are monitored at this site. PM_{10} is not measured at this station; the nearest stations that monitor for this pollutant are located in downtown Los Angeles at 1630 N. Main Street and within 10 miles east of the project site, and in the City of Hawthorne at 4234 West 120th Street and within 15 miles south of the project site. Table 5-1 present a summary of the highest pollutant values recorded at these stations and compliance with federal and state standards from 1996 to 2000.

The primary source of emissions that affect air quality in the project area are those associated motor vehicle traffic on both a regional and local level. To assist local agencies in evaluating the significance of emissions associated with projects, SCAQMD has established emissions thresholds of significance for criteria pollutants. These thresholds are:

	Project Construction	Project Operation
Carbon Monoxide	550 lbs. per day	550 lbs. per day
Reactive Organic Compound	75 lbs. per day	55 lbs. per day
Nitrogen Oxides	100 lbs. per day	55 lbs. per day
Particulates	150 lbs. per day	150 lbs. per day

Additionally, if a project causes the state one-hour or eight-hour CO standard to be exceeded, than a "CO hot spot" is created. As such, it is considered that the project is likely to cause or contribute to a CO exceedance of the state air quality standard. However, there may be cases where the background concentration already exceeds the state one-hour or eight-hour standard; in these cases, the analysis should determine whether there will be a measurable increase, which is defined as one part per million (ppm) for the one-hour CO standard and 0.45 ppm for the eight-hour CO standard. Similarly, a measurable increase is considered likely to increase the frequency or severity of an existing CO violation.

To assist jurisdictions determine the significance of emissions associated with various undertakings, SCAQMD has published its CEQA Air Quality Handbook (CEQA Handbook). The CEQA Handbook presents methodologies for estimating the significance of construction emissions.

The following evaluates the potential air quality impacts associated with short and long-term emissions from implementing the project.

Demolition

It is projected that demolition will occur at different times than other construction activities. The CEQA Handbook's screening tables identifies demolition projects that involved 23,214,000 cubic feet or more of building area in a quarter year as having the potential to generate significant air quality impacts. This project will involve the demolition of about 175,000 cubic feet of building or less than one percent of the SCAQMD threshold value per quarter. Potential air quality impacts associated demolition are considered less than significant based on this threshold.

Construction

The CEQA Handbook provides screening tables for construction activities. These tables identify thresholds for various types and sizes of projects the construction of which could result in potentially significant air quality impacts. The table identifies educational and commercial projects that exceed the construction of between 559,000 and 975,000 ft^2 of building area per quarter year as causing potentially significant air quality impacts.

This project will result in the construction of about 41,947 ft^2 of building during about two quarters. This represents about 4 percent of the 559,000 ft^2 potentially significant threshold for quarterly construction emissions. Potential impacts associated with construction of this project are considered less than significant.

The CEQA Handbook also provides screening tables for long-term operations emission for libraries. The table identifies operation of libraries with 51,000 ft^2 of building area as causing potentially significant air quality impacts. This project will replace an existing ~5,000 ft^2 library with a 41,947 ft^2 (32,647 square feet of library space) facility resulting in a net increase of 27,547 ft^2 or about 54 percent of the threshold value. Based on the above, it is concluded that long-term operations impacts will be less than significant.

The PDC EIR evaluated the potential for that project to cause or substantially contribute to "CO Hotspots" at selected intersections. That project will generate about 3,850 daily vehicle trips with about 565 trips during the AM peak hour and about 530 trips during the PM peak hour. Data provided in the PDC EIR determined that project will not cause or have a significant impact on CO concentrations at the modeled intersections.

Not taking into consideration the existing trips to the library, the proposed library is forecast to generate about 1,538 new daily trips with about 10 additional trips in the AM peak hour and about 215 new trips in the PM peak hour (see Section 6, Transportation/Traffic of this Initial Study). Due to the substantially fewer trips associated with this project, it is concluded the proposed library expansion will not cause or contribute to an exceedance of a CO standard.

CEQA requires that projects mitigate potential impacts to the greatest extent feasible. To accomplish this, the following measures shall be implemented:

5-1 ***The City shall require the contractors to prepare and implement a dust control plan for demolition and construction activities. The plan shall identify the methods to be used to reduce the generation of dust to the greatest extent feasible. The plan shall include:***

- ***The use of water spray during structure demolition and the loading of material onto trucks;***
- ***The covering of trucks transporting material; and***
- ***The watering of areas during land disturbance activities at least twice a day or when dust is being generated.***

5-2 ***Electricity from power poles rather than temporary diesel power generators shall be used whenever feasible.***

5-3 ***All construction equipment shall be properly tuned and maintained. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading or unloading queues shall be kept with their engines off, when not in use, to reduce vehicle emissions.***

5-4 ***Construction activities shall be phased and scheduled to avoid emissions peaks, and discontinued during second-stage smog alerts.***

5-5 ***Access to existing and/or future public transportation systems, transit stops, and pedestrian walkway systems shall remain and/or be incorporated into the design of the project, subject to requirements of the Director of Transportation and Public Works.***

5-6 ***Preferential parking spaces shall be provided for employee carpools and vanpools to encourage ridesharing.***

5-7 ***Prior to issuance of building permits, Southern California Edison and Southern California Gas Company shall be consulted regarding feasible energy conservation measures that could be incorporated into the design of the project.***

Based on the above evaluation and implementation of the above mitigation measures, it is concluded this project will not conflict with or obstruct any air quality plans, violate any air quality standard, or result in a cumulatively considerable net increase in criteria pollutants.

5d. No sensitive receptors exist on or near the project site. The project will not be responsible for generation of a substantial amount of pollutants. Implementation of the above mitigation measure will reduce less than significant impacts to sensitive receptors to the greatest extent feasible. No further mitigation is required.

5e. The only odors associated with this project will be exhaust emissions from vehicles and equipment. Such odors are common within this urbanized area and no significant increase in odors that could affect a substantial number of people will result. Compliance with the above mitigation measures will reduce less than significant impacts to the greatest extent feasible.

6. TRANSPORTATION / TRAFFIC. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?		X		
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
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?				X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Result in inadequate parking capacity?				X
g.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks?				X

Comments:

6a-b. The Institute of Transportation Engineers (ITE) Trip Generation, 6th Edition provides trip generation rate data for various land uses;. ITE projects that libraries generate 54 trips per day per 1,000 square feet (ft^2) of building area during weekdays with a total AM peak hour (inbound and outbound) of 1.06 trips/1,000 ft^2. The PM peak hour trips total 7.09 trips/1,000 ft^2. Based on these data, it is projected that the existing 5,100 square foot library generates 297 trips/day with a total of 6 trips in the AM peak hour and 39 trips in the PM peak hour.

ITE projects that medical clinics generate about 36.13 trips/day/1,000 ft^2 with about 2.43 trips in the AM peak hour and about 3.66 trips in the PM peak hour. This results in about 433 trips per day at the existing ~9,000 square foot clinic. About 29 trips occur in the AM peak hour and about 44 trips occur in the PM peak hour.

Based on these data, it is projected that the existing library and clinic presently generate about 730 trips per day with 35 trips occurring in the AM peak hour and 83 occurring in the PM peak hour.

Using ITE data, it is projected that the proposed 32,647 square foot library will generate about 1,763 daily trips with about 35 trips occurring in the AM peak hour and about 231 trips occurring in the PM peak hour. Because the project will replace the existing library and eliminate the clinic, it is forecast that the proposed project will result in a net traffic increase of 1,033 trips per day

(1,763 - 730) with about no additional trips in the AM peak hour and about 148 additional trips in the PM peak hour.

The PDC EIR utilized data contained in a Traffic Impact Analysis (TIA) prepared by Meyer Mohaddes Associates, Inc. The TIA analyzed 20 intersections that could be affected by the PDC project. Because the existing and proposed library are/will be City facilities utilized by City residents, the intersection of concern for this project are those that could provide direct access to the library. These intersections are:

- Santa Monica Boulevard at San Vicente Boulevard,
- Santa Monica Boulevard at Robertson Boulevard,
- Melrose Avenue at San Vincente, and
- Melrose Avenue at Robertson Boulevard.

Data contained in the PDC EIR indicates that presently all these intersections are operating at LOS "D" or better except Santa Monica Boulevard at San Vincente Boulevard which is operating at LOS "E" in both the AM and PM peak hours. The City of West Hollywood in reviewing this project has determined that the ITE trip generation rates for the library overstate that which will occur. The City bases its determination on the fact that the library is a City facility that serves an area that is essentially "built-out". Therefore, the City concludes that the library will serve essentially the same population that presently utilizes the facility and the growth in usage will not be proportional to the increase in building size. The ITE trip generation rates are an average for those libraries studied. Therefore, some libraries generate more traffic while others generate less.

The City also notes that the prime usage time for the library is afternoons and evenings which falls outside the AM and PM peak hour traffic periods. Based on the above, the City has concluded that the proposed project will not cause an increase in traffic which is substantial in relation to the existing load and capacity of the street system nor exceed a level of service standard.

Based on this analysis, no specific mitigation is required for the local circulation system, other than ensuring adequate ingress and egress to the parking structure without causing significant effects on the flow of traffic on adjacent roads or a traffic hazard from ingress and egress.

6-1 Prior to issuance of building permits, the City public works staff shall verify that adequate ingress and egress is available without creating a traffic hazard on adjacent roads.

6c. The expansion of an existing library located several miles from the nearest airport has no potential to adversely effect air traffic or result in a safety risk. No mitigation is required.

6d. The project site is located within an urbanized area. The library is an existing use that is compatible with surrounding uses. No substantial road design changes are proposed. Because no impact other than discussed under issue 6b can be identified, no mitigation is required.

6e. The library expansion will utilize existing access routes and points. The City has determined there are adequate routes to provide emergency access and no further mitigation is required.

