

**MITIGATED NEGATIVE DECLARATION
ENV-2011-1535-MND**

1-20 Aesthetics (Landscape Buffer)

1.	Environmental impacts to adjacent residential properties may result due to the proposed use on the site. However, the potential impact will be mitigated to a less than significant level by the following measures:	
2.	A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

1-120 Aesthetics (Light)

1.	Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:	
2.	Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

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

1.	All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.	This is a construction related mitigation measure and is only applicable during construction activities.
2.	The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.	This is a construction related mitigation measure and is only applicable during construction activities.
3.	All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.	This is a construction related mitigation measure and is only applicable during construction activities.
4.	All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.	This is a construction related mitigation measure and is only applicable during construction activities.

5.	All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.	This is a construction related mitigation measure and is only applicable during construction activities.
6.	General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.	This is a construction related mitigation measure and is only applicable during construction activities.
7.	Trucks having no current hauling activity shall not idle but be turned off.	This is a construction related mitigation measure and is only applicable during construction activities.

III-50. Air Pollution (Stationary)

1.	Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:	
2.	An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

IV-70. Tree Removal (Non-Protected Trees)

1.	Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:	
2.	Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.	All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.	Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less

	Public Works, Bureau of Street Services.	and does not warrant implementation of mitigation measure.
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IV-80. Tree Removal (Locally Protected Species)

1.	Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:	
2.	All protected tree removals require approval from the Board of Public Works.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.	A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.	A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
5.	The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
6.	Bonding (Tree Survival):	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
6a.	The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

6b.		The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
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VI-10. Seismic

1.		Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:	
2.		The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

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

1.		Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:	
2.		The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3a.		Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3b.		Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation

			measure.
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VI-70. Liquefaction Area

1.		Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:	
2.		Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

VII-10. Green House Gas Emissions

1.		The project will result in impacts resulting in increased greenhouse gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):	
2.		Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

VIII-20. Explosion/Release (Methane Gas)

1.		Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:	
2.		All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

1.		Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
2.		Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.		Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
5.		Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant

			implementation of mitigation measure.
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IX-30. Standard Urban Stormwater Mitigation Plan

1.		Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/lrwqcb41):	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
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X-60. Land Use/Planning

1.		The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):	
2.		The project must secure approval of ZA-2011-1534-CU-F or revise the project accordingly.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

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

1.		The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
2.		Construction and demolition shall be restricted to the hours of 7:00am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.		The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less

			and does not warrant implementation of mitigation measure.
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XII-40. Increased Noise Levels (Parking Structure Ramps)

1.		Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:	
2.		Concrete, not metal, shall be used for construction of parking ramps.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		The interior ramps shall be textured to prevent tire squeal at turning areas.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.		Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XII-90. Increased Noise Levels (Public Address and Paging System)

1.		Environmental impacts to the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a less than significant level by the following measures:	
2.		Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.		Distance between speakers shall not exceed 40 feet.	Project has not been built so there is no impact to adjacent neighbor.

			Current condition is considered less and does not warrant implementation of mitigation measure.
5.		Amplified signals shall be inaudible beyond the boundaries of the subject property.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XII-100. Increased Noise Levels (Speaker Boxes/Ordering Systems)

1.		Environmental impacts of the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a less than significant level by the following measures:	
2.		Noise from the speaker box shall be inaudible beyond the property line.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		A bus-stop like shelter shall be constructed along the driveway line, approximately 20-feet in length to act as a barrier to sound from the outside ordering system drifting into the nearby residential areas. The design of the shelter shall be to the satisfaction of the decision maker.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XIII-20. Relocation

1.		Environmental impacts may result from project implementation due to relocation of families. However, these potential impacts will be mitigated to a less than significant level by the following measure:	
2.		Relocation Plan. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XIII-30. Tenant Displacement

1.		Impacts to the existing tenant population will result from project implementation due to the displacement of families. However, these potential impacts will be mitigated to a less than significant level through the following:	
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2.	(Apartment Demolition) Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.	????
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XIV-10. Public Services (Fire)

1.	Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:	
2.	The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XIV-20. Public Services (Police- Demolition/Construction Sites)

1.	Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
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XIV-30. Public Services (Police)

1.	Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:	
2.	The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department Contact the Community Relations Division, located at 100 W 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XIV-70. Public Services (Street Improvements Not Required By DOT)

1.	Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a less than significant level by the following measure:	
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2.		The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
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XIV-80. Construction Damage Bond

1.		A cash bond or security ("Bond") shall be posted in accordance with terms, specifications, and conditions to the satisfaction of the Bureau of Engineering and shall remain in full force and effect to guarantee that any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, is properly repaired by the applicant	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
2.		Prior to the issuance of a Certificate of Occupancy, any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVI-10. Increased Vehicle Trips/Congestion

1.		An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less than significant level by the following measure:	
2.		Implementing measure(s) detailed in said Department's communication to the Planning Department dated and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVII-10. Utilities (Local Water Supplies- Landscaping)

1.		Environmental impacts may result from project implementation due to the cumulative increase in demand in the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:	
2.		The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season}.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

