



**ADDENDUM TO THE
ENVIRONMENTAL IMPACT REPORT
ENV-2015-4612-EIR
FOR
6901 SANTA MONICA BOULEVARD
MIXED-USE PROJECT**

Re: Approval of Street Tree Removal Permits

July 2018

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ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE 6901 SANTA MONICA BOULEVARD MIXED-USE PROJECT RE: APPROVAL OF STREET TREE REMOVAL PERMITS

I. Introduction/Background

This document is the Addendum to the Environmental Impact Report for the 6901 Santa Monica Boulevard Mixed-Use Project (State Clearinghouse No. 2016021044), which the City Council previously certified in May 2018, in conjunction with its approval of the 6901 Santa Monica Boulevard Mixed-Use Project. The Addendum clarifies or amplifies the information contained in the Certified EIR regarding the proposed removal of street trees in connection with the Project. No modifications to the Project are proposed and none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

The Certified EIR consists of the Draft EIR and the Final EIR.¹ The Certified EIR analyzed the removal of the existing office and automobile storage buildings used for a towing business on the Project Site and development of the Project Site with a mixed-use building. The approximately 218,316-square-foot mixed-use building would vary in height from 23 feet at the northernmost portion of the building to approximately 80 feet at the southernmost portion of the building. The building would include seven stories of multi-family units (231 total units) above 15,000 square feet of ground-floor, neighborhood-serving commercial land uses (including up to a 5,000-square-foot, high-turnover restaurant and up to 10,000 square feet of general retail), and 390 vehicle parking spaces within two levels of subterranean parking. Approximately 8 percent of the base density, equal to 15 units, would be restricted for Very Low-Income households. Development of the Project would require several street improvements, including:

1. Constructing a concrete curb, a concrete gutter, and a 15-foot, full-width concrete sidewalk with tree wells and any necessary removal or reconstruction of existing improvements along Santa Monica Boulevard;

¹ *The Draft EIR and Final EIR, are available for review at the Department of City Planning website at <https://planning.lacity.org/eir/6901SantaMonicaBlvd/6901SantaMonicaBlvdCoverPg.html>.*

2. Removal of existing sidewalk and construction of a new, full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements along Orange Drive; and
3. Removal of existing sidewalk and construction of a new, full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements along Mansfield Avenue.

These improvements would require the removal of five street trees along Santa Monica Boulevard and Orange Drive, as discussed further below.

II. CEQA Authority for an Addendum

State CEQA Guidelines Section 15164(a) states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

State CEQA Guidelines Section 15162 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless a further discretionary approval on the project is required, and one of the following events occur:

1. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Likewise, the CEQA statute, Public Resources Code Section 21166, states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;*
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or*
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

III. Addendum to Certified EIR: Necessary Street Tree Removals

As noted above, an addendum to a previously certified EIR is required when some additions are necessary but none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. As previously discussed, this Addendum clarifies or amplifies the information contained in the Certified EIR regarding the proposed permit approval for removal of street trees in connection with street improvements required for the 6901 Santa Monica Boulevard Mixed-Use Project. No other modifications to the Project are proposed, and none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. Specifically, no substantial changes are proposed, nor have substantial changes occurred which require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, the Existing Tree Survey

Report is provided in Appendix A, and the Tree Removal and Planting Plans are included in Appendix B of this Addendum. These documents supplement the information necessary for the proposed approval of street tree removal permits and do not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the Certified EIR. Changes to mitigation measures or the alternatives analyzed in the Certified EIR also would not occur.

