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

LEAD CITY AGENCY	COUNCIL DISTRICT
LOS ANGELES CITY PLANNING DEPARTMENT	AJI
PROJECT TITLE Hillside Area Definition Amendment	CASE NO. CPC-2008-4683-CA ENV-2008-4684-ND

#### PROJECT LOCATION

Citywide excluding Non-Hillside Areas and the Coastal Zone.

#### PROJECT DESCRIPTION

NO DEVELOPMENT PROJECT. An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map (as shown on Exhibit A).

#### NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

#### FINDING:

The <u>City Planning Department</u> of the City of Los Angeles has proposed that a negative declaration be adopted for this project.

The Initial Study indicates that no significant impacts are apparent which might result from the project's implementation.

This action is based on the project description above.

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE City Planner	TELEPHONE NUMBER (213) 978-1243
Erick Lopez ADDRESS	SIGNATURE (Official)	DATE
200 N. Spring Street, Room 621 Los Angeles, CA 90012	1	March 13, 2009

#### CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK ROOM 615, CITY HALL LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT **INITIAL STUDY** AND CHECKLIST

(Article IV - City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT		DATE
City of Los Angeles, Department of City Planning	All		March 13, 2009
RESPONSIBLE AGENCIES			
City of Los Angeles, Department of Building & Safety City of Los Angeles, City Attorney's Office			
PROJECT TITLE/NO.		CASE NO.	
Hillside Area Definition Amendment		CPC-2008-4 ENV-2008-4	
PREVIOUS ACTIONS CASE NO.	previou  " DOES N	s actions.	cant changes from

#### PROJECT DESCRIPTION:

NO DEVELOPMENT PROJECT. An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map (as shown on Exhibit A).

#### **ENVIRONMENTAL SETTING:**

The proposed project boundaries include properties throughout the City of Los Angeles that are currently designated as Hillside Area, per Section 12.03 of the LAMC, and are true hillside. The topography ranges from gentle slopes to extreme slopes which exceed a grade of 100%. The current Hillside Area boundaries (as shown on Exhibit B) also includes properties which are flat between (roughly 0% to 15%) and not located on or surrounded by actual hills, but that designation will be removed as part of the proposed project (as shown on Exhibit C). The land uses in the City's hillside neighborhoods are primarily single-family residential in nature, but does include some multi-family residential and commercial uses, the streets of which vary in their improvements from none to fully improved.

#### **PROJECT LOCATION**

Citywide excluding Non-Hillside Areas and the Coastal Zone.

PLANNING DISTRICT All Community Plan Areas		STATUS:  PRELIMINARY PROPOSED  ADOPTED
		date
EXISTING ZONING	MAX. DENSITY ZONING	DOES CONFORM TO
PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	DOES NOT CONFORM TO PLAN NO DISTRICT PLAN
SURROUNDING LAND USES	PROJECT DENSITY	
DECLARATION will be prepared  I find that although the proposed significant effect in this case bed proponent. A MITIGATED NEGAT	COULD NOT have a significant effective project could have a significant effective revisions on the project have a significant effective project have a significant effective project project have a significant effective project could have a significant effective project project have a significant effective project have a significant	ect on the environment, and a NEGATIVE ect on the environment, there will not be a been made by or agreed to by the project nament, and an ENVIRONMENTAL IMPACT
I find the proposed project MAY impact on the environment, but at to applicable legal standards, and	least one effect 1) has been adequate d 2) has been addressed by mitigat n ENVIRONMENTAL IMPACT REPO	or *potentially significant unless mitigated* ely analyzed in an earlier document pursuant ion measures based on earlier analysis as RT is required, but it must analyze only the
significant effects (a) have been a applicable standards, and (b) h	inalyzed adequately in an earlier EIR lave been avoided or mitigated pu	on the environment, because all potentially or NEGATIVE DECLARATION pursuant to rsuant to that earlier EIR or NEGATIVE nposed upon the proposed project, nothing
24	City Planner	
SIGNATURE	TITLE	

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 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 that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- " Aesthetics " Hazards & Hazardous Materials " Public Services
- " Agricultural Resources " Hydrology/Water Quality " Recreation
- Air Quality
   Land Use/Planning
   Transportation/Traffic
- Biological Resources
   Mineral Resources
   Utilities/Service Systems
- Cultural Resources
  Mandatory Findings of Significance
- Geology/Soils 

  Population/Housing 
  There are no environmental factors affected by this project

factors affected by this project involving a "Potentially Significant Impact"

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

## **K** BACKGROUND

PROPONENT NAME	PHONE NUMBER
City of Los Angeles, Department of City Planning	(213) 978-1243

#### **PROPONENT ADDRESS**

200 N. Spring Street, Room 621 Los Angeles, CA 90012-4801

AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
Department of City Planning	3/13/2009

#### PROPOSAL NAME (If Applicable)

Hillside Area Definition Amendment

## K

#### **ENVIRONMENTAL IMPACTS**

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS. Would the project:				
a.	Have a substantial adverse effect on a scenic vista?	11	11	U	11

#### Response:

#### Hillside Area Definition Amendment

Although there are many vantage points, scenic corridors and vistas located throughout the City's hillside neighborhoods, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being. Therefore the proposed Code Amendment is not expected to have a substantial adverse effect on the City's scenic vistas.

Moreover, individual projects which have the potential to have an adverse effect on known scenic vistas on properties within the proposed boundaries will be reviewed pursuant to CEQA standards when appropriate.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater). Therefore, the removal of the Hillside Area designation is not expected to have any adverse effects on scenic vistas.

The properties zoned single-family residential which will no longer be designated hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. Those provisions were established in order to create a better scale for single-family development throughout the City of Los Angeles. In addition, the allowable height and number of stories for properties will not increase as a result of the proposed Code Amendment, and therefore views will not be affected.

#### Mitigation:

#### None.

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?

#### Response:

#### Hillside Area Definition Amendment

Although there are many scenic resources located throughout the City's hillside neighborhoods, the subject

11

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any scenic highway designations, nor does it change the regulations related to historic preservation or other overlays protecting scenic resources which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore will not have a substantial adverse effect on the City's scenic vistas.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

Moreover, individual projects that have the potential to damage known scenic resources on properties within the proposed boundaries will be reviewed pursuant to CEQA standards when appropriate.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater). Therefore, the proposed Code Amendment is not expected to result in substantial damage to any known scenic resources.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. Those provisions were established in order to create a better scale for single-family development throughout the City of Los Angeles. In addition, the allowable height and number of stories for properties will not increase as a result of the proposed Code Amendment, and therefore views will not be affected.

#### Mitigation:

None.

c. Substantially degrade the existing visual character or quality of the site and its surroundings? 11

11

U

11

#### Response:

#### Hillside Area Definition Amendment

The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being. Therefore the proposed Code Amendment is not expected to substantially degrade the existing visual character of any of the properties for which this designation will continue to apply or any of their surrounding neighborhoods.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater). Therefore, the removal of the Hillside Area designation is not expected to have any adverse effects that would substantially degrade the existing visual character or quality of the properties and neighborhoods losing the Hillside Area designation.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. Those provisions were established in order to create a better scale for single-family development

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

throughout the City of Los Angeles. As a result, this action is expected to improve the visual quality of these properties and neighborhoods.

#### Mitigation:

None.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? 11

11

U

11

#### Response:

#### Hillside Area Definition Amendment

The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied based on their hillside designation. Therefore the proposed Code Amendment is not expected to create new sources of substantial light or glare.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater). Therefore, the removal of the Hillside Area designation is not expected to have any adverse effects that would substantially degrade the existing visual character or quality of the properties and neighborhoods losing the Hillside Area designation.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. Those provisions establish more appropriate Floor Area Ratios which result in development which is more in scale with existing neighborhoods. As a result, this action is expected to potentially reduce new sources of light or glare.

#### Mitigation:

Potentially Potentially Significant Less Than Significant Unless Mitigation Significant Impact Incorporated Impact No Impact 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, 11 11 11 U 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 nonagricultural use?

#### Response:

The proposed Ordinance does not involve any Zone Changes, and any existing land zoned for agriculture will remain that way. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied based on their hillside designation. Therefore the proposed Code Amendment will not convert Prime or Unique Farmland or Farmland of Statewide Importance.

#### Mitigation:

None.

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

#### Response:

The proposed Ordinance does not involve any Zone Changes, and any existing land zoned for agriculture will remain that way. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied based on their hillside designation. Therefore the proposed Code Amendment will not result in the loss of any existing agriculturally-zoned land or valid Williamson Act Contracts.