6f. The project includes the construction of new parking facilities. The City has determined the proposed parking capacity is adequate to meet City parking standards and no further mitigation is required.

6g. The project does not propose changes to the existing transportation system. Bicycle racks will be provided at the new facilities. No potential for conflict with adopted policies, plans or programs for alternative transportation will result and no mitigation is required.

7. BIOLOGICAL RESOURCES. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless 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?				X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c.	Have a substantial adverse effect of 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, filing, hydrological interruption, or other means?				X
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?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Comments:

7a. The project site is an existing park with developed recreational facilities (tennis and basketball courts, baseball fields, parking areas, library, etc.). Development of the park included the removal

of any native vegetation and habitat. According to the City's General Plan, the City contains biological resources typical of landscaped urban areas. All significant native chaparral and grassland vegetation has been removed. These and the associated wildlife have long since been replaced by ornamental planting. No listed, sensitive or special status plant or animal species occur on or near the project site. Because no impact can be identified, no mitigation is required.

7b-c. The project site has been leveled, graded and hard surfaced with structures, pavement, etc. No riparian or other sensitive natural community exists onsite. No federally protected wetlands exist on or near the project site. As such, this project has no potential to adversely effect such resources and no mitigation is required.

7d. The site is located within a highly urbanized area. No native habitat or sensitive animal species occur. No potential to interfere with the movement or migration of fish or wildlife species or the use of native wildlife nursery sites will result. No mitigation is required.

7e-f. No local policies or ordinances protecting biological resources affect the project site. No habitat or natural community conservation plans affect the site or adjacent areas. Because no impact can be identified, no mitigation is required.

8. MINERAL RESOURCES. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless 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?				X
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?				X

Comments:

8a-b. The City's General Plan does not contain any land use designations that are related to mineral resources. No known mineral resources occur within the City. The site is an existing public facility that does not contain any known mineral resources. Based on the above data and the existing and proposed use of the site, no potential to result in the loss of any known mineral resource is forecast to occur. No mitigation is required.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials?			X	
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?			X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
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?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

9a-c. The operation of a library does not include the routine transportation, use or disposal of hazardous materials. Therefore, this project will not create a significant hazard to the public or the environmental through a foreseeable risk of the release of hazardous materials. No schools exists within one-quarter mile of this site.

In the short term, construction activities will result in petroleum products being present onsite. However, such products will be used in relatively small quantities and no substantial amount will be present onsite at a given time. No significant risk of release of petroleum products will occur.

To mitigate this potential to the greatest extent feasible, the following measure shall be implemented:

9-1 ***If petroleum products are accidentally released to the environment during any phase of construction, the area of contamination shall be defined; contaminated soil or material from the contaminated area shall be removed; and any area exposed to accidentally released contaminants shall be remediated to a threshold that meets regulatory requirements established by law or agencies overseeing the remediation.***

9d. The project site is not included on any known list of hazardous materials site. The site has been used historically as a park, library and medical clinic. No known previous uses would indicate a potential for the presence of hazardous materials. Adequate laws and regulations are in place regarding the handling and disposition of hazardous materials should any be encountered. Compliance with these requirements is adequate mitigation in the unlikely event that hazardous materials are encountered.

9e-f. The project site is not within the area of an airport use plan nor within 2 miles of a public or private airport. The library will be about 3 stories in height which is equal to or less than existing structures in the area. Based on the above, it is concluded this project will not result in a safety hazard to people or airport operations.

9g. The project site is an existing library, park and clinic site with existing access to public roads and parking areas. The project does not propose any substantial changes to existing roads or access points. No potential to physically interfere with any known emergency plan will result and no mitigation is required.

9h. The project is located within an urbanized area. No wildlands occur within or near the project area. No potential for exposure of people or property to wildland fires will result and no mitigation is required.

10. NOISE. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exposure of people to severe noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X

Comments:

10a-d. The project site contains an existing library and medical clinic. The project area contains commercial development and outdoor recreational facilities. The City utilizes noise compatibility standards established by the California Department of Health Services. These guidelines identify noise levels between 60 and 70 dB Ldn as conditionally acceptable for noise-sensitive land uses such as libraries. The City requires that acoustical studies be performed for such uses in areas that exceed 60 dB Ldn. No residences occur within several hundred feet of the project site. The recreational facilities at the park are existing features and will not be significantly altered by this project.

Data contained in the PCD EIR indicates that 2002 noise levels around the project site range from about 59.3 dBA Leq to about 70.6 dBA Leq at 50 feet from the road segments. The primary source of noise is traffic on the roadways. These noise levels are within the City's conditionally acceptable range for the proposed and existing uses. The PDC EIR projects that near future noise levels will increase by 1 dBA Leq which is considered an unperceptible change for most humans.

City building and construction regulations identify design and construction techniques that must be implemented to reduce interior noise to acceptable levels. Because these techniques are a requirement of design and construction, no further mitigation is required. The effect of additional noise generated by the project's increase in traffic is considered less than significant. The industry accepted standard for "noticeable change" in noise levels in urban areas is 3 dBA or greater.

Data contained in the PDC EIR projects that project will generate over 1,000 more vehicle trips per day than the proposed library. The PDC EIR forecasts that operation of the PDC will increase noise levels in the area by between 0.1 and 0.4 dBA Leq. The increases are unperceptible and less than significant. It is forecast that the traffic noise increase associated with the library will be less than PDC and is also considered less than significant.

No other long-term noise impacts can be identified for operation of the library. No mitigation is required.

In the short term, construction activities will increase noise levels in the project area. These temporary noise increases will be similar to those identified for the PDC project due to the similarities in construction techniques and equipment. Data provided in the PDC EIR forecasts that demolition and construction will generate noise levels of between about 75 and 90 dBA at 50 feet from unmuffled equipment. Noise attenuation devices can reduce these noise levels by up to 10 dBA. These potential noise increases will be temporary, sporadic and will not be health threatening. Compliance with the City's Noise Ordinance will minimize potential construction noise impact to adjacent property.

Implementation of the following measures will reduce less than significant short-term noise impacts to the greatest extent feasible:

10-1 ***The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of mechanical equipment so as to minimize noise levels resulting from operating several pieces of high noise level emitting equipment.***

10-2 ***Construction equipment shall be fitted with state-of-the-art noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.***

10-3 ***Equipment maintenance and staging areas shall be located as far away from sensitive noise receptors, as feasible.***

10-4 ***Pile driving and jackhammering shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and shall be prohibited on weekends and state and federal holidays.***

10-5 ***If equipment is being used that can cause hearing damage at adjacent noise receptor locations (distance attenuation shall be taken into account), portable noise barriers shall be installed that are demonstrated to be adequate to reduce noise levels at receptor locations below hearing damage thresholds. This may include erection of temporary berms or plywood barriers to create a break in the line-of-sight, or erection of a heavy fabric tent around the noise source.***

10-6 ***The City shall require the construction contractor to establish a noise/vibration complaint program which shall, at a minimum, consist of a centralized noise complaint number posted at each construction site and coordinated with each local jurisdiction. Noise/vibration complaints received at this number shall receive a formal response, either by making modifications to project operations or activities or by installing measures to reduce noise/vibration at the receptor location.***

10e-f. The project site is not located within an area covered by an airport land use plan nor within 2 miles of an airport. Implementation of this project has no potential to result in the exposure of people to airport-related excessive noise levels.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered Government services in any of the following areas:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associates with the provisions 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?			X	
b.	Fire protection?			X	
c.	Police protection?		X		
d.	Schools?		X		
e.	Parks?			X	
f.	Other public facilities?			X	

Comments:

11a. The project is the expansion of an existing public service. The purpose is to expand library services in the City to meet the current and anticipated future demand library services. As such, the project is considered a public service benefit that will not adversely effect other public services. Because no impact can be identified, no mitigation is required.

11b. Fire Protection – The County of Los Angeles Fire Department provides fire protection and emergency service to the project site. Fire Station 7, located at 865 North San Vicente Boulevard just north of Santa Monica Boulevard, is the jurisdictional engine company for the project site. Table 11-1 shows the nearest fire and emergency units (equipment) to the project site, the estimated distance to the site, average response times to emergency calls, and staffing levels.

Table 11-1
LOS ANGELES COUNTY FIRE DEPARTMENT EQUIPMENT, STAFFING LEVELS, RESPONSE TIMES AND DISTANCES

Equipment	Distance (miles)	Time (minutes)	Staffing
Paramedic Engine 7	0.6	2.7	4
Squad 7	0.6	2.7	2
Light Force 8	1.9	9.5	7
Engine 8	1.9	9.5	3
Squad	1.9	9.5	2

Source: County of Los Angeles Fire Department 2001.

Implementation of the project will require review and approval of building and site development plans by the City and Fire Department. The City and Fire Department have established building codes that are considered adequate to mitigate the potential hazard for fire to a less than significant level. Compliance with the codes and regulations are a requirement of obtaining building permits and no additional mitigation is required.

It should be noted that the project is the replacement of an existing structure and use. Construction of a building that meets current fire codes will reduce the potential for fire hazard below that which currently exists with the existing structure.

Based on the above, it is concluded that implementation of this project utilizing current building and fire codes will not result in the need for new or altered fire protection services or facilities. No further mitigation is required.

11c. Police Protection – The City of West Hollywood contracts with the County of Los Angeles Sheriff's Department for law and traffic enforcement services. The Sheriff's Department serving the project area is located at 720 San Vincente Boulevard, on the southeast corner of Santa Monica Boulevard and San Vicente Boulevard. The Sheriff's Department currently employs 138 sworn deputies and 42 non-sworn personnel. According to the Sheriff's Department, existing personnel and equipment levels are considered adequate to meet current demands for police service in the City (Goldman 2002).