As discussed in the Existing Tree Survey Report, provided in Appendix A of this Addendum, there are a total of five existing street trees along Santa Monica Boulevard and Orange Drive. Specifically, four *Bauhinia variegata* “Purple Orchid Tree” street trees are located in tree wells along Santa Monica Boulevard, and one *Brachychiton populneus* “Bottle Tree” street tree is located at the northwest corner of the Project Site along Orange Drive. The locations of these street trees are illustrated in Figure 1 on page 5. There are no other street trees in the surrounding adjacent streets, and all of the street trees are ornamental species that are not protected by the City’s Protected Tree Ordinance (177,404). The Tree Removal and Planting Plans for the Project are provided in Appendix B of this Addendum. As shown therein, all five street trees along Santa Monica Boulevard and Orange Drive would be removed. The five street trees to be removed would be replaced on a two-to-one basis within the Project Site, in the immediate vicinity, or to the satisfaction of the City of Los Angeles Department of Public Works, Bureau of Street Services, Urban Forestry Division. Tree species selected would be drought-tolerant and/or of a native tree species and would primarily require moist to dry soil conditions. These tree species could include, but would not be limited to, *Jacaranda mimosifolia* and *gleditsia triacanthose inermis* “Skyline” trees, as shown in Appendix B, of this Addendum. Furthermore, previously adopted Project Design Feature L.2-1, provided in Section IV.L.2, Utilities and Service Systems—Water, of the Draft EIR, requires that: (1) the Project expand the use of high-efficiency irrigation systems, including weather based irrigation controllers with rain shutoff technology or smart irrigation controllers; and (2) the Project use water efficient landscaping, such as proper hydro-zoning and turf minimization. As the loss of street trees would be temporary, the removal of street trees during construction would not substantially alter, degrade, or eliminate the existing visual character of the area.

In addition, while street trees to be removed could potentially provide nesting sites for migratory birds, tree removal would be conducted in accordance with the Migratory Bird Treaty Act and the California Department of Fish and Game Code and enforced through implementation of Mitigation Measure 4-1, included in the Initial Study and in Appendix A of the Draft EIR. As discussed further in the Initial Study, to avoid potential significant impacts to nesting birds, including migratory birds and raptors, the Project Applicant would either conduct vegetation removal associated with construction from September 1st through January 31st, when birds are not nesting, or conduct pre-construction surveys for nesting

EXISTING TREE MATRIX

TREE No.	BOTANICAL NAME COMMON NAME	DBH	H x W	CONDITION
1	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	18' CT	GOOD
2	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	18' CT	SHOWS SOME WATER STRESS
3	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	20' CT	GOOD
4	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	18' CT	GOOD
5	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	18' CT	GOOD
6	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	22' CT	GOOD
7	SYAGRUS ROMANZOFFIANUM QUEEN PALM	--	22' CT	GOOD
8	BAUHINIA VARIEGATA PURPLE ORCHID TREE	4"	12' x 8'	AVERAGE - STREET SIDE DAMAGED
9	BAUHINIA VARIEGATA PURPLE ORCHID TREE	5"	14' x 8'	AVERAGE - WATER STRESS
10	BAUHINIA VARIEGATA PURPLE ORCHID TREE	6"	15' x 8'	AVERAGE - DOMINANT TO ONE SIDE
11	BAUHINIA VARIEGATA PURPLE ORCHID TREE	6"	16' x 10'	GOOD - MINOR LEAN AWAY FROM STREET
12	BRACHYCHITON POPULNEUS BOTTLE TREE	44"	35' x 30'	TRUNK DAMAGED AT BASE - SIGNIFICANT SIDEWALK LIFTING