#### Mitigation:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	11	11	11	U

The proposed Ordinance does not involve any Zone Changes, and any existing land zoned for agriculture will remain that way. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied based on their hillside designation. Therefore the proposed Code Amendment will not result in the loss of any existing agriculturally-zoned land.

#### Mitigation:

None.

- 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 result in:
- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?

# " " U

#### Response:

The proposed Code Amendment does not alter the density or intensity of uses of the affected properties and therefore will not conflict or interfere with the implementation of the Air Quality Management Plan (AQMP) developed by SCAQMD and the Southern California Association of Governments (SCAG), or the existing Congestion Management Plan. The Ordinance is not proposing to change construction activity; therefore, construction-related air quality impacts are not expected to go above current levels as a result of the proposed Code Amendment.

New development is considered consistent with the AQMP if it does not exceed the population, housing and employment assumptions that were used in the development of the AQMP. The 2007 AQMP incorporates, in part, SCAG's 2004 Regional Transportation Plan (RTP) socioeconomic forecast projections of regional population and employment growth. The 2004 RTP is based on growth assumptions through 2030 developed by each of the cities and counties in the SCAG region. The proposed Code Amendment does not require a general plan amendment, and as such, new development would be consistent with population projections completed by the City. Therefore, new development is considered to be consistent with growth assumptions included in the AQMP.

Moreover, individual projects on properties within the proposed boundaries that have the potential to conflict with or obstruct implementation of the Air Quality Management Plan (AQMP) developed by SCAQMD and the Southern California Association of Governments (SCAG), or the existing Congestion Management Plan will be reviewed pursuant to CEQA standards when appropriate.

#### Mitigation:

U

		Potentially Significant Impact	Potentially Significant Unless 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?	11	"	11	U

#### Response:

The proposed Code Amendment does not alter the density or intensity of uses of the affected properties and therefore will not result in the direct violation of existing air quality standards or contribute substantially to any existing or projected air quality violation. The Ordinance is not proposing to change construction activity; therefore, construction-related air quality impacts are not expected to go above current levels as a result of the proposed Code Amendment.

Moreover, individual projects on properties within the proposed boundaries that have the potential to violate air quality standards or contribute substantially to an existing or projected air quality violation will be reviewed pursuant to CEQA standards when appropriate.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment does not alter the density or intensity of uses of the affected properties and therefore will not conflict or interfere with the implementation of the Air Quality Management Plan (AQMP) developed by SCAQMD and the Southern California Association of Governments (SCAG), or the existing Congestion Management Plan. The Ordinance is not proposing to change construction activity; therefore, approval of the proposed changes is unlikely to result in a considerable net increase in criteria pollutants.

According to the SCAQMD's CEQA Air Quality Handbook, projects that are consistent with the AQMP performance standards and the emission reduction targets should be considered cumulatively less than significant unless there is other pertinent information to the contrary. The AQMP is based on SCAG projections, which are based on the General Plan land use designations. Therefore, new development which is consistent with the General Plan is considered to have less than significant cumulative regional air quality impacts, and would not add emissions to the South Coast Air Basin that have not already been accounted for in the approved AQMP. Because the proposed project involves no new regional air quality impacts, regional air quality impacts related to the development of new projects would be less than significant. As such, cumulative impacts would be less than significant.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and as a result the scope of construction activity could potentially lessen cumulative construction impacts.

Moreover, individual projects on properties within the proposed boundaries that have the potential to conflict with or obstruct implementation of the Air Quality Management Plan (AQMP) developed by SCAQMD and the Southern California Association of Governments (SCAG), or the existing Congestion Management Plan will be reviewed pursuant to CEQA standards when appropriate.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d.	Expose sensitive receptors to substantial pollutant concentrations?	11	11	11	U

The proposed Code Amendment does not involve any Zone Changes, does not alter the density or intensity of uses of the affected properties, and does not propose any changes in construction activity; therefore, approval of the changes will not directly result in an increased exposure of sensitive receptors to substantial pollutant concentrations. The Ordinance is not proposing to change construction activity; therefore, approval of the proposed changes is unlikely to result in a significant net increase in criteria pollutants.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and as a result the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance is unlikely to directly or indirectly expose sensitive receptors to substantial pollutant concentrations.

#### Mitigation:

None.

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

#### Response:

The proposed Code Amendment does not involve any Zone Changes, does not alter the density or intensity of uses of the affected properties, and does not propose any changes in construction activity; therefore, approval of the changes will not directly result in the creation of objectionable odors affecting a substantial number of people. The Ordinance is not proposing to change construction activity; therefore, approval of the proposed changes is unlikely to result in a significant net increase in criteria pollutants.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and as a result the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance is unlikely to directly or indirectly create new sources of objectionable odors affecting a substantial number of people.

#### Mitigation:

Potentially Significant Less Than Potentially Significant Unless Mitigation Significant Impact Incorporated Impact No Impact IV. BIOLOGICAL RESOURCES. Would the project: a. Have a substantial adverse effect, either 11 11 11 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?

#### Response:

#### Hillside Area Definition Amendment

Although there are natural habitats located throughout the City's hillside neighborhoods, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any habitat preservation or other overlays protecting natural resources which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to result in any direct or indirect adverse impacts to any candidate, sensitive, or special-status species recognized by the California Department of Fish and Game or U.S. Fish and Wildlife Service through habitat modification.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

Moreover, individual projects that are within, or in the proximity of a designated Significant Ecological Area (SEA) will be reviewed pursuant to CEQA standards when appropriate.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater), and are also not likely to contain protected habitat areas. Therefore, the removal of the hillside designation is not expected to result in a direct substantial adverse effect on any protected species.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and as a result the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance could reduce the likelihood of having a substantial adverse effect on any protected species.

#### Mitigation:

	Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	a	11	U	11

Potentially

#### Response:

#### Hillside Area Definition Amendment

Although there are riparian habitats or other sensitive natural communities located throughout the City's hillside neighborhoods, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any habitat preservation or other overlays protecting natural resources which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to have a substantial adverse effect on any riparian habitat or sensitive natural community recognized by the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The City's hillside regulations do not contain any habitat conservation policies, and only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

Moreover, individual projects that are within, or in the proximity of any known riparian habitat or sensitive natural community will be reviewed pursuant to CEQA standards when appropriate.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater), and are also not likely to contain protected habitat areas. Therefore, the removal of the hillside designation is not expected to result in a direct substantial adverse effect on any known riparian habitats or other sensitive natural communities.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and ultimately the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance could reduce the likelihood of having a substantial adverse effect on any protected habitat areas.

#### Mitigation:

#### None.

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?

## , " u "

#### Response:

The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any regulations protecting coastal resources and wetlands which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

expected to have a substantial adverse effect on any federally protected wetlands as defined by "Waters of the US" as defined in Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. The proposed Code Amendment will not result in any new activities that would create additional direct discharge into surface water bodies.

Moreover, individual projects will be evaluated for proximity to "Waters of the US" as defined in Section 404 of the Clean Water Act and pursuant to CEQA standards when appropriate.

#### Mitigation:

None.

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? 11

11

U

11

#### Response:

Although there are riparian habitats or wildlife corridors located throughout the City's hillside neighborhoods, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any habitat preservation or other overlays protecting natural resources or wildlife corridors which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to have a substantial adverse effect on 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.

Moreover, individual projects that are within, or in the proximity of a designated Significant Ecological Area (SEA) will be reviewed pursuant to CEQA standards when appropriate.

#### Mitigation:

None.

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)?

11

11

U

11

#### Response:

The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any local policies or ordinance protecting biological resources, such as the preservation, relocation and replacement of protected trees pursuant to Articles 2 and 7 of Chapter 1 and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code and the Protected Tree Ordinance which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to have a substantial adverse effect on 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.

Moreover, individual projects that are within, or in the proximity of a designated Significant Ecological Area (SEA), or which have protected trees located on the site will be reviewed pursuant to the Municipal Code as well as CEQA standards when appropriate.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
No	one.				
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?	11	11	U	11

The subject Ordinance will not result in a change in zone or density, and is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to have a substantial adverse effect on any approved local, regional, or state habitat conservation plans.

Moreover, individual projects that are within, or in the proximity to known habitat conservation plans will be reviewed pursuant to the Municipal Code, plans, as well as CEQA standards when appropriate.

#### Mitigation:

None.

- V. CULTURAL RESOURCES. Would the project:
- Cause a substantial adverse change in significance of a historical resource as defined in State CEQA '15064.5?

### 11

11



11

#### Response:

Although there are historic resources located throughout the City's hillside neighborhoods, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to historic preservation which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore is not expected to have a substantial adverse effect on the preservation of the City's historic resources.