The Sheriff's Department maintains a standard response time of less than 10 minutes to emergency calls. The Department's average response time is 3.1 minutes. The Sheriff's Department has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills Police Departments.

The project site is located within Reporting District No. 0972 of the Sheriff's Department. This district is roughly bounded by Beverly Boulevard to the south, La Cienega Boulevard to the east, Santa Monica to the north and Doheny Drive to the west. While the largest, geographically, of West Hollywood's eight Reporting Districts, the District reports a less than a proportional share of the total crimes in the City (Goldman 2002).

The project is the expansion of an existing use. While the expansion will most likely attract more people to the site, libraries typically experience very little crime.

The City and the Sheriff's Department have established development standards that discourage crime (lighting, exterior areas open to view, etc.). Compliance with these standards are considered adequate to reduce the potential for crime to the greatest extent feasible. Other than compliance with applicable building regulations, no further mitigation is required.

11d-e. Schools and Parks – As discussed in Section 2, Population and Housing, this project has no potential to induce growth either directly or indirectly. The project will not create new housing nor provide a substantial number of new jobs that could attract new residents to the City. As such, no impact to schools or parks will result and no mitigation is required.

11f. The project is the expansion of an existing public library to meet current and anticipated future demand for library services. No other public services will be affected by this project. No mitigation is required.

12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Comments:

12a,
b&e. The existing library and clinic are connected to the existing wastewater collection and treatment facilities. This service is provided by the City of West Hollywood (City) and the Los Angeles County Sanitation Districts (Sanitation Districts). Based on data provided in the PDC EIR, the existing facilities could generate up to 200 gallons per day (gpd) of wastewater for each 1,000 square feet (ft^2) of building area. The two existing structures have a combined area of about 17,500 ft^2. Thus it is possible that these facilities generate about 3,500 gpd of wastewater.

The proposed library expansion will replace these two structures with one library structure totaling about 42,200 ft^2. Using the same wastewater generation rate, it is forecast that the library expansion will increase the wastewater flow by up to 4,940 gpd (42.2 x 200 = 8,440 - 3,500).

According to the PDC EIR, connection to the City's limited capacity sewer line could result in an adverse impact to that system. However, adequate capacity is available in the Sanitation Districts existing relief sewer line. Adequate capacity to accommodate treatment of this projects wastewater is available at the Sanitation Districts Hyperion Treatment facility.

To ensure that adequate wastewater collection and treatment facilities are available, the City and the Sanitation Districts collect fees from new connections. These funds are used to increase the systems collection and treatment capacity.

Based on available data, this project will not result in an increase in demand for wastewater collection and treatment that exceeds the requirements of the Regional Water Quality Control Board (RWQCB) or cause the need for construction of new facilities.

Indirectly the project will contribute to an increased demand for this service, however, this increased demand is anticipated and payment of the required connection and mitigation fees are considered adequate mitigation for both direct and cumulative impacts.

To mitigate potential impacts to the greatest extent feasible, the City shall implement Mitigation Measure 4-1 to reduce the generation of wastewater from the library:

12c. The stormwater system is adequate to accommodate the existing drainage demands of the site. Because this project will replace existing hardsurfaced areas (parking areas, buildings, etc.) with new such features, no substantial change in the quantity of stormwater or pattern of the existing drainage system will result. Because no impact can be identified, no mitigation is required.

12d. Data provided in the PDC EIR indicates that an adequate supply of water to serve this project is presently available at the site. Currently, it is projected that the library and clinic use about 4,375 gpd of water (250 gallons x 17.5). The expanded library facility will consume about 10,500 gpd or about 6,175 gpd more than presently being consumed onsite.

The water purveyor, the City of Beverly Hills, charges system connection and water usage fees to its customers. These fees are used to secure adequate water sources and distribution facilities. Payment of these fees is considered adequate mitigation for potential impacts to the system. Implementation of Mitigation Measure 4-1 will further reduce the less than significant impacts to the greatest extent feasible.

12f-g. According to the PDC EIR, most of the solid waste generated in the City, including that of the existing library and clinic, is disposed of at Bradley West Landfill. This landfill was designed for a daily maximum of 10,000 tons. As this landfill nears capacity, its daily limit has been reduced to 3,000 tons and may be reduced further. On most days, the site accepts about 3,000 tons contributing to the weekly maximum of 18,000 tons. Without an expansion, this landfill is expected to close soon, thus putting pressure on other nearby landfills. Presently, existing landfill sites are considered sufficient to accommodate solid waste generated within the City.

In the short term, demolition and construction activities will generate solid wastes. The existing library and clinic contain red brick, concrete and other inert materials that will be recycled. Additionally, other materials such as wood and asphalt will be recycled. Development of a compre-

hensive plan to dispose of recyclable materials generated from demolition will reduce potential impacts to the solid waste disposal system to a non-significant level.

Over the long term, the library could generate up to 420 pounds per week (lbs/week) per 10,000 ft^2 of building space of solid waste. This is considered a conservative estimate because it is a waste generation rate for commercial activities which typically generate more waste than libraries. Most of these wastes would be paper or other recyclable materials (plastics, aluminum cans, bottles, etc.). The City of West Hollywood has implemented solid waste management practices to comply with the Integrated Waste Management Act of 1989 (AB 939).

Based on the 420 lbs/day/10,000 ft^2 generation rate, the current library and clinic facilities generate 7,350 lbs or about 0.37 tons/week. Based on a 7-day operating schedules, these facilities generate about 0.05 tons/day of solid waste. Because the majority of the wastes generated by the library are recyclable, it is concluded that at least 50 percent of the wastes are diverted from the disposal system. Additionally, a significant amount of wastes generated by the clinic are medical wastes which must be disposed of separate from solid wastes. Therefore, it is projected that about 75 percent of the wastes generated by the clinic and existing library are presently diverted from the solid waste disposal system. This results in a projected 0.04 ton/day of solid waste being generated by the existing facilities.

Using the conservative waste generation estimate of 420 lbs/week/10,000 ft^2 of floor space, it is projected that the library expansion will generate about 0.88 ton of solid waste. With recycling, this volume of solid waste will be reduced to about 0.44 ton/day or about 0.40 ton more than is presently being generated. This represents about 0.01 percent of the 3,000 tons/day being disposed of at the Bradley West Landfill and is considered less than significant.

To mitigate potential impacts to the solid waste disposal system to the greatest extent feasible, the following measures shall be implemented:

12-1 ***The City shall review and approve a materials recycling plan for demolition and construction activities to ensure that waste material generated by these activities are recycled to the greatest extent feasible.***

Compliance with the requirements of AB 939 will reduce potential long-term library operations impacts to the solid waste disposal system to a level of less than significant.

13. AESTHETICS. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?			X	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcropping, and historic building within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

Comments:

13a-b. The project is located within a highly urbanized area. Existing development includes single and multistory structures, signs, billboards, and other manmade features typical of urban development. No natural scenic vistas exist on or near the project site.

The site presently contains two existing structures that will be removed. A single 3-story structure will replace the existing buildings. Although the new structures are taller than the existing, several existing and proposed taller structures are/will be located within the viewshed of the proposed library. No scenic resources such as trees, rock outcroppings, etc. will be affected by the project.

Based on the lack of scenic vistas or resources, the type and height of existing and proposed development in the area, no potential for a substantial adverse effect to a scenic vista or resource will result. No mitigation is required.

13c. As stated, the site and surrounding area have been developed with a variety of urban uses and architectural styles. Implementation of this project has and will include architectural review by the City. Review and approval of the development by the City is considered adequate mitigation for the potential for adverse effects to the existing visual character or quality of the site and surroundings. No further mitigation is required.

13d. The project site is located within the Los Angeles basin. This highly urbanized area already has a significant amount of lighting and structures which can create glare. While the new library may increase the amount of light and possibly glare onsite, it is minimal when compared to the existing setting. Due to the size, type and location of this development, it is concluded this project has no potential to create a new source of light or glare that could adversely affect day or nighttime views.

14. CULTURAL RESOURCES. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 1506.5?		X		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 1506.5?			X	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Comments:

14a. To determine whether the Ron Stone Clinic and the existing library structures proposed for demolition have any potentially significant historical value, the City retained Myra Frank & Associates to conduct an evaluation of the existing library and clinic structures in accordance with the criteria of the National Register of Historical Places (National Register), the California Register of Historical Resources (California Register), and the CEQA Guidelines. A copy of the preliminary report from Myra Frank is provided as an attachment. According to the report, the library building was designed by Edward H. Fickett, a well known architect in Los Angeles and constructed in about 1960. The following information was included in Mr. Fickett's obituary:

EDWARD H. FICKETT '37, of Los Angeles; May 21 [1999], at the age of 76. He was a nationally recognized, award-winning architect who was a consultant to federal and local governments and to President Dwight D. Eisenhower. Some of his notable designs include the original Sands Hotel in Las Vegas, La Costa resort near San Diego, the Bistro Gardens restaurant in Beverly Hills, the Los Angeles Harbor (Port of L.A.) Passenger and Cargo Terminals, the historic and seismic renovation of the Los Angeles City Hall Tower (Phase I), the new extension of the Nethercutt Antique Car Museum, commercial developments, and more than 40,000 homes which are known as "Fickett Houses." Fickett was Architectural Advisor to Eisenhower and Consultant to the Federal Government on Housing, responsible for updating and rewriting the specifications and guidelines for the FHA, VA, HUD and other government agencies.