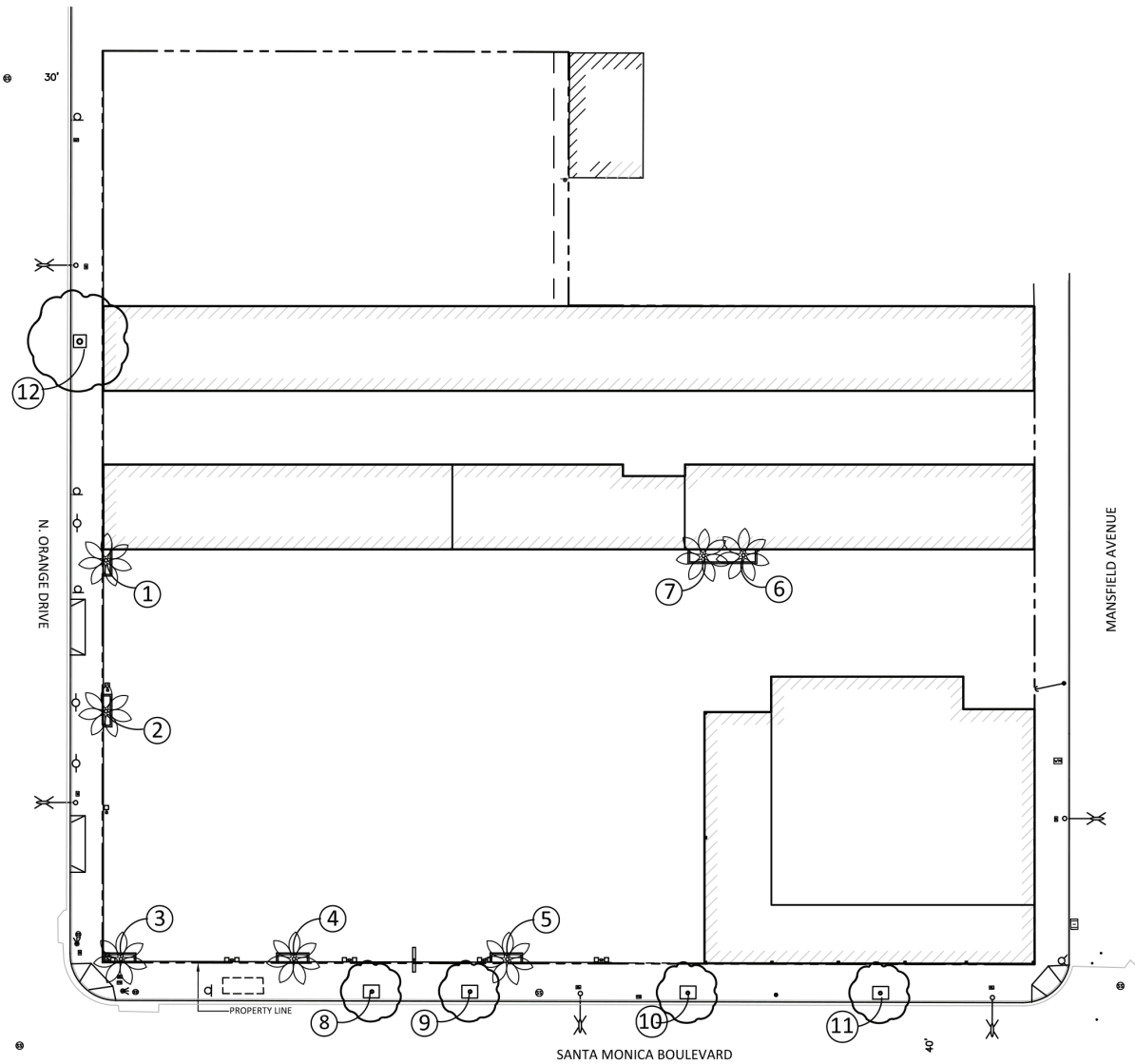


Figure 1
Existing Tree Survey

birds if vegetation removal or grading is initiated during the nesting season. If tree removal must occur during the nesting season, a qualified wildlife biologist would be required to conduct weekly pre-construction bird surveys no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). If active nests are encountered, clearing and construction in the vicinity of the nests would be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist would be maintained during construction depending on the species and location. Thus, the Certified EIR determined that potential biological resources impacts associated with tree removal would be less than significant.

IV. Conclusion

This Addendum provides necessary additions regarding the proposed approval of the street tree removal permits associated with removal of the street trees necessary to develop the Project by the Certified EIR. No change in Project circumstances or new information not previously available with the exercise of reasonable diligence exists that would trigger additional environmental review under State CEQA Guidelines Section 15162 prior to the City's action on the street tree removal permit. Consideration by the City of Los Angeles Department of Public Works of this Addendum with the Certified EIR is appropriate CEQA review required prior to making a decision on the currently proposed street tree removal permit.

Appendix A

Existing Tree Survey Report

6901 Santa Monica Boulevard
EXISTING TREE SURVEY REPORT
May 15, 2018

On May 11, 2018, I surveyed the existing trees on the site for the proposed mixed use development planned for this site. This is a report of my findings.