Moreover, individual projects that involve historic monuments or within a designated Historic Preservation Overlay Zone (HPOZ) and will be reviewed pursuant to the Secretary of the Interior's standards for Historical Resources as approved by the Cultural Heritage Commission prior to Planning Department sign-off as well as CEQA standards when appropriate.

#### Mitigation:

None.

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



11

U

11

#### Response:

The proposed Code Amendment does not change the existing density or change to permitted uses and therefore, it is not expected to have any impacts on archaeological resources.

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

Moreover, individual projects that the potential to have a substantial adverse change in significance of archaeological resources and will be reviewed pursuant to Sections 21083.2 and 21084.1 of the California Public Resources Code as well as CEQA standards when appropriate.

#### Mitigation:

None.

 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? 11

11

U

11

#### Response:

The proposed Code Amendment does not change the existing density or change to permitted uses and therefore, it is not expected to have any impacts on unique paleontological resources/sites or geologic features.

Moreover, individual projects that the potential to directly or indirectly destroy a unique paleontological resource/site or geologic feature will be reviewed pursuant to Sections 21083.2 and 21084.1 of the California Public Resources Code as well as CEQA standards when appropriate.

#### Mitigation:

None.

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

11

11

U

11

#### Response:

The proposed Code Amendment does not change the existing density or change to permitted uses and therefore, it is not expected to result in an increased likelihood of disturbing any human remains, including those interred outside of formal cemeteries.

Moreover, individual projects that the potential to disturb any human remains or burial sites will be reviewed pursuant to Section 7050.5 of the Health and Safety code, Section 5097.94 and Section 5097.98 of the California Public Resources Code, as well as CEQA standards when appropriate.

#### Mitigation:

Potentially Less Than Potentially Significant Significant Unless Mitigation Significant Impact Incorporated Impact No Impact VI. GEOLOGY AND SOILS. Would the project: a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Rupture of a known earthquake fault, as 11 11 11 delineated on the most recent Alguist-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.

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to the existing density, and therefore will not expose people or structures to additional potential substantial adverse effects, including the risk of loss, injury or death. Individual projects may potentially fall within existing Alquist-Priolo Earthquake Fault Zoning Areas, but the Ordinance is not expected to result in an increase in the amount of development near existing fault lines.

Additionally, due to the intense seismic environment of Southern California, there is always a potential for blind trust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety.

#### Mitigation:

None.

ii. Strong seismic ground shaking?

#### Response:

The proposed Code Amendment does not involve and zone changes or changes to the existing density, and therefore will not expose people or structures to additional substantial adverse effects, including the risk of loss, injury or death involving seismic ground shaking. However, the Ordinance is not expected to result in an increase in the amount of development near existing fault lines.

It is important to note that any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving the rupture of a known and/or unknown earthquake faults or strong seismic ground shaking. The majority of Southern California is within Seismic Zone 4, the highest hazard zone, and is, therefore, susceptible to strong ground shaking and associated seismic hazards. Numerous regional and local faults are capable of producing severe earthquakes of magnitude 6.0 or greater.

Construction in the City of Los Angeles is regulated by the California Building Code (CBC). New development would be required to comply with the seismic safety requirements in the CBC, which provides regulations for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ext	ent practicable with current engineering practices.				
Mit	igation:				
No	ne.				
iii.	Seismic-related ground failure, including liquefaction?	11	11	U	11

The Ordinance will not expose additional people or structures to the adverse affects of seismic-related ground failure. However, any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving the rupture of a known and unknown earthquake faults or seismic-related ground failure (including the effects of liquefaction). Although some existing properties are located within mapped liquefaction zones, projects within these areas will be reviewed individually and will be required to meet the existing levels of safety.

A significant impact would occur if new development is located in an area that is identified as having risk of liquefaction and associated ground failure. Liquefaction is described as a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in soils lacking cohesion. As a result, the soils may acquire a high degree of mobility, which can lead to lateral spreading, consolidation and settlement of loose sediments, ground oscillations, flow failure, loss of bearing strength, ground fissuring, and sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soils as excess pore water escapes. Some of the factors that significantly affect liquefaction include groundwater level and soil type. Liquefaction potential has been found to be the greatest where the ground water level is shallow, and loose, fine sands are present.

As is already mandatory by the Municipal Code, a Geotechnical Investigation Report will be required for each development proposed to determine whether liquefaction is considered a hazard to the project. Furthermore, new development will be required to comply with the requirements of the CBC, the City of Los Angeles Municipal Code, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, Los Angeles Department of Building and Safety, and the Department of Public Works according to their applicable codes and specifications regarding seismic considerations, which would be enforced through plan review and inspections during construction. Compliance with these requirements would provide an acceptable level of safety and substantially lessen the effects of seismic-related ground failures to less than significant levels.

#### Mitigation:

None.

iv. Landslides?

#### Response:

According to the Seismic Hazards Map, the proposed project area does contain properties that are within a landslide zone, therefore there is a possibility that people or structures may be exposed to potential substantial adverse effects, including the risk of loss, injury or death involving landslides. A significant impact may occur if new development is located in a hillside area with soils conditions that would suggest a high potential for slope failure. However, a Geotechnical Investigation Report is currently required for proposed projects on individual lots in order to establish whether there is evidence of geologic instability during reconnaissance, and a review of geologic maps to indicate whether there are any known landslides within or immediately adjacent to new development. If a property is within a landslide zone, the project will be required to meet a minimum level of safety in order to obtain a building permit and will be required to comply with the requirements of the CBC, the City of Los Angeles Municipal Code, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, Los Angeles Department of Building and Safety, and the Department of Public Works

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

according to their applicable codes and specifications regarding seismic considerations for all new development within the City, which would be enforced through plan review and inspections during construction. Compliance with the recommendations contained in the Geotechnical Investigation Report would provide an acceptable level of safety and stability and substantially lessen the effects of seismic-related ground failures to less than significant levels

#### Mitigation:

None.

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

11

11

U

11

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to the existing density, and therefore is not expected to result in increased soil erosion or the further loss of topsoil. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development, including grading and drainage currently in place and only changes where they are not applied.

A significant impact may occur if new development exposes large areas to the erosional effects of wind or water for an extended period of time. Erosion could occur during the grading and excavation phase of new development. However, all grading and excavation activities would require grading permits from the City of Los Angeles Department of Building and Safety, which would be conditioned to include requirements and Best Management Practices (BMPs) designed to limit the potential erosion impacts to acceptable levels. BMPs include scheduling excavation and grading activities during dry weather, as feasible, and covering stockpiles of excavated soils with tarps or plastic sheeting to help reduce soil erosion due to grading and excavation activities. Additionally, grading approval letters issued by the Los Angeles Department of Building and Safety's Grading Division will include additional erosion control mitigation measures. By using these tools and practices and grading requirements, less than significant impacts would occur related to erosion or loss of top soil.

#### Mitigation:

None.

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? 11

11

U

11

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to the existing density, and therefore is not expected to result in increased likelihood of locating development on geologic units or soil that is unstable, or that would become unstable as a result of individual development projects, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

According to the Seismic Hazards Map of Los Angeles Quadrangle, the proposed project area does contain properties that are located on soil that is unstable which may be subject to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore there is a possibility that individual project might expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving the failure of unstable soil.

A significant impact may occur if new development is built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life or property. However, a Geotechnical Investigation Report is currently required for each proposed development project in

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

areas prone to these geologically instability to determine whether the development of an individual property will result in the failure of unstable soil. New development would be constructed on deepened foundation systems consisting of friction piles and grade beams supported by underlying bedrock when deemed necessary by the Los Angeles Department of Building and Safety. The Los Angeles Department of Building and Safety will review the Geotechnical Investigation Report prepared for each new development and deem whether the report is acceptable provided certain conditions are complied with during site development. New development would comply with the requirements of the CBC, the City of Los Angeles Municipal Code, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department and the Department of Public Works according to their applicable codes and specifications.

#### Mitigation:

None.

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? 11

11

U

11

#### Response:

The proposed Code Amendment would not increase the potential amount of development or further aggravate existing conditions in areas with expansive soil. A significant impact may occur if new development is built on expansive soils without proper site preparation or design features to provide adequate foundations for projects buildings, thus, posing a hazard to life or property. Expansive soils may exist on some parcels in the project area. However, the Geological Investigation Report prepared for proposed development on individual lots will include design recommendations for the foundations, slabs on grade, and the retaining walls to mitigate these conditions. As discussed previously, the Los Angeles Department of Building and Safety Building will review the Geotechnical Investigation Report and deem whether the report is acceptable provided certain conditions are complied with during site development. New development would be required to comply with the CBC, the Los Angeles Municipal Code, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, the Los Angeles Department of Building and Safety Building, and the Department of Public Works according to their applicable codes and specifications.

#### Mitigation:

None.