Based on the information developed by Myra Frank, structures designed by Fickett would warrant considerations under the third California Register criteria because it "represents the work of an important creative individual." Nevertheless, Fickett's structures at the project site are not historical resources for the purposes of CEQA because:

- the Library, auditorium, and any other buildings or landscape designed by Fickett in West Hollywood Park were built in 1960 or later and do not meet the California Register 50-year age criterion;

- they lack the exceptional importance necessary to override the 50-year criterion and sufficient time ha snot passed to reasonable understand their historical importance; and

- the research did not identify any references to Fickett's designs in West Hollywood Park as being among his most notable career achievements;

However, the ultimate loss of the library building could be construed to have a potentially significant effect on the body of *work of an important creative individual*, Edward Fickett. To mitigate this potential effect to a level less than significant, documentation of the body of work of Edward Fickett's designs in the City of West Hollywood should be prepared as part of a Mitigated Negative Declaration. This documentation could be completed in the form of a California Department of Recreation Historical Resources Inventory Form (Series DPR 523) for a thematic grouping of Fickett's work in the City of West Hollywood. Although the library research completed to date only identified Fickett's Hollywood Riviera at 1400 North Hayworth, it is also believed he designed a number of luxury apartment buildings in West Hollywood. In addition, Joyce Fickett, the architect's widow, has retained records of his commissions, and may be amenable to sharing these records to further the public's awareness of her husband's work. The DPR 523 forms should be used to apply the California Register criteria to Fickett's designs in the City of West Hollywood, so those designs that exemplify the work of this important creative individual would become known to the general public and would be identified for future CEQA review. The mitigation to be implemented follows:

14-1 If the library project is implemented, the City shall complete a California Department of Recreation Historical Resources Inventory Form (Series DPR 523) for a thematic grouping of Fickett's work in the City of West Hollywood. This DPR shall be completed within one year of the initiation of construction and a copy shall be filed with the State and retained in the new library.

The other building which would be affected by the proposed project is the health clinic named after Ron Stone, often known as the "father of West Hollywood." The building is not as architecturally distinct as Fickett's designs in the park and based on the information available it does not appear to be a Fickett designed structure. Regardless, it also does not meet the 50-year age criterion of the California Register, therefore, it is not an historical resource for the purposes of CEQA. Because of the direct or indirect association with Ron Stone and Fickett, preparation of biographical information about Ron Stone, and its deposition on site in the new library, or dedication of a new building in his name, would be recommended mitigation to keep his memory in the forefront of the community. The mitigation to be implemented follows:

14-2 A biography of Ron Stone, with focus on his role in the incorporation of West Hollywood, shall be compiled within one year of initiating construction of the new library and shall be displayed at a visible location in the library for public review.

The City finds that Implementation of these two measures are adequate to mitigate the historical impacts outlined above to a less than significant impact.

14b. Due to the high degree of man-made disturbance at the project site, no archaeological resources with any integrity can remain on the project site. No adverse impact can occur and no mitigation is required.

14c. The potential for paleontological resources with any integrity to remain on the site is considered very low. However, because foundation work for the three story library may extend below previous disturbances, the City will implement the following mitigation measure.

14-3 If excavations at the site must extend below the depth of previous man-made disturbance, a qualified paleontologist or expert shall monitor all excavation activities occurring below this depth. Any resources discovered during monitoring shall be treated in the following manner: the City shall follow recommended actions for mitigation of the exposed resource until the resource is fully evaluated and any necessary data recovery or avoidance measures are implemented.

The City finds that Implementation of this measure is adequate to mitigate any potential paleontological impacts outlined above to a less than significant impact.

14d. Due to the high degree of man-made disturbance at the project site, no human remains can remain on the project site. No adverse impact can occur and no mitigation is required

15. RECREATION. Would the project:

	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Comments:

15a-b. The project proposes no new housing nor will it create a demand for housing or induce additional population growth in the City. The project will not increase the use of existing recreational facilities that could accelerate deterioration of the facilty or create a need for expansion of existing recreational facilities. Relocation of the library can assist the City to provide additional recreational capability in the future. No impact can be identified and no mitigation required.

16. MANDATORY FINDINGS OF SIGNIFICANCE.						
	Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
+a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?			X	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Comments:

The City of West Hollywood proposes to construct a new library to replace the existing library at West Hollywood Park. The primary impacts from constructing this new 41,947 square foot facility (of which 32,647 square feet will be library and the remainder will consist of storage and community rooms. Based on the evaluation of the proposed project presented in the preceding text, the new library can be constructed and operated without causing significant adverse environmental effects on the surrounding environment, if the mitigation measures outlined above are implemented. The City will require the implementation of the mitigation measures identified above and listed at the end of this document. Measures to ensure that potentially significant impacts do not occur have been identified for the following natural and man-made resource values at the project site: geologic problems, water, air quality, transportation/circulation, hazards, noise, utilities and service systems and cultural resources. Many of the potentially significant impacts are temporary in nature as they are associated with only the construction phase of the proposed project.

With mitigation, the proposed project is not forecast to cause any significant adverse environmental impacts to any of the environmental resource issues addressed in this Initial Study. The City proposes to issue a Negative Declaration with mitigation as the appropriate environmental determination to comply with the California Environmental Quality Act for the new West Hollywood Park Library Project.

17.	**EARLIER ANALYSES. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets.**
a.	Earlier analyses used. Identify earlier analyses and state where they are available for review.
b.	Impacts adequately addressed. Identify which affects from the above check list 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 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.

MITIGATION MEASURES

3-1 A comprehensive geotechnical investigations shall be required prior to engineering and design development of structures identified under Risk Class I & II, e.g., public facilities, as identified below:

Risk Class I & II, Structures Critically Needed after Disaster: Structures that are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical transportation elements such as bridges and overpasses and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

a. Resist minor earthquakes without damage;
b. Resist moderate earthquakes without structural damage, but with some non-structural damage; or
c. Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.

3-2 The demolition and construction contractors shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices that will prevent construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving offsite into receiving waters.

4-1 The City shall install water conserving plumbing and fixtures where feasible within the new structure (sensor-operated faucets, duel flush toilets, waterless urinals, etc.).

5-1 The City shall require the contractors to prepare and implement a dust control plan for demolition and construction activities. The plan shall identify the methods to be used to reduce the generation of dust to the greatest extent feasible. The plan shall include:

- The use of water spray during structure demolition and the loading of material onto trucks;
- The covering of trucks transporting material; and
- The watering of areas during land disturbance activities at least twice a day or when dust is being generated.

5-2 Electricity from power poles rather than temporary diesel power generators shall be used whenever feasible.

5-3 All construction equipment shall be properly tuned and maintained. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading or unloading queues shall be kept with their engines off, when not in use, to reduce vehicle emissions.

5-4 Construction activities shall be phased and scheduled to avoid emissions peaks, and discontinued during second-stage smog alerts.

5-5 Access to existing and/or future public transportation systems, transit stops, and pedestrian walkway systems shall remain and/or be incorporated into the design of the project, subject to requirements of the Director of Transportation and Public Works.

5-6 Preferential parking spaces shall be provided for employee carpools and vanpools to encourage ridesharing.

5-7 Prior to issuance of building permits, Southern California Edison and Southern California Gas Company shall be consulted regarding feasible energy conservation measures that could be incorporated into the design of the project.

6-1 Prior to issuance of building permits, the City public works staff shall verify that adequate ingress and egress is available without creating a traffic hazard on adjacent roads.

9-1 If petroleum products are accidentally released to the environment during any phase of construction, the area of contamination shall be defined; contaminated soil or material from the contaminated area shall be removed; and any area exposed to accidentally released contaminants shall be remediated to a threshold that meets regulatory requirements established by law or agencies overseeing the remediation.

10-1 The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of mechanical equipment so as to minimize noise levels resulting from operating several pieces of high noise level emitting equipment.

10-2 Construction equipment shall be fitted with state-of-the-art noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.

10-3 Equipment maintenance and staging areas shall be located as far away from sensitive noise receptors, as feasible.

10-4 Pile driving and jackhammering shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and shall be prohibited on weekends and state and federal holidays.

10-5 If equipment is being used that can cause hearing damage at adjacent noise receptor locations (distance attenuation shall be taken into account), portable noise barriers shall be installed that are demonstrated to be adequate to reduce noise levels at receptor locations below hearing damage thresholds. This may include erection of temporary berms or plywood barriers to create a break in the line-of-sight, or erection of a heavy fabric tent around the noise source.

10-6 The City shall require the construction contractor to establish a noise/vibration complaint program which shall, at a minimum, consist of a centralized noise complaint number posted at each construction site and coordinated with each local jurisdiction. Noise/vibration complaints received at this number shall receive a formal response, either by making modifications to project operations or activities or by installing measures to reduce noise/vibration at the receptor location.

12-1 The City shall review and approve a materials recycling plan for demolition and construction activities to ensure that waste material generated by these activities are recycled to the greatest extent feasible.

14-1 If the library project is implemented, the City shall complete a California Department of Recreation Historical Resources Inventory Form (Series DPR 523) for a thematic grouping of Fickett's work in the City of West Hollywood. This DPR shall be completed within one year of the initiation of construction and a copy shall be filed with the State and retained in the new library.

14-2 A biography of Ron Stone, with focus on his role in the incorporation of West Hollywood, shall be compiled within one year of initiating construction of the new library and shall be displayed at a visible location in the library for public review.

14-3 If excavations at the site must extend below the depth of previous man-made disturbance, a qualified paleontologist or expert shall monitor all excavation activities occurring below this depth. Any resources discovered during monitoring shall be treated in the following manner: the City shall follow recommended actions for mitigation of the exposed resource until the resource is fully evaluated and any necessary data recovery or avoidance measures are implemented.