Site Conditions

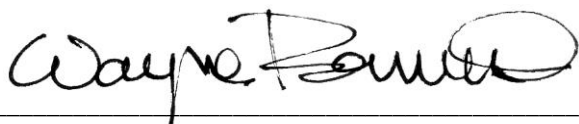
The site is a former car sales lot with sales office and service bays now used as a rental vehicle storage lot. The only landscaping remaining are the several Queen Palms reported. Young *Bauhinia variegata* street trees are surviving without irrigation on Santa Monica Boulevard, and a single *Brachychiton populneus*, Bottle Tree, is growing to large size as a street tree on Orange Drive. All street trees are in boulevard sidewalk tree wells with decomposed granite capping fill. There appears to be no regular irrigation for any of the existing trees.

Existing Trees

On-site: A total of seven existing *Arecastrum romanzoffianum*, Queen Palms were found growing on-site in small curbed planting pockets. Five of the palms are distributed regularly across the Santa Monica Boulevard and Orange Drive frontages, located just behind a continuous perimeter fence. The Queen Palms are doing well considering the minimal maintenance and irrigation.

Off-site Street Trees: Four *Bauhinia variegata*, "Purple Orchid Tree", street trees in tree wells along Santa Monica Boulevard are reasonable healthy but show signs of water stress. This variety of tree requires at least some supplemental irrigation in the dry months for healthy growth. Two of the *Bauhinia* have significant leans, however, reducing their value and suitability as street trees. A *Brachychiton populneus*, "Bottle Tree" street tree at the northwest corner of the site is growing strongly in a decurrent spreading form with a massive heavy trunk. There is sign of bark erosion at the base of the tree, and sidewalk lifting is apparent to a degree that poses a significant pedestrian hazard.

There are no other trees on this site or in the surrounding adjacent streets. There are no existing native trees of protected status as defined by L. A. City Ordinance #177404.



Wayne Romanek, Registered California Landscape Architect #2114

**#1 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#2 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#3 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#4 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#5 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#6 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#7 SYAGRUS ROMANZOFFIANUM
QUEEN PALM**