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

11

11

U

11

#### Response:

The proposed Code Amendment does not propose any zone changes or increases in density, and does not interfere with the City's existing sewer system. The project area is served by the City of Los Angeles wastewater disposal system. New development's wastewater disposal system would tie into the existing sewerlines or where identified to be located by the Bureau of Engineering. Septic tanks and other alternative wastewater disposal systems may be required or necessary for new development as deemed by, and to the satisfaction of, the Bureau of Engineering.

#### Mitigation:

Potentially Potentially Significant Less Than Significant Unless Mitigation Significant Impact Incorporated Impact No Impact VII. HAZARDS AND HAZARDOUS **MATERIALS.** Would the project: a. Create a significant hazard to the public or 11 11 11 U the environment through the routine transport, use, or disposal of hazardous materials?

#### Response:

The proposed Code Amendment will not change the permitted land uses for the affected properties from the existing zoning and density. Therefore, the Ordinance would not increase the potential for the routine transport, use, or disposal of hazardous materials as part of its routine operations.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment will not change the permitted land uses for the affected properties from the existing zoning and density. Therefore, the Ordinance would not increase the potential of creating significant hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

#### Mitigation:

None.

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

*" " "* 

#### Response:

Although there are schools located throughout the City's hillside neighborhoods, the proposed Code Amendment will not change the permitted land uses for the affected properties from the existing zoning and density. Therefore, the Ordinance would not increase the potential of allowing uses that could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

#### Mitigation:

		Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	11	11	11	U

The proposed Code Amendment will not change the permitted land uses for the affected properties from the existing zoning and density, and is not proposing a specific project located on a site which is included on a list of hazardous materials sites and result in a significant hazard to the public or the environment. Any individual project proposing development on a site included on a list of hazardous sites will be reviewed pursuant to CEQA standards when appropriate.

#### Mitigation:

None.

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?

# " " U

#### Response:

The proposed project area is not located within two miles of any airport plan boundary or any public airport without an adopted plan; therefore, the proposed Code Amendment would not result in a safety hazard for people residing or working within the affected area. More over, new development within the proposed project area is not expected to pose a hazard to approaching airplanes and, thus, no hazard to the residents or workers would occur.

#### Mitigation:

None.

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?



#### Response:

The proposed project area is not located within the vicinity of any private airstrips; therefore, the proposed Code Amendment would not result in a safety hazard for people residing or working within the affected area. More over, new development within the proposed project area is not expected to pose a hazard to approaching airplanes and, thus, no hazard to the residents or workers would occur.

#### Mitigation:

		Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	II	11	U	11

Detentially

#### Response:

The proposed zone change will not change the permitted land uses for the affected properties from the existing residential designation and zoning, and would not increase or decrease the density (number of residential units permitted) within the proposed project area. The development of each individual property is not expected to require any new emergency response plans and emergency evacuation plans specifying the appropriate actions to be undertaken with regard to emergency situations such as warning systems, evacuation plans/procedures, and emergency action plans. Therefore, the approval of the Code Amendment would not impair implementation of, or physically interfere with any emergency response or evacuation plan.

Furthermore, any new development will still be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department, in addition to the requirements in the Hillside Ordinance when applicable, which is intended to provide for safe vehicle access for public traffic and for basic access to any property by emergency vehicles in case of fire or any other emergency.

The properties which will be losing the Hillside Area designation are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater), and are also not likely to pose an impediments in emergency response times. Therefore, the removal of the hillside designation is not expected to impair the implementation of the City's emergency response and evacuation plans.

#### Mitigation:

None.

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?

#### Response:

The proposed project area contains a significant number of parcels that are located within a Very High Fire Hazard Severity Zone and a Fire Brush Clearance Zone. These zones establish regulations for individual projects that ensure that any new development does not expose people and/or structures to a significant loss, injury, or death involving wildland fires, and future individual projects will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. The proposed Code Amendment does not increase the density in the project area beyond what is currently allowed and would therefore not expose additional people or structures to a significant risk of loss, injury or death a result of wildland fires.

A significant impact may occur if new development is located in proximity to wildland areas and poses fire hazard, which could affect persons or structures in the area in the event of a fire. New development is subject to the site plan review requirements of the City of Los Angeles Fire Department that will ensure that all access roads, driveways and parking areas will remain accessible to emergency service vehicles. In addition, all construction plans must adhere to Fire and Safety Guidelines for access to emergency services, which will require approval prior to construction. Compliance with applicable requirements regarding the building plans and site access is expected to reduce impacts related to wildland fires to a less than significant level.

#### Mitigation:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII.HYDROLOGY AND WATER QUALITY. Would the proposal result in:				
Violate any water quality standards or waste discharge requirements?	11	11	11	U

The proposed Code Amendment does not propose any activities that would discharge directly into surface water bodies, and will not change the permitted land uses for the affected properties from the existing zoning, and would not increase or decrease the density (number of residential units permitted) within the proposed project area. Therefore the development of each individual property is not expected to increase the amount of discharge beyond a level that has already been accounted for as a direct result of the proposal.

The development of individual properties may result in water runoff that may contain some pollutants common to urban areas, especially those related to automobiles, and may be carried into the storm drains and discharged into the storm water runoff control system; these include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes. However, each project will be required to comply with all discharge regulations of the Regional Water Quality Control Board (RWQCB) The construction phase of a new development may also result in erosion and runoff. However, project construction and operations would be required to comply with applicable federal, State, and local regulations, as well as code and permit provisions in order to prevent violation of water quality standards or water discharge requirements. Such regulations include the City of Los Angeles Municipal Code (Chapter IX, Division 70), the National Pollutant Discharge Elimination System (NPDES) regulations, and grading permits from the City of Los Angeles Department of Building and Safety.

#### Mitigation:

None.

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 preexisting nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

## 11 11 11

#### Response:

#### Hillside Area Definition Amendment

The proposed Code Amendment is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any lot coverage limitations which are currently in place and will not change the permitted land uses for the affected properties from the existing zoning, or increase the density within the proposed project area and would not directly result in an increased demand for groundwater supplies. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore it is not expected to substantially deplete groundwater recharge.

The City's hillside regulations which include lot coverage limitations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

Individual projects will typically connect to the City's existing waterworks system and are not expected to make

U

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

additional substantial demands on the public water supplies. Future increases in demand for water in the City of Los Angeles are proposed to be met primarily by purchasing additional water from Municipal Water District (MWD). The Department of Water and Power reports that deficiencies in the ability of the water system to provide domestic water supply to Los Angeles in 2010 are not expected.

#### Hillside Area Designation Removal

The properties which will have the Hillside Area designation removed not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater). Therefore, the proposed Code Amendment is not expected to result in the depletion of, or prevent the recharge of groundwater.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and ultimately the scope of construction activity could potentially lessen amount and size of development. Therefore, the Ordinance could reduce groundwater recharge rates.

#### Mitigation:

None.

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?

## " " U

#### Response:

The proposed Code Amendment does not apply to a specific project site or area, and therefore the Ordinance will not directly impact any known natural and/or significant drainage features, such as streams or rivers. Individual projects will be evaluated for erosion control. Water runoff generated by such projects will be required to be carried into existing storm drains and discharged into the storm water runoff control.

Although individual projects may, over time, cause minor erosion or siltation on- or off-site, they are not expected to result in any substantial quantities. However, any potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures, as required by Ordinance Nos. 172,176 and 173,494 which specify Stormwater and Urban Runoff Pollution Control and require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants will be required to meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the City's standard mitigation measures (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).

#### Mitigation:

None.

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?

## " " L

#### Response:

The proposed Code Amendment is regulatory in nature and does not involve changes to existing land uses, therefore the Ordinance will not directly impact any known natural and/or significant drainage features, such as streams or rivers and therefore it is unlikely to result in the increase of surface runoff.

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

The proposed zone change will not increase the density within the proposed project area, and will not increase the amount of development to a level that would result in substantial alteration of existing drainage patterns beyond a level that has already been accounted for.

However, new construction on properties which are currently undeveloped could increase the amount of impervious surfaces, and would therefore have the potential to significantly alter the existing drainage pattern of a project site and thereby increase the amount of surface runoff and potentially result in flooding on- or off-site. As described above a comprehensive drainage system will be required for new development, and mitigation measures will be implemented to ensure that post stormwater runoff discharge rates will not result in increased potential for flooding. Therefore, development of individual properties could be mitigated in order to prevent significant increases in runoff volumes which would result in flooding on or off the project sites.

#### Mitigation:

None.

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?

11

11

11

U

#### Response:

The proposed Code Amendment is regulatory in nature and does not involve changes to existing land uses, therefore the Ordinance is not expected to create or contribute additional runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The proposed zone change will not increase the density within the proposed project area, and will not increase the amount of development to a level that would result in substantial additional sources of runoff and polluted runoff beyond a level that has already been accounted for.