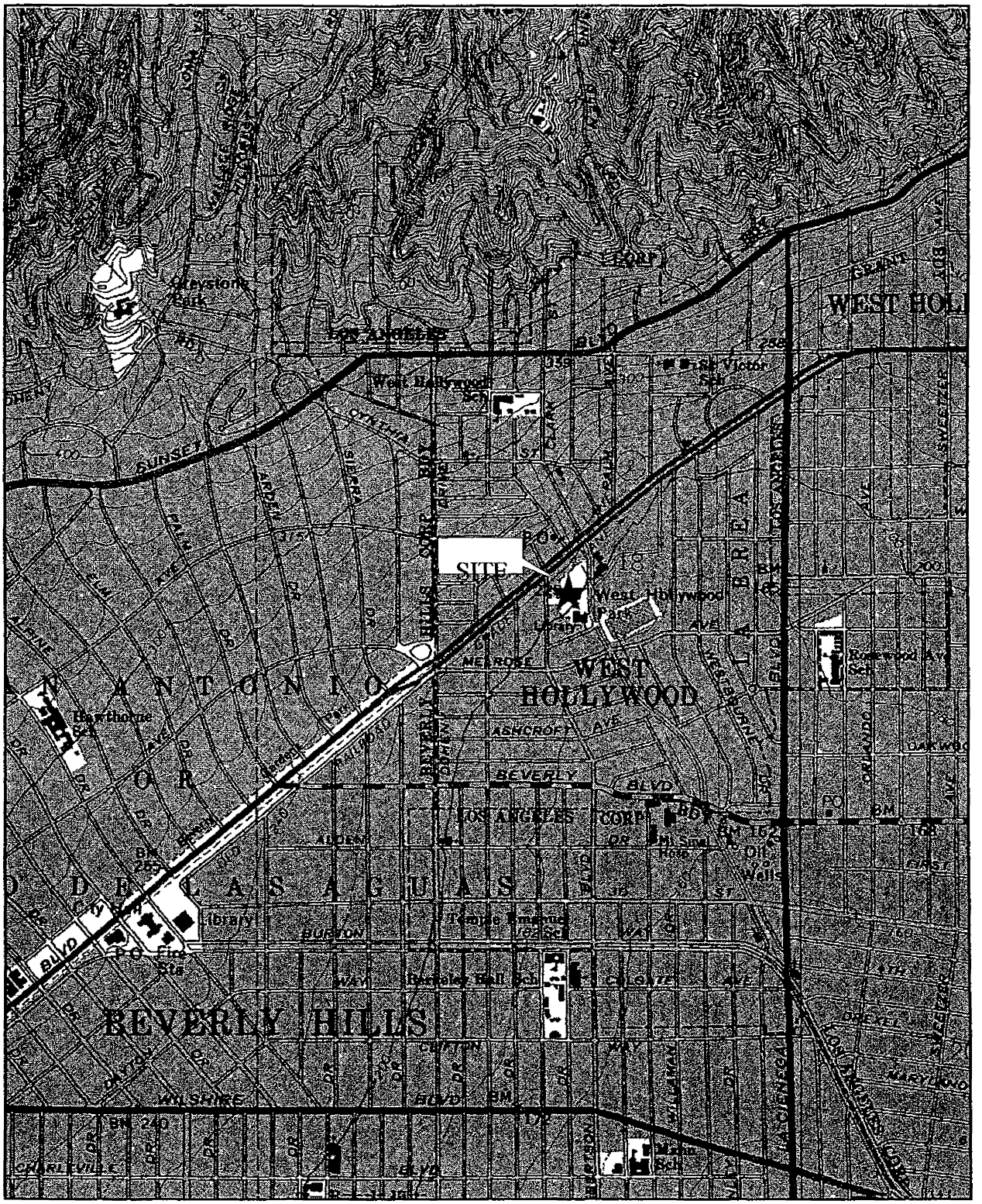
SOURCES

City of West Hollywood, General Plan, June 20, 1988.

Environmental Impact Report Pacific Design Center Expansion and Specific Plan Amendment, October 2002.

South Coast Air Quality Management District, CEQA Air Quality Handbook.

FIGURE 1
Site Location



Source: DeLorme TopoQuads

ATTACHMENT 1

MFA Myra L. Frank & Associates, Inc.
"Celebrating 20 years"
(213) 627-5376
Fax: (213) 627-6853
Environmental Impact Reports and Statements
Architectural History

MEMORANDUM

DATE: ***DRAFT*** December 6, 2002

TO: Tom Dodson, Tom Dodson & Associates, Inc.

FROM: Richard Starzak, Senior Architectural Historian

RE: Analysis of Historical Resources in West Hollywood Park

According to project drawings available on the City of West Hollywood website, the proposed West Hollywood Park Master Plan project involves the demolition, in the short term. of the West Hollywood Library (Library) and the Ron Stone Clinic (Clinic), and in the long term, the auditorium, swimming pool, and pool house. The improvements in West Hollywood Park were constructed in or after 1960 by the County of Los Angeles when the City of West Hollywood was still unincorporated. MFA has been asked to provide services in architectural history to evaluate the Library and Clinic according to the criteria of the National Register of Historical Places (National Register), the California Register of Historical Resources (California Register), and the CEQA Guidelines.

The National Register criteria are cited at 36 CFR §60.4 and are available online, with links, at http://www.cr.nps.gov/nr/listing.htm. The California Register criteria are cited and included in the CEQA Guidelines, and are shown in boldface print below:

Section 15064.5 of the CEQA Guidelines state, in relevant part, as follows:

> "(a) For purposes of this section, the term 'historical resource' shall include the following:
>
> (1) A resource listed in or determined to be eligible for listing in, the California Register of Historical Resources (PRC SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC SS5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

©) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5021.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1."

All of the buildings and the pool in West Hollywood Park were built in 1960 or later, or stated a different way, the oldest building in the park, the Library, is 42 years old. Generally, properties

eligible for listing in the National Register are at least 50 years old. According to National Register Criteria Consideration G, properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Similarly, the California Register only considers a resource "less than fifty (50) years old ...if it can be demonstrated that sufficient time has passed to understand its historical importance."[1]

Although it has not yet been verified by research, the Library, and possibly the auditorium, landscape, and park plan were designed by architect Edward H. Fickett. Fickett's obituary was included in the Winter 1999 Edition of the USC Trojan Family Magazine, as follows:

> *EDWARD H. FICKETT '37, of Los Angeles; May 21 [1999], at the age of 76. He was a nationally recognized, award-winning architect who was a consultant to federal and local governments and to President Dwight D. Eisenhower. Some of his notable designs include the original Sands Hotel in Las Vegas, La Costa resort near San Diego, the Bistro Gardens restaurant in Beverly Hills, the Los Angeles Harbor (Port of L.A.) Passenger and Cargo Terminals, the historic and seismic renovation of the Los Angeles City Hall Tower (Phase I), the new extension of the Nethercutt Antique Car Museum, commercial developments, and more than 40,000 homes which are known as "Fickett Houses." Fickett was Architectural Advisor to Eisenhower and Consultant to the Federal Government on Housing, responsible for updating and rewriting the specifications and guidelines for the FHA, VA, HUD and other government agencies. He is survived by his wife, Joyce.*

It should be noted that the Los Angeles Harbor terminals design won the national American Institute of Architects (AIA) Award. Fickett was a regular contributor to the AIA Journal in 1960-1961, about the time he designed the West Hollywood Library. The *Los Angeles Times* obituary for Fickett indicated he designed the Mammoth Mountain Inn, the Las Cruces Resort in La Paz, Mexico, the Hacienda Hotel in Cabo San Luca, Mexico, the *Home Magazine* House in the Royal Highlands area of Encino. Government projects included Los Angeles' University High School, and master plans for Edwards Air Force Base, Norton Air Force base, and Murphy Canyon Heights Naval Base.[2] His design of the *Plexolite Plant* in El Segundo was featured in the January 1954 edition of Architect and Engineer. One of his most recognizable designs was the Sand Hotel in Las Vegas, which is now demolished.[3] His 1954 design of the Hollywood

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[1] California Register of Historical Resources, Title 14, Chapter 11.5, Section 4852 (d) Special considerations.

[2] Los Angeles Times. Obituaries, June 19, 1999.

[3] Carney, Steve. Dailynews.com., Sunday May 21, 2000. "Architect's style embodies Valley's promise."

Riviera at 1400 North Hayworth Avenue in West Hollywood was featured in a *Los Angeles Times* article in 1994.[4] A *Los Angeles Magazine* article listed several of his achievements, including mention that "he was the first architect to design prefabricated units for large-scale manufacture, and in a career that spanned more than 50 years, he was responsible for some 10,000 homes–mostly modernist tract stuff–in the San Fernando Valley. Fickett also catered to Hollywood tastes, building houses for Joan Crawford, Ava Gardner, Charlie Chaplin [in Geneva, Switzerland] and Dick Clark. He is the only architect to receive a U.S. Presidential Merit of Honor Award....[he also designed] 1120 Wallace Ridge in Beverly Hills, built in 1978 and featured in *Architectural Digest* the following year."[5]

Based on the information presented above, a design by Fickett would warrant consideration under the third California Register criteria because ***it represents the work of an important creative individual.*** Nevertheless, Fickett's designs in West Hollywood Park are not historical resources for the purposes of CEQA because:

- the Library, auditorium, and any other buildings or landscape designed by Fickett in West Hollywood Park were built in 1960 or later and do not meet the California Register 50-year age criterion;
- they lack the exceptional importance necessary to override the 50-year criterion and sufficient time has not passed to reasonably understand their historical importance; and
- the research did not identify any references to Fickett's designs in West Hollywood Park as being among his most notable career achievements.

However, the loss of these buildings could be construed to have a potentially significant effect on the body of *work of an important creative individual*, Edward Fickett. To mitigate this potential effect to a level less than significant, documentation of the body of work of Edward Fickett's designs in the City of West Hollywood should be prepared as part of a Mitigated Negative Declaration. This documentation could be completed in the form of a California Department of Recreation Historical Resources Inventory Form (Series DPR 523) for a thematic grouping of Fickett's work completed in the City of West Hollywood. Although the library research completed to date only identified Fickett's Hollywood Riviera at 1400 North Hayworth, it is also believed he designed a number of luxury apartment buildings in West Hollywood. In addition, Joyce Fickett, the architect's widow, has retained records of his commissions, and may

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[4] Los Angeles Times. Westside Digest: Architecture, January 6, 1994, page J2.