3.		In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:	
4.		Weather-based irrigation controller with rain shutoff	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
5.		Matched precipitation (flow) rates for sprinkler heads	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
6.		Drip/microspray/subsurface irrigation where appropriate	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
7.		Minimum irrigation system distribution uniformity of 75 percent	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
8.		Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
9.		Use of landscape contouring to minimize precipitation runoff	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
10.		A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVII-20. Utilities (Local Water Supplies -All New Construction)

1.		Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:	
2.		If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.		Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.		Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
5.		A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
6.		A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
7.		Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVII-40. Utilities (Local Water Supplies - New Residential)

1.		Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:	
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2.	Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.	Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.	Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVII-90. Utilities (Solid Waste Recycling)

1.	Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:	
2.	(Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.	(Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
4.	(Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

XVII-100. Utilities (Solid Waste Disposal)

1.	All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
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XVIII-10. Cumulative Impacts

1.	There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level though compliance with the above mitigation measures.	
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**City of Los Angeles
CONDITIONAL USE, FENCE HEIGHT
1019-1059 South La Cienega Boulevard and 1036-1046 South Corning Street
Wilshire Planning Area**

upon the following additional terms and conditions:

1.	All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
2.	The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
3.	The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.	Compliant where applicable
4.	All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.	Compliant
5.	A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

6.	The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
7.	This approval is tied to Mitigated Negative Declaration No. ENV 2011-1535-MND. The applicant shall comply with the mitigation measure(s) identified in that case, as modified by this action.	Compliant
8.	Granted herein is the continued use of an existing 56,164 square foot synagogue building, a 42,250 square foot school building, and two temporary portable/modular structures located at 1039 South La Cienega Boulevard to be used during the phasing of the project with 96 parking spaces all in the C2-1-0 zone; and expansion of accessory school uses for the addition of a new 33,628 square-foot Early Childhood Center (EGG) building (including the basement floor area), a 2,600 square foot of ministry services office, and 27 parking spaces in a subterranean garage in the [Q]R3-1-0 Zone; and. A maximum of 10 classrooms shall be permitted in the new EGG Building.	Compliant, where applicable
9.	The maximum number of children shall not exceed 175 pre-school age children in the EGG Building located in the [Q]R3-1 Zone.	Compliant
10.	The pre-school/EGG hours of operations are Monday to Thursday, 8:00 a.m. to 4:00 p.m., Friday 8:00 a.m. to 3:00 pm. The synagogue operates a Religious School on Sundays from 9:00 a.m. to 12:00 p.m. and Tuesday from 4:00 pm to 6:00pm.	Compliant
11.	The grant herein authorizes a minimum 5-foot setback along the north and south side property lines for the new EGG Building located.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
12.	A maximum 8-foot high fence shall be permitted along the front property line (west) and on the side property lines (north and south) within the required front yard on the portion of the site zoned [Q]R3-1-0 along Corning Avenue.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
13.	All parents/guardians transporting children to and from the subject facility shall be instructed to load/unload children in accordance with a child drop-off/pick-up plan on La Cienega Boulevard as approved by the Departments of Transportation and City Planning.	????
14.	A minimum of 123 parking spaces shall be provided, as shown on Site Plan (Exhibit "A") to the satisfaction of the Department of Building and Safety.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.

15.	No loudspeaker shall be installed or used in the playground or any open areas of the subject facility, nor shall any recorded or radio music be used in conjunction with any outdoor activities of the children.	Compliant
16.	All open areas not used for buildings, driveways, parking areas, walk, or outdoor playing areas shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, to the satisfaction of the Department of City Planning.	Compliant
17.	Any proposed sign shall comply with Section 12.21-A of the Los Angeles Municipal Code.	Compliant
18.	The owners shall maintain the subject property clean and free of debris and rubbish.	Compliant
19.	Any expansion of the subject pre-school facility in the [Q]R3-1 Zone is prohibited and shall require a review and authorization by the Department of City Planning	Compliant
20.	Prior to the issuance of a building permit, if warranted, based upon a noise study prepared by an acoustic engineer and approved by the City Planning Department, the applicant shall construct walls along the side property lines and an 8-foot high fence with foliage at the front property line to mitigate noise impacts.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
21.	A solid wall shall be erected along the subject site's southerly and northerly property lines that abut existing residences. The applicant shall consult with the abutting property owners directly affected by the proposed wall to discuss wall height, wall materials, and wall design prior to any submittal of elevation plans. Within 90 days of the effective date of this action, elevation plans for said walls shall be submitted to the Council Office for review and input by the community. Said walls shall be completed prior to the initiation of any construction or remodeling work.	????
22.	At any time during the period of this grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the applicant to file for a plan approval application together with the associated fees, to hold a public hearing to review the applicant's compliance with and the effectiveness of the conditions of the grant. The applicant shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.	Compliant
23.	Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.	Project has not been built so there is no impact to adjacent neighbor. Current condition is considered less and does not warrant implementation of mitigation measure.
24.	Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.	Compliant - ????

Observance of conditions -time limit- lapse of privileges -time extension

1.		All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.	Compliant
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