A significant impact may occur if new development would increase the volume of storm water runoff to a level which exceeds the capacity of a storm drain system serving the project area. A project-related significant adverse effect would also occur if new development would substantially increase the probability that polluted runoff would reach the storm drain system.

As described above, a comprehensive drainage system would be designed for new development, and mitigation measures will be implemented to ensure that post development peak stormwater runoff discharge rates will not result in increased potential for downstream erosion. Stormwater would be directed towards the adjoining storm drainage systems, which is considered adequate to accommodate any additional runoff due to the increase in the amount of impervious surfaces on the various sites. Therefore, although new development would introduce impervious surfaces to the project area, runoff from the project sites is not anticipated to exceed the capacity of planned and existing stormwater drainage system. Furthermore, BMPs would be implemented during construction to reduce pollution in stormwater discharge to levels that comply with applicable water quality standards.

#### Mitigation:

None.

f. Otherwise substantially degrade water quality?

11

11

11

U

#### Response:

The proposed Code Amendment will not change the permitted land uses for the affected properties from the existing zoning designation, and would not increase or decrease the density (number of residential units permitted) within the proposed project area, and will not increase the amount of development to a level that would result in a

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

substantial degradation of water quality.

The development of individual properties may result in water runoff that may contain some pollutants common to urban areas, especially those related to automobiles, and may be carried into the storm drains and discharged into the stormwater runoff control; these include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes.

Construction activities have the potential to result in adverse effects on surface water quality as a result of soil erosion, subsequent siltation, and conveyance of other pollutants into the storm drains during construction. However, all grading and excavation activities would require grading permits from the City of Los Angeles Department of Building and Safety, which include requirements and BMPs designed to limit the potential erosion impacts to acceptable levels.

#### Mitigation:

None.

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? " " U

#### Response:

The proposed Code Amendment is regulatory in nature and does not involve changes to existing land uses, and therefore it will not direct the construction of housing to areas mapped on the federal Flood Hazard Boundary or Flood Insurance Rate Map.

#### Mitigation:

None.

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

11

11

11

U

#### Response:

The proposed Code Amendment does not involve rezoning of property or changes to existing land uses. It will not direct the construction of housing to areas mapped within a 100-year flood plain, Hazard Boundary or Flood Insurance Rate Map, and will therefore not impede or redirect flood flows.

#### Mitigation:

None.

i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam? 11

11

11

U

#### Response:

The proposed Code Amendment will not result in a zone change and therefore it is unlikely to direct the construction of housing to areas located near existing levees or dams, or additionally expose people to a significant risk of property loss or death. The Ordinance is regulatory in nature and affects the construction of structures in accordance with the requirements of the Municipal Code.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation:				
None.				
j. Inundation by seiche, tsunami, or mudflow?	11	11	11	U

The proposed Code Amendment does not involve any zone changes or changes to the existing density, and therefore is not expected to result in increased exposure of people or structures to inundation by seiche, tsunami, or mudflow. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the hillside regulations currently in place and only changes where they are not applied.

A significant impact may occur if new development is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically induced tidal phenomenon (i.e., seiche and tsunami) or if new development is located adjacent to a hillside area with soil conditions that would indicate potential susceptibility to mudslides or mudflows.

New construction on properties which are currently undeveloped could increase the amount of impervious surfaces, and would therefore have the potential to significantly alter the existing drainage patter of a project site and thereby increase the amount of surface runoff and potentially result in significant mudflows on- or off-site. More over, the proposed project area contains parcels that are located within a landslide zone, a comprehensive drainage system will be required for new development, and mitigation measures will be implemented to ensure that post stormwater runoff discharge rates will not result in increased potential for flooding or mudflows. Proposals for new development would be required to comply with the requirements of the Geotechnical Investigation Report, the CBC, the City of Los Angeles Municipal Code, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, the Los Angeles Department of Building and Safety, and the Department of Public Works' Standard Code specifications regarding seismic considerations for all new development within the City. Compliance with these requirements would be enforced through plan review and inspections during construction. Therefore, development of individual properties could be mitigated in order to prevent significant increases in runoff volumes which would increase the risk due to inundation by mudflow, thereby reducing impacts to a level of less than significant.

#### Mitigation:

None.

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

a. Physically divide an established community?

#### Response:

The proposed Code Amendment is regulatory in nature and does not involve any zone changes or changes to the existing density, and therefore approval of the Ordinance would not result in development or other improvements which would physically divide an established community.

#### Mitigation:

		Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	11	***************************************	<i>11</i>	U

Detentially

#### Response:

The proposed zone change will not change the permitted land uses for the affected properties from the existing land use designation and zoning. The proposed project area is located within the City of Los Angeles and, as such, is subject to planning guidelines and restrictions established by the City of Los Angeles General Plan. In addition, the project area is subject to the City of Los Angeles Municipal Code (LAMC), which includes the Planning and Zoning Codes as established by the City of Los Angeles Department of Planning. On a larger scale, the project area is located within the planning area of the Southern California Association of Governments (SCAG), which is a regional planning organization. The project area is located within the South Coast Air Basin (Basin) which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

#### **Local Plans**

Los Angeles Municipal Code. The effected properties would conform to the permitted uses and development standards of the existing zones because the proposed Code Amendment would not be changing the density or uses permitted by these zones. Therefore, new development would conform to the development standards set forth in the Los Angeles Municipal Code.

*Hillside Ordinance*. The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

The intent of the Hillside Ordinance is to provide for safe vehicle access for public traffic and for basic access to any property by emergency vehicles in case of fire or any other emergency. It is standard for the City to require street dedication and improvements as development occurs, which is an incremental way of ensuring a safe and adequate street system. Roadway improvements would include the installation of retaining walls, curbs, gutters, and a hammerhead turn around. Individual projects are required to comply with the City of Los Angeles Bureau of Engineering's requirements.

General Plan. The proposed Code Amendment does not involve any changes to the existing zones, densities, or land use designations throughout the City of Los Angeles and will remain consistent with the goals, objectives, and policies of the General Plan. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the hillside regulations currently in place and only changes where they are not applied.

#### **Regional Plans**

**SCAG Regional Comprehensive Plan and Guide**. The project area is located within the Southern California Association of Governments (SCAG) jurisdiction. SCAG is the regional planning organization with responsibility for reviewing the consistency of local plans, projects and programs with regional plans. SCAG has prepared a Regional Comprehensive Plan and Guide (RCPG) to serve as a framework to guide decision-making with respect to the growth and changes that can be anticipated in the planning horizons for each document. At the regional level, the goals, objectives and policies in the RCPG are used for measuring consistency of a project with the adopted plans. New development would adhere to RCPG policies because new development will remain consistent with the requirements of the existing General Plan land use designations and zone according to the General Plan and Zoning Ordinance, and therefore would be considered to be consistent with the RCPG.

**SCAQMD Air Quality Management Plan.** The consistency of new development with SCAQMD's Air Quality Management Plan (AQMD) is discussed in the Air Quality Section of this document (Section III (a) of this document).

New development would be consistent with all applicable plans for the area. Therefore, a less than significant

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
imp	pact is anticipated.				
Miti	igation:				
Noi	ne.				
C.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	11	11	U	11
Res	sponse:				
The proposed Code Amendment does not amend or conflict with any applicable conservation plan or natural community conservation plan, nor does result in increased development in sensitive ecological areas. The Ordinance is regulatory in nature and does not involve changes to existing land uses; therefore, it will not direct new development within any known conservation areas.					
Miti	igation:				
Noi	ne.				
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?	11	11	11	U
Res	sponse:				
Pursuant to Section 13.01 of the LAMC, lots designated "O", Oil Drilling District Overlay, throughout Los Angeles, allow for controlled drilling sites and oil wells. However, as the proposed Code Amendment applies citywide, any individual project site containing an existing or proposed oil well, would be evaluated as required to ensure that any mineral resources of value to the region and the residents of California would not be lost as a result of the project.					
Miti	igation:				
Noı	ne.				
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?	11	11	11	U
Res	sponse:				
Pursuant to Section 13.01 of the LAMC, lots designated "O", Oil Drilling District Overlay, throughout Los Angeles, allow for controlled drilling sites and oil wells. The proposed Code Amendment applies Citywide, and as such, no proposed project site is delineated on the City's General Plan, specific plan, nor any other land use plan as a locally-important mineral resource recovery site, therefore the proposed Ordinance is not expected to have an impact on the availability of mineral resources.					

Mitigation:
None.