[5] Meyers, Laura. Los Angeles. "Valley High", September 2000, page 42.

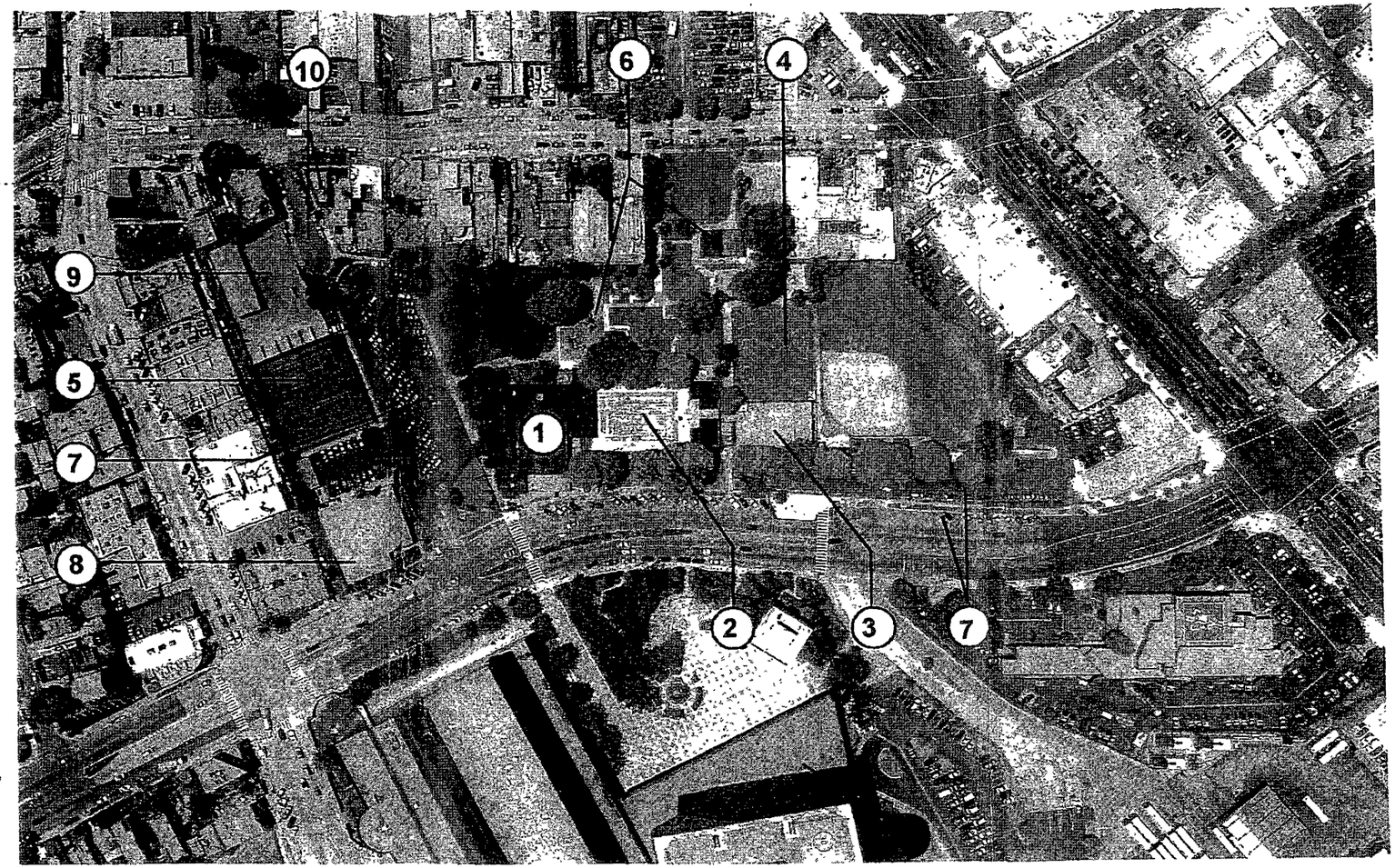
be amenable to sharing these records to further the public's awareness of her husband's work. The identification analysis on the DPR 523 forms should include an application of the California Register criteria to Fickett's designs in the City of West Hollywood, so those designs that best exemplify the work of this important creative individual would become known to the general public and would be identified for future CEQA review.

The other building which would be affected by the proposed project is the health clinic named after Ron Stone, often known as the "father of West Hollywood." The building is not as architecturally distinct as the designs by Fickett in the park, and it does not meet the 50-year age criterion of the California Register, therefore, it is not an historical resource for the purposes of CEQA. Because of the direct or indirect association with Ron Stone, however, preparation of biographical information about Ron Stone, and its deposition on site in the new library, or dedication of a new building in his name, would be recommended mitigation to keep his memory in the forefront of the community should the building currently dedicated in his name be demolished.

FIGURE 2
Aerial Photo Showing Existing Uses

The Existing Park

1. *Auditorium*
2. *25 yard swimming pool and pool house*
3. *Library*
4. *(2) outdoor basketball courts*
5. *(2) tennis courts*
6. *Children's playground and covered tot lot*
7. *193 parking spaces in two surface lots, including angled parking along San Vicente Boulevard*
8. *Ron Stone Clinic (County-owned property)*
9. *El Tovar Maintenance Yard (County-owned property)*
10. *El Tovar Place and the Werle Building (City-owned property)*



West Hollywood Park and Its Uses

West Hollywood Park was developed in the 1960's as a part of the Los Angeles County Park System. In 1985, its operation and maintenance responsibilities were assumed by the newly incorporated City. The park is host to a wide range of community and recreational facilities such as a multi-purpose auditorium, children's play areas, picnic areas, a softball field, swimming pool, basketball courts and tennis courts. The 5,000 SF library is a county-run facility on county-owned property. It is widely accepted that the physical facilities themselves are highly inadequate in size and state of repair.

The park lies within the city block bounded by Santa Monica Boulevard on the north, Melrose Avenue on the south, San Vicente Boulevard on the east and Robertson Boulevard on the west. Retail, restaurant and nightclub establishments, the Avenue of Art and Design, and the Pacific Design Center are the important functions that form the boundary of the park.

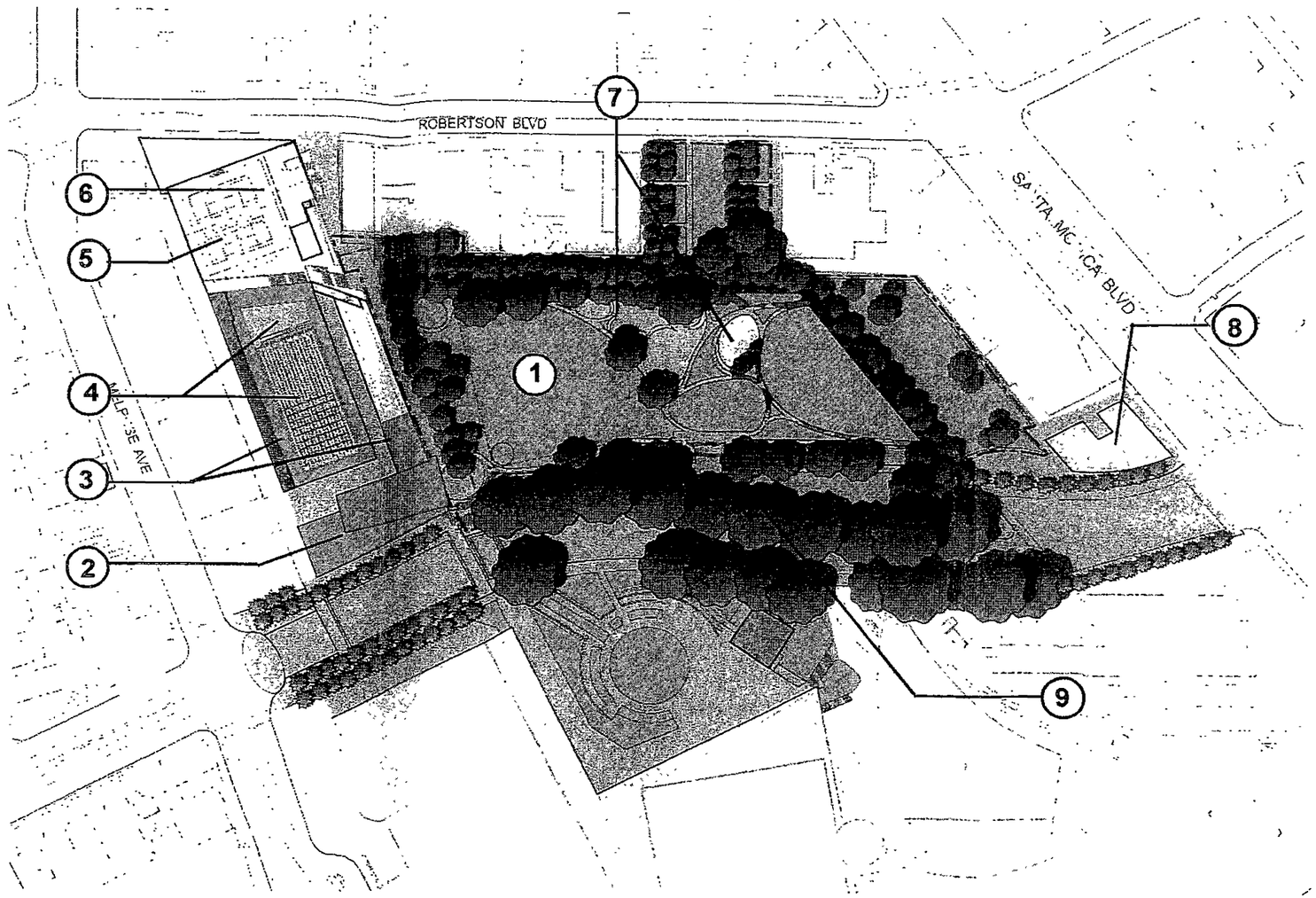
As one of the two principal city-owned and operated public facilities in the City, West Hollywood Park is the site for the delivery of many of the recreational and social services provided by the City.

FIGURE 3
Park Design Concept Showing Location of New Library

The Master Plan

Key elements of the plan include:

1. *5.91 acres of grass and trees including playground areas as compared to 1.09 acres including a tree-lined park promenade*
2. *32,000 SF library facility to replace existing 5,000 SF facility*
3. *470 new parking spaces in two structures to replace 193 existing parking spaces*
4. *(2) rooftop swimming pools to include a 50 meter swimming pool and an open recreation and instructional pool*
5. *84,000 GSF family recreation center to include (3) indoor basketball courts and multi-purpose meeting and recreation rooms of various sizes*
6. *(2) roof top tennis courts*
7. *Children's playground and covered Tot lot*
8. *New building setbacks and height limits are prescribed for future development of private property at the southwest corner of Santa Monica and San Vicente Boulevards.*
9. *Eliminate angled parking along San Vicente Boulevard to widen east-west dimension of park.*



The Master Plan

The park, the library, recreational and community facilities and parking have been arranged to maximize the area of uninterrupted open space (grass and trees) on the West Hollywood site. This has been accomplished by consolidating buildings at the southern end of the existing park on a unified site that has been assembled with the combination of existing park property, the vacation of El Tovar Place, the demolition of the city-owned Werle Building, acquisition or lease of county owned property and acquisition of private property along Roberston Boulevard.

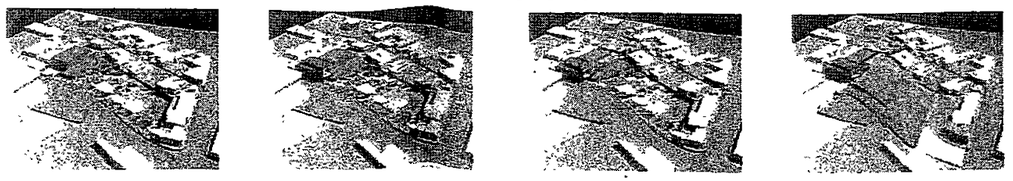
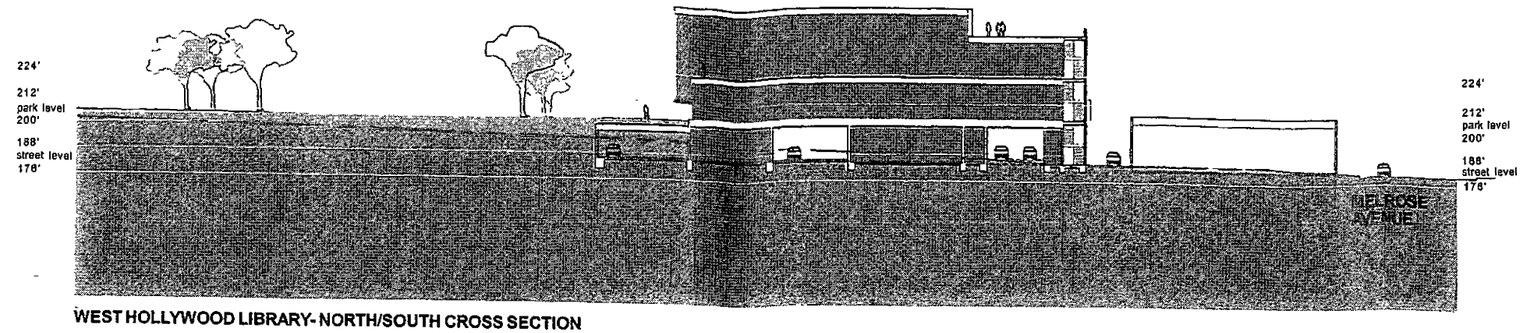
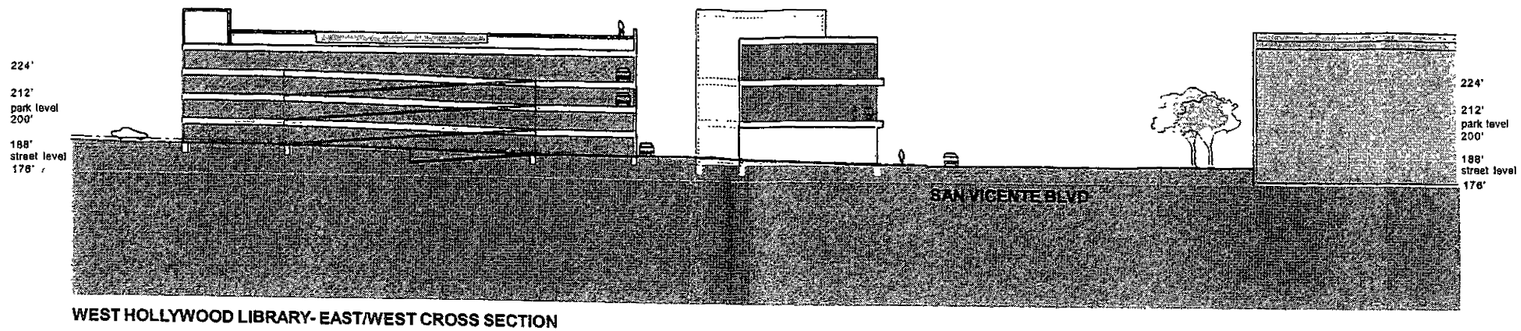


FIGURE 4
Library Cross-Sections and Floor Plan



WEST HOLLYWOOD LIBRARY- NORTH/SOUTH CROSS SECTION



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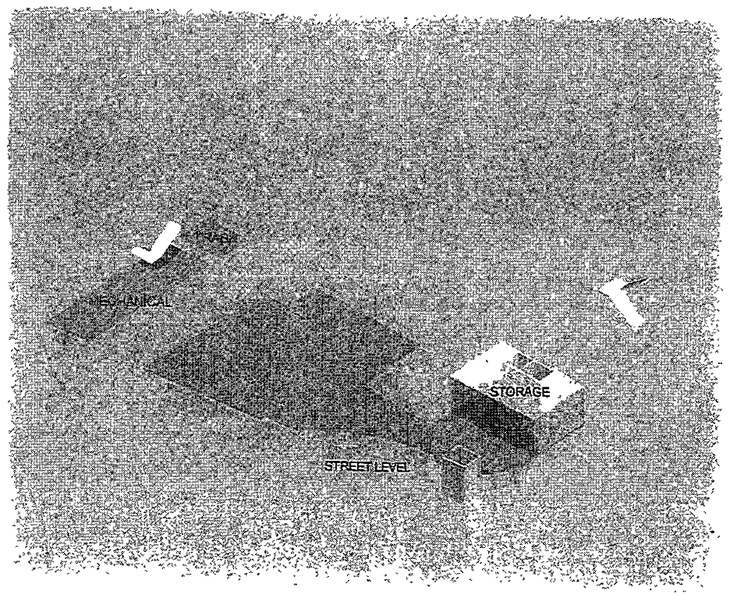
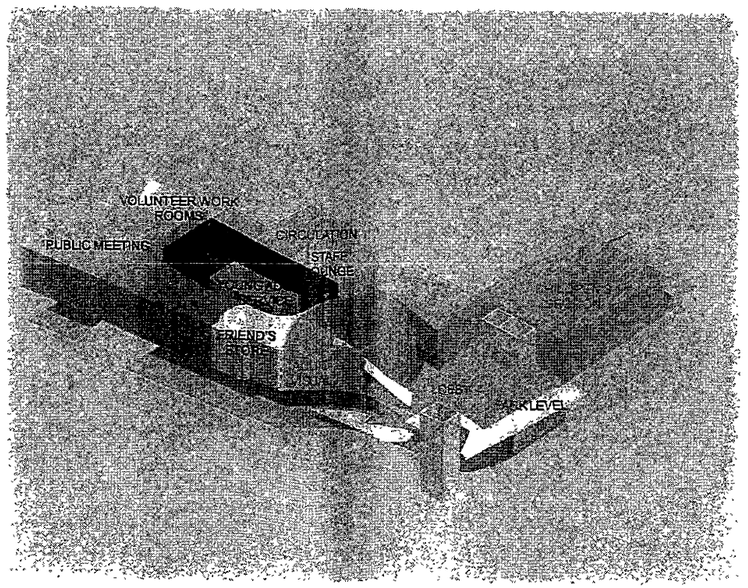
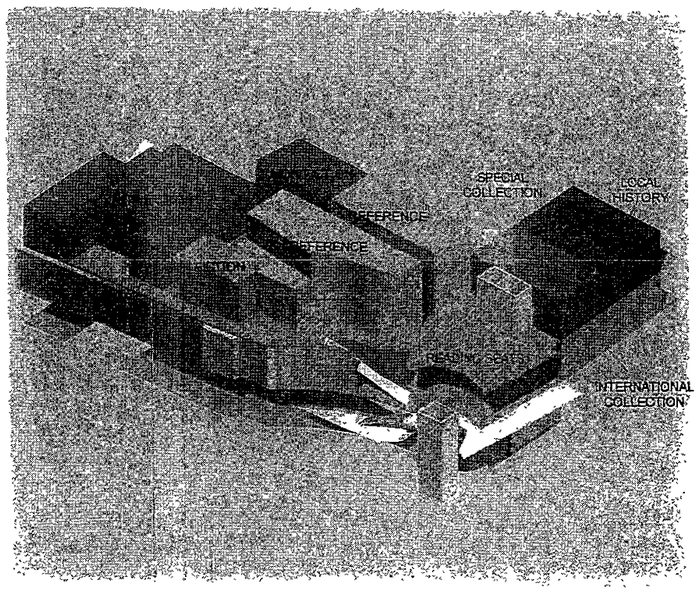