Potentially Less Than Potentially Significant Significant Unless Mitigation Significant Impact Incorporated Impact No Impact **XI. NOISE.** Would the project: a. Exposure of persons to or generation of 11 11 U noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

#### Response:

The proposed Code Amendment does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in the City's hillside neighborhoods. Therefore it would not increase exposure of persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Individual projects are likely to create a temporary or periodic increase in noise levels during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. The Municipal Code limits construction hours and as such the corresponding noise will be minimized, thereby reducing any potentially significant impacts to less than significant.

The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect is citizens and noise sensitive land uses. A significant impact may occur if new development would generate excessive noise that would cause the ambient noise environment at the various development sites in the project area to exceed noise level standards set for in the City of Los Angeles General Plan Noise Element and the City of Los Angeles Noise Ordinance. Regarding construction, the Los Angeles Municipal Code indicates that no construction or repair work shall be performed between the hours of 6:00 p.m. and 7:00 am, since such activities would generate loud noises and disturb persons occupying sleeping quarters in any adjacent dwelling, hotel, apartment or other place of residence. No person, other than an individual home owner engaged in alterations and repair, or new construction shall perform any work of any kind or perform such work within 500 feet of occupied land before 8:00 am or after 6:00 pm on any Saturday or on a federal holiday, or at any time on any Sunday. Under certain conditions, the City may grant a waiver to allow limited construction activities to occur outside of the limits described above.

#### Mitigation:

None.

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

#### Response:

The proposed Code Amendment will not affect land use densities or increase construction activity. Additionally, groundborne noise levels and vibration in the City's hillside neighborhoods, because they are primarily residential in nature, are lower than those found in commercial or industrial land uses and are unlikely to exceed levels established in the General Plan or LAMC.

Individual projects are likely to create a temporary or periodic increase in groundborne vibration and/or groundborne noise during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. By limiting construction hours the corresponding noise and vibration will be minimized, thereby reducing any potentially significant impacts to less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: None.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	11	11	11	U

The proposed Code Amendment will not affect land use densities or increase in ambient noise levels within the affected area. Additionally, ambient noise levels in the City's hillside neighborhoods, because they are primarily residential in nature, are lower than those found in commercial or industrial land uses and are unlikely to exceed levels established in the General Plan or LAMC.

#### Mitigation:

None.

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

#### Response:

The adoption of the proposed Code Amendment will not result in an increase in construction activity or changes in land use or population density that would raise ambient noise levels in single-family residential areas.

Individual projects are likely to create a temporary or periodic increase in ambient noise levels during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. By limiting construction hours the corresponding noise will be minimized, thereby reducing any potentially significant impacts to less than significant.

#### Mitigation:

None.

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?

## " " U

#### Response:

The proposed Code Amendment would not result in the further exposure of people residing or working within an airport land use plan to excessive noise levels. The Ordinance would not result in a rezoning or reclassification of land located near an existing airport. Existing or proposed single-family homes within two miles of a public airport will be subject to the regulations currently in place; however, no portion of the Ordinance would subject new populations to airport noise levels.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	Ш	11	11	U

The proposed Code Amendment would not result in the further exposure of people residing or working in the vicinity of a private airstrip to excessive noise levels. The Ordinance would not result in a rezoning or reclassification of land located near an existing air strip. Existing or proposed single-family homes in the vicinity of an airstrip are subject to the regulations currently in place; however, no portion of the Ordinance would subject new populations to excessive noise levels resulting from a nearby airstrip.

#### Mitigation:

None.

# 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)?

## 11 11

## 1

#### Response:

The proposed Code Amendment would not: change any existing general plan land use designations; result in any change in the circulation element of the general plan that might indirectly lead to new home construction; or directly result in a zone change or change of land use. The proposed Ordinance would neither induce nor prevent population growth, and it would not direct population growth to new areas. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the hillside regulations currently in place and only changes where they are not applied.

#### Mitigation:

None.

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

## 11

11

11

u

#### Response:

The proposed Code Amendment is not expected to inhibit the construction of new housing, or result in the demolition of existing housing that would necessitate replacement housing elsewhere. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the hillside regulations currently in place and only changes where they are not applied. If the existing code requirements pose a significant hardship for individual projects, certain provisions may be waived through the Variance process, as is standard procedure.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
C.	Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	"	11	11	U

The proposed Code Amendment does not involve re-zoning or a re-classification of existing land uses. No change in population density is expected to result from the implementation of the Ordinance and it is unlikely those residents would be displaced or that the construction of replacement housing elsewhere would be required.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any Zone Changes or General Plan Amendments, and does not change the hillside regulations currently in place and only changes where they are not applied (lots which are not truly hillside). Consequently, the Ordinance is not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for fire protection.

Furthermore, new development would be required to comply with all applicable State and local codes, ordinances, and guidelines as set forth in the Fire Protection and Fire Prevention Plan and the Safety Plan. In addition, new development would be subject to the site plan review requirements of the City of Los Angeles Fire Department (LAFD) to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. A significant impact may occur if the LAFD could not adequately serve new development, necessitating a new or physically altered station.

#### Mitigation:

None.

b. Police protection?

#### Response:

The proposed Code Amendment would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any Zone Changes or General Plan Amendments. Consequently, the Ordinance is not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for police protection.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact		
Mitigation:						
None.						
c. Schools?	11	11	11	U		
Response:						
The proposed Code Amendment would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any Zone Changes or General Plan Amendments. Consequently, the Ordinance is not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for schools.						
Mitigation:						
None.						
d. Parks?	11	11	11	U		
Response:						
The proposed Code Amendment would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any Zone Changes or General Plan Amendments. Consequently, the Ordinance is not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for parks.						
Mitigation:						
None.						
e. Other governmental services (including roads)?	11	Ш	11	U		

The proposed Code Amendment would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any Zone Changes or General Plan Amendments. Consequently, the Ordinance is not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services.

#### Mitigation:

Potentially Potentially Significant Less Than Significant Unless Mitigation Significant Impact Incorporated Impact No Impact XIV. RECREATION. a. Would the project increase the use of existing 11 11 11 U neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Response: The proposed Code Amendment does not involve any zone changes or changes to the existing General Plan land use designations, and is not expected to result in a significant increase in population density that would cause or accelerate a substantial physical deterioration of these resources. Mitigation: None. b. Does the project include recreational facilities 11 11 11 or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Response: The proposed Code Amendment does not involve any zone changes or changes to the existing General Plan land use designations which would result in an increase in the number of dwelling units, and therefore does not require the construction or expansion of recreational facilities. Mitigation: None. XV. TRANSPORTATION/CIRCULATION. Would the project: a. Cause an increase in traffic which is U 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)? Response: The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use

designations which would increase population density. The Ordinance is not likely to exacerbate congestion at intersections or result in an increase in the number of vehicle trips. No direct or indirect impacts are expected on

#### Mitigation:

None.

existing traffic patterns and road capacity.

		Potentially Significant Impact	Potentially Significant Unless 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?	11	11	11	U

Adoption of the proposed Code Amendment is not expected to substantially increase population size and vehicular traffic because it does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. Therefore is not expected to exceed the level of service standard for the existing street system.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment will not generate new housing units and therefore will not increase the number of individuals who would require airline service and/or transportation because it does not involve any zone changes or changes to existing General Plan land use designations which would increase population density.

#### Mitigation:

None.

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

#### Response:

The proposed Code Amendment does not change the hillside regulations currently in place and only changes where they are not applied (lots which are not truly hillside), nor does it include any specific road improvements that would in any way increase risk of exposure to a design feature such as sharp curves or a dangerous intersection. For individual projects, no permits will be issued unless the project meets the fire and life safety requirements of the applicable local and State codes and the approval of the City of Los Angeles Department of Transportation and Department of Building and Safety.

#### Mitigation:

None.

U

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e.	Result in inadequate emergency access?	11	11	11	U

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The proposed Code Amendment is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any applicable emergency access requirements which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied (lots which are not truly hillside), and therefore is not expected to result in inadequate emergency access.

The City's hillside regulations do not contain any habitat conservation policies, and only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

For individual projects, no permits will be issued unless the project meets the emergency access and ingress/egress requirements of the Department of Building and Safety and the Los Angeles Fire Department.

#### Mitigation:

None.

f. Result in inadequate parking capacity?

#### Response:

The proposed Code Amendment does not propose a change in the amount of parking required by the LAMC for individual projects. The Ordinance would maintain the existing zoning and General Plan land use designation, and would not result in an increase in the potential number of units within the subject area. Therefore, the Ordinance is unlikely to impact parking capacity.

#### Mitigation:

None.

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

#### Response:

The proposed Code Amendment is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. The proposed Code Amendment only changes where hillside-related regulations are not applied (lots which are not truly hillside), and therefore is not expected to conflict with any adopted or proposed policies, plans, and programs supporting alternative transportation.