LIBRARY
Street Level

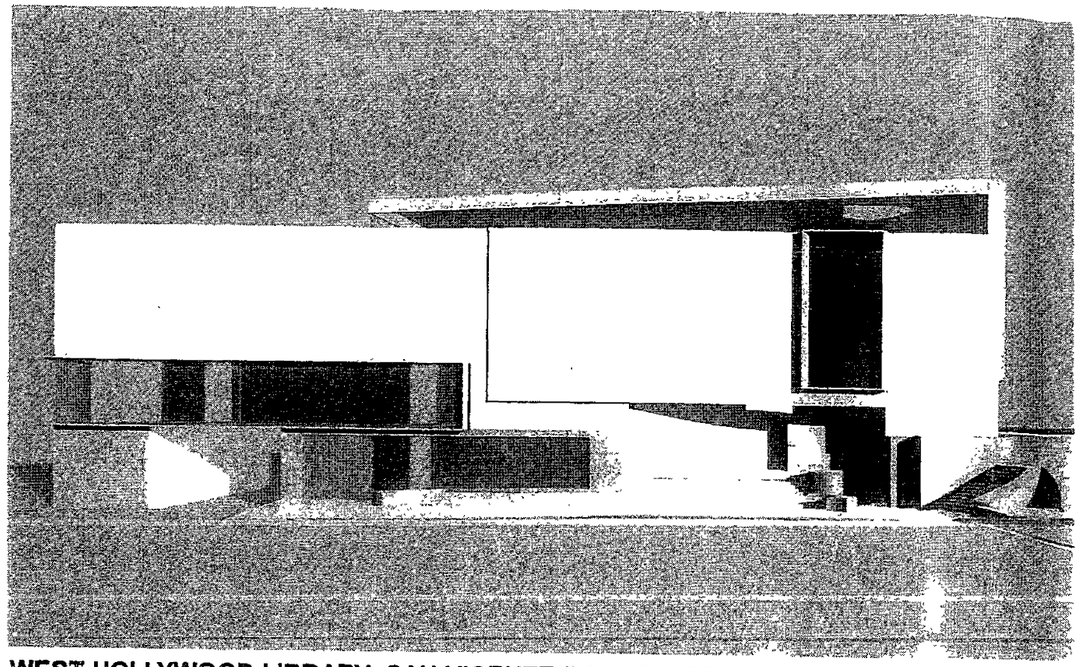


LIBRARY
Park Level

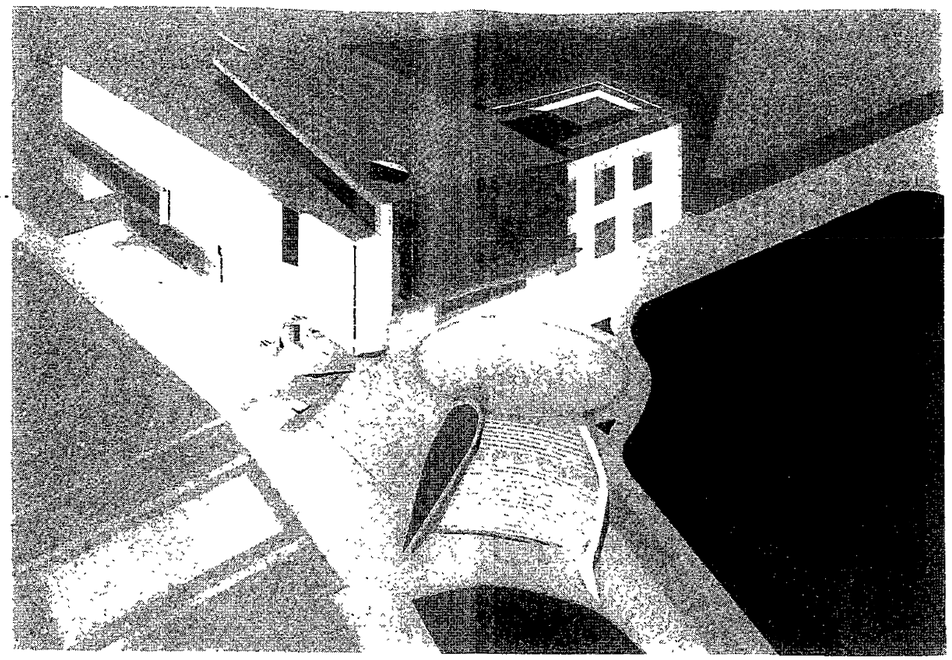


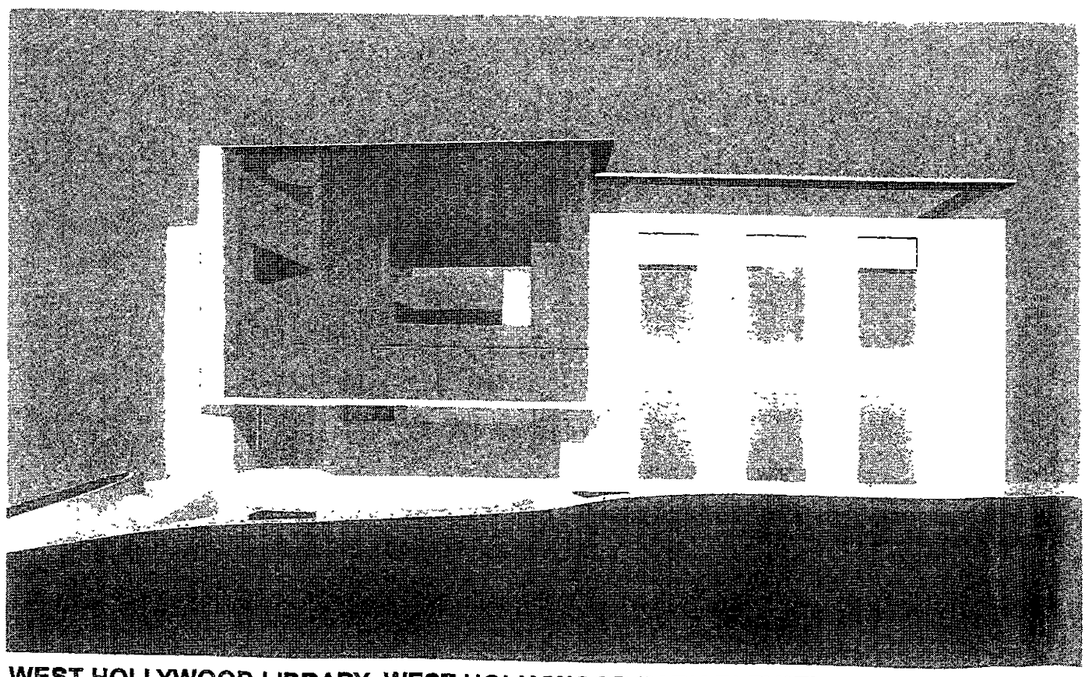
LIBRARY
Third Level

FIGURE 5
Library Exterior Design Concept

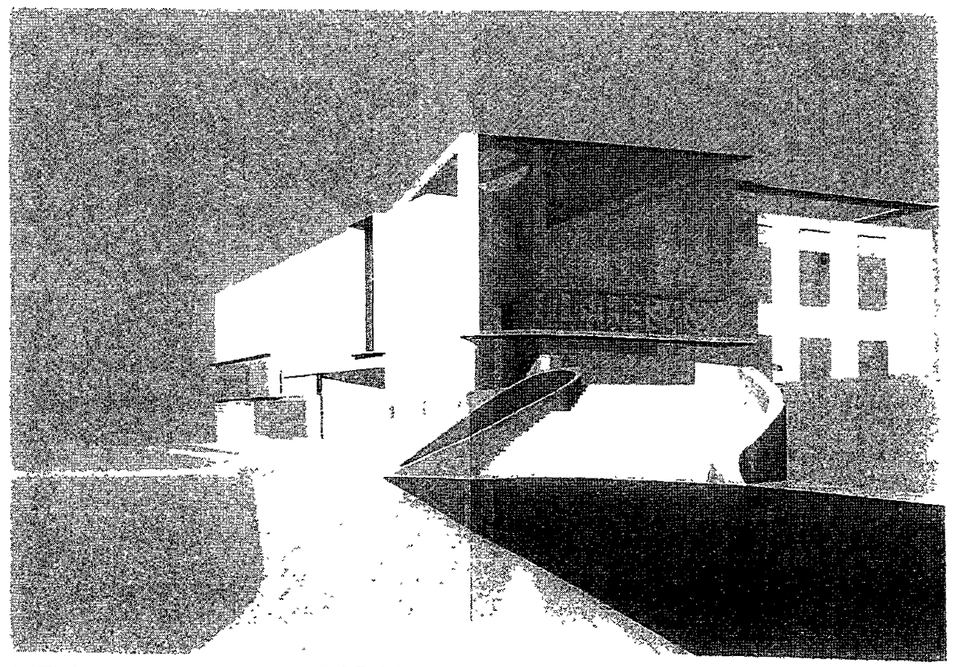


WEST HOLLYWOOD LIBRARY- SAN VICENTE BOULEVARD ELEVATION





WEST HOLLYWOOD LIBRARY- WEST HOLLYWOOD PARK ELEVATION



VIEW OF WEST HOLLYWOOD LIBRARY