#### Mitigation:

None.

U

Potentially Potentially Significant Less Than Significant Unless Mitigation Significant Impact Incorporated Impact No Impact XVI. UTILITIES. Would the project: a. Exceed wastewater treatment requirements 11 11 11 U of the applicable Regional Water Quality Control Board? Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in the need for new water or wastewater treatment facilities or expansion of existing facilities servicing the project area.

#### Mitigation:

None.

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? " " U

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in increased demand on the City's stormwater drainage facilities. The construction of individual projects may be subject to compliance with the Los Angeles County SUSMP requirements.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d.	Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	11	11	11	U

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in an increase of additional development which would require new sources of water supplies or expanded entitlements. Future increases in demand for water in the City of Los Angeles are proposed to be met primarily by purchasing additional water from Metropolitan Water District (MWD). The Department of Water and Power reports that deficiencies in the ability of the water system to provide domestic water supply to Los Angeles in 2010 are not expected.

#### Mitigation:

None.

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?

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in an increase the potential for additional development, and therefore result in increased demand on the City's wastewater treatment facilities. However, if necessary, individual projects may be delayed by the Department of Building and Safety until adequate service can be provided.

#### Mitigation:

None.

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

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to result in an increase the potential for additional development, and therefore result in increased demand on the City's landfill capacity. However, if necessary, individual projects may be delayed by the Department of Building and Safety until adequate service can be provided.

#### Mitigation:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	11	"	11	U

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density. The Ordinance is not likely to conflict with federal, state, or local statues and regulations related to solid waste.

#### Mitigation:

None.

# 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?

## " " U "

#### Response:

Although there are natural habitats located throughout the City's hillside neighborhoods, the proposed Code Amendment will not introduce any new, or change existing General Plan land uses or density and result in an increase in the potential for new construction or direct construction to previously underdeveloped areas. The subject Ordinance is regulatory in nature and is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any habitat preservation or other overlays protecting natural resources which are currently in place. The proposed Code Amendment only changes where hillside-related regulations are not applied, and therefore would not, on its face, have the potential to degrade the quality of the environment, or threaten rare or endangered flora or fauna.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater), and are also not likely to contain protected habitat areas. Therefore, the removal of the hillside designation is not expected to result in a direct substantial adverse effect on any protected species.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and as a result the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance could reduce the likelihood of having a substantial adverse effect on any protected species.

Finally, the proposed Code Amendment is not expected to reduce the number or, restrict the range of endangered

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

plants or animals because it does not propose to rezone property such that a further increase in development in sensitive ecological areas would occur, thereby threatening rare or endangered flora or fauna. The project is not expected to eliminate important examples of the major periods of California history or prehistory, and any future single-family development within Historic Preservation Overlay Zones will be coordinated with the Office of Historic Resources in the Department of City Planning.

#### Mitigation:

None.

b. Does the project have impacts which are individually limited, but cumulatively considerable?

("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

" " U "

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density, and is not likely to result in an increase in the potential for new construction other than that which has already been accounted for. The subject Ordinance is regulatory in nature and is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any hillside regulations which are currently in place. The proposed Code Amendment only changes where these regulations are not applied, and therefore would not have the potential to directly result in an increase of considerable cumulative impacts.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

The properties which will have the Hillside Area designation removed The properties which will be losing the Hillside Area designation are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to be urbanized areas which front on fully improved streets (at 28 feet or greater). Therefore, the removal of the hillside designation is not expected to result in considerable cumulative impacts.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and ultimately the scope of construction activity could potentially lessen cumulative impacts.

#### Mitigation:

None.

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

11

11

11

U

#### Response:

The proposed Code Amendment does not involve any zone changes or changes to existing General Plan land use designations which would increase population density, and is not likely to result in an increase in the potential for

Potentially Significant Unless Mitigation Incorporated

Less Than Significant Impact

No Impact

new construction other than that which has already been accounted for. The subject Ordinance is regulatory in nature and is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not remove any hillside regulations which are currently in place. The proposed Code Amendment only changes where these regulations are not applied, and therefore would not have the potential to have environmental effects which have the potential to cause substantial adverse effects on human beings, either directly or indirectly.

The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the Hillside Area where the hillside regulations don't apply and will continue to be the case for the time being.

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are exempted from the City's hillside regulations. These properties are generally flat and tend to be urbanized areas which front on fully improved streets (at 28 feet or greater). Therefore, the removal of the hillside designation is not expected to result in environmental affect that have to potential to cause adverse effects on human beings.

The properties zoned single-family residential which will no longer be considered hillside, and are not located within the Coastal Zone will have the regulations of the Baseline Mansionization Ordinance automatically applied to them. As a result, this action is expected to reduce the maximum potential residential floor area, and ultimately the scope of construction activity could potentially lessen environmental impacts.

#### Mitigation:

None.

## K

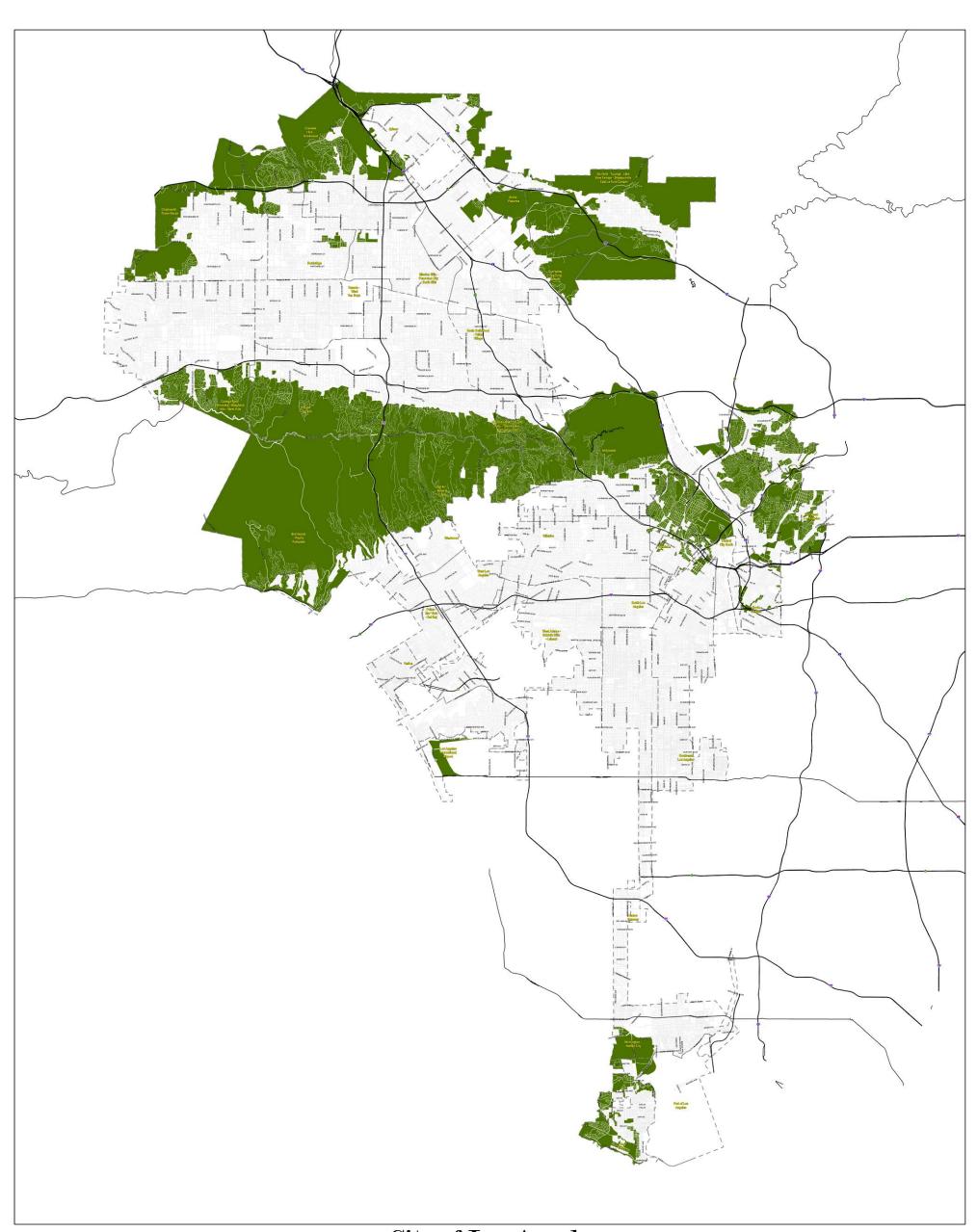
#### **DISCUSSION OF THE ENVIRONMENTAL EVALUATION** (Attach additional sheets if necessary)

See attachments.

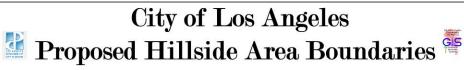
PREPARED BY	TITLE	TELEPHONE #	DATE
Erick Lopez	City Planner	(213) 978-1243	March 13, 2009

EXHIBIT A

PROPOSED HILLSIDE AREA BOUNDARIES









Prepared by City of Los Angeles, Department of City Planning - Systems and GIS Division

City of Los Angeles

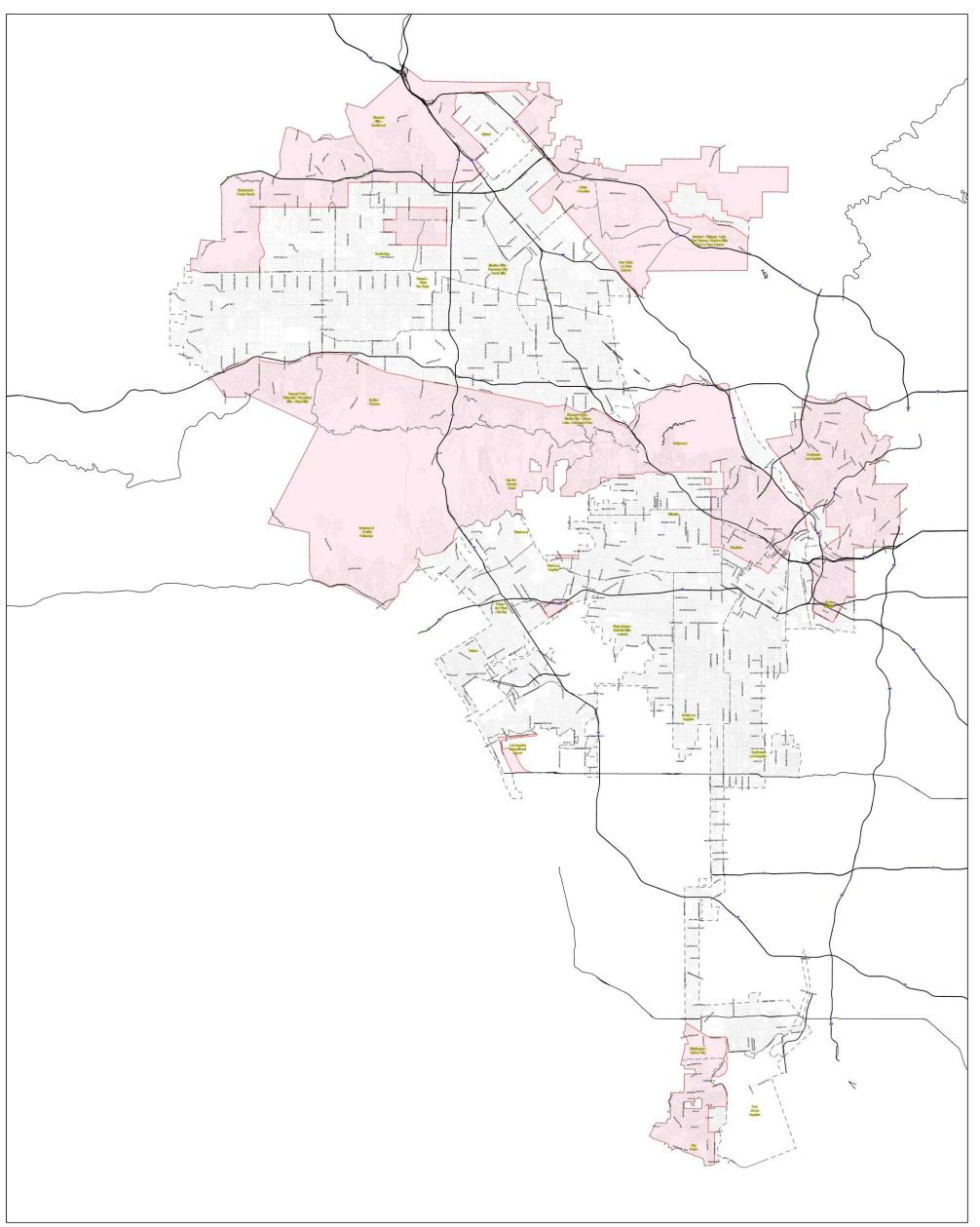
Department of City Planning

CPC-2008-4683-CA

ENV-2008-4684-ND

**EXHIBIT B** 

# CURRENT HILLSIDE AREA BOUNDARIES (as defined by Section 12.03 of the Los Angeles Municipal Code)



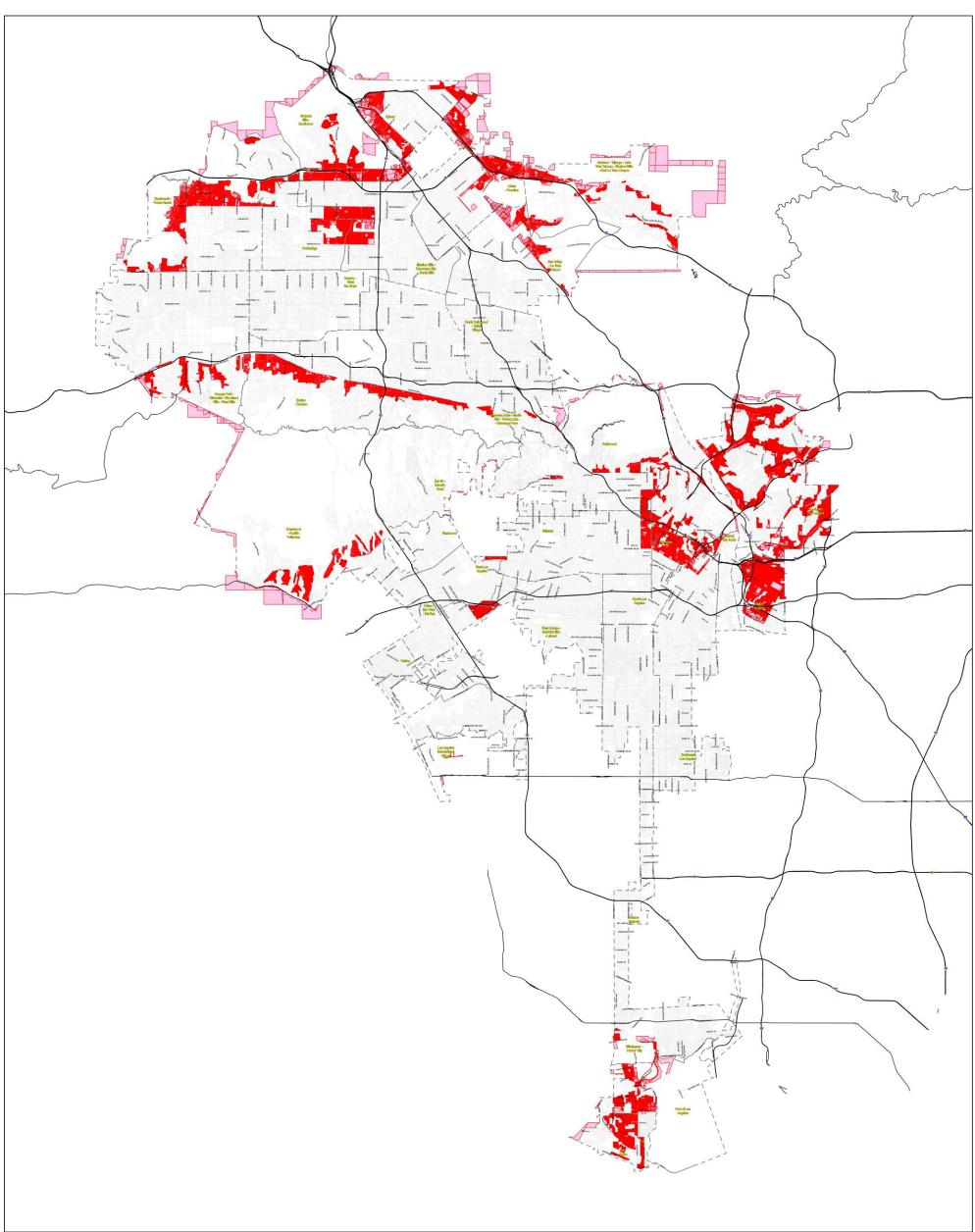


City of Los Angeles Current Hillside Area Boundaries



City of Los Angeles Department of City Planning

EXHIBIT C
PROPERTIES LOSING HILLSIDE AREA DESIGNATION







City of Los Angeles
Properties Loosing Hillside
Designation