**#8 BAUHINIA VARIEGATA
PURPLE ORCHID TREE**

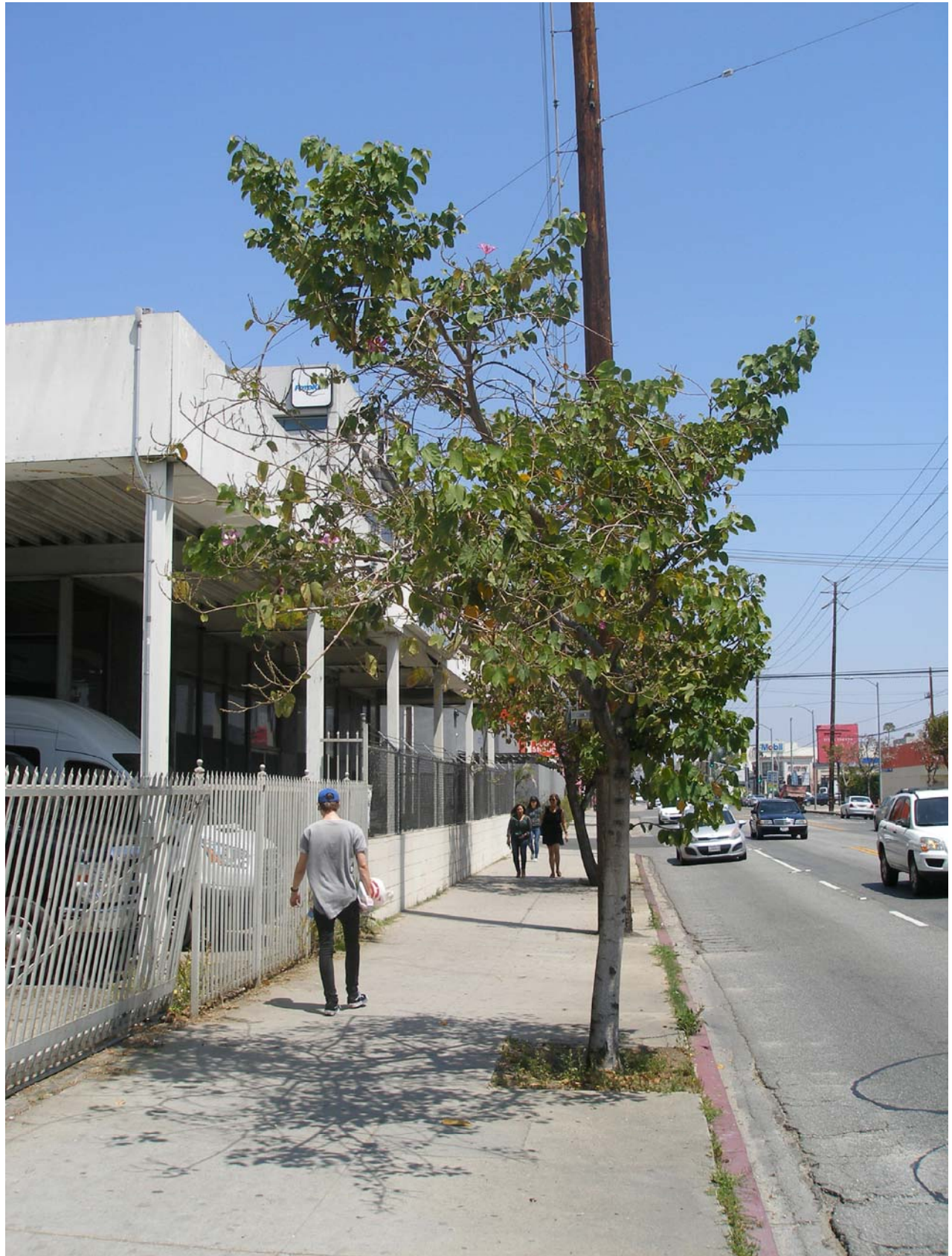


**#9 BAUHINIA VARIEGATA
PURPLE ORCHID TREE**



**EXISTING TREE SURVEY
6901 SANTA MONICA BOULEVARD**

**#10 BAUHINIA VARIEGATA
PURPLE ORCHID TREE**



**#11 BAUHINIA VARIEGATA
PURPLE ORCHID TREE**



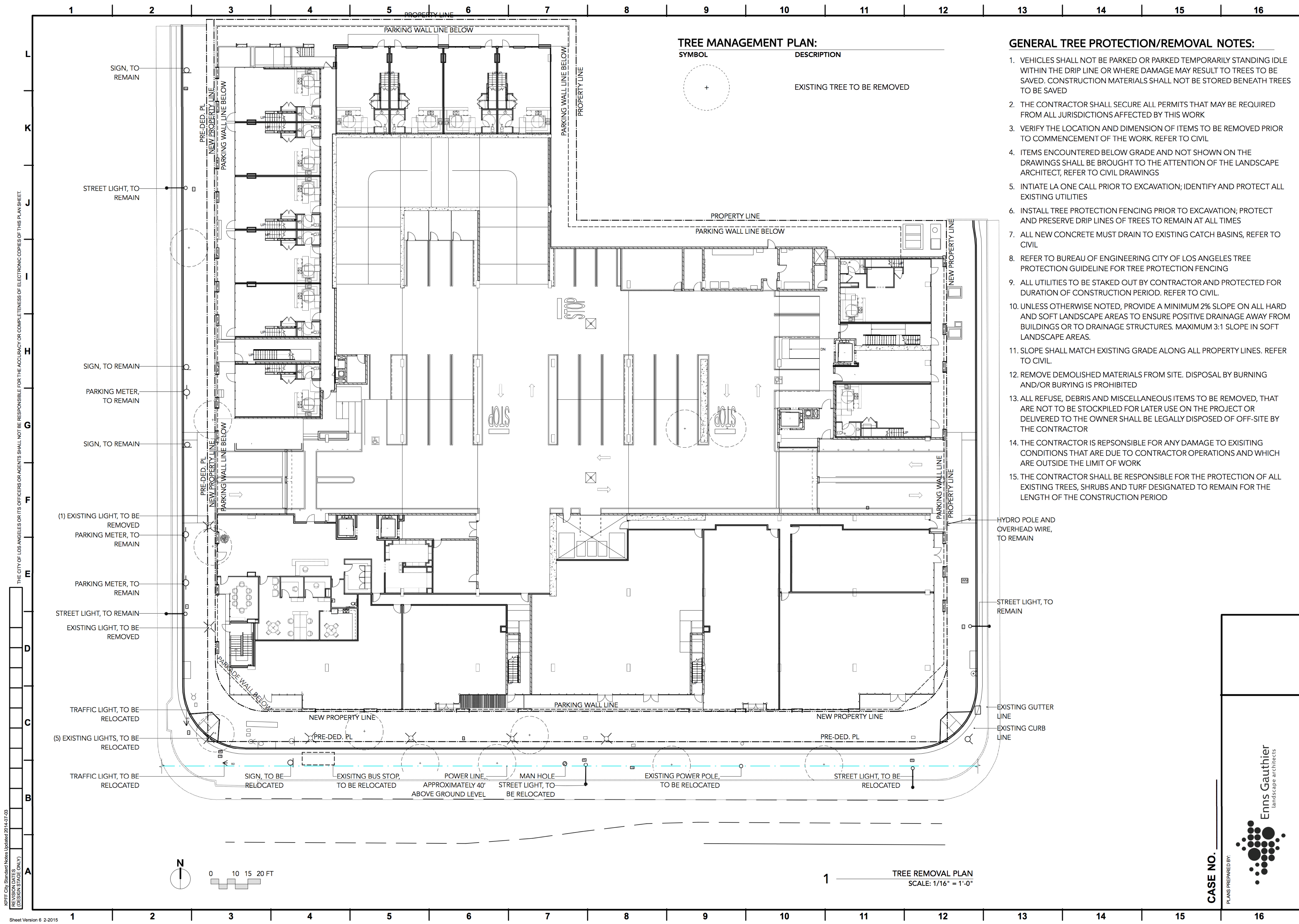
**EXISTING TREE SURVEY
6901 SANTA MONICA BOULEVARD**

**#12 BRACHYCHITON POPULNEUS
BOTTLE TREE**



Appendix B

Tree Removal and Planting Plans

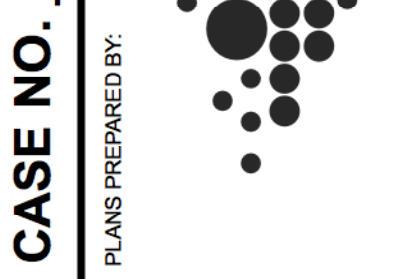


TREE MANAGEMENT PLAN:

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED

- GENERAL TREE PROTECTION/REMOVAL NOTES:**
- VEHICLES SHALL NOT BE PARKED OR PARKED TEMPORARILY STANDING IDLE WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED
 - THE CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK
 - VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK. REFER TO CIVIL
 - ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, REFER TO CIVIL DRAWINGS
 - INITIATE LA ONE CALL PRIOR TO EXCAVATION; IDENTIFY AND PROTECT ALL EXISTING UTILITIES
 - INSTALL TREE PROTECTION FENCING PRIOR TO EXCAVATION; PROTECT AND PRESERVE DRIP LINES OF TREES TO REMAIN AT ALL TIMES
 - ALL NEW CONCRETE MUST DRAIN TO EXISTING CATCH BASINS, REFER TO CIVIL
 - REFER TO BUREAU OF ENGINEERING CITY OF LOS ANGELES TREE PROTECTION GUIDELINE FOR TREE PROTECTION FENCING
 - ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD. REFER TO CIVIL
 - UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
 - SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES. REFER TO CIVIL
 - REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED
 - ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, SHRUBS AND TURF DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD

KSPFF City Standard Notes (Updated 2014-07-28)
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CASE NO. _____
PLANS PREPARED BY: _____

ENGINEERING CITY OF LOS ANGELES	
BUREAU OF ENGINEERING	B - PERMITS BR004160
NO. _____	REVISIONS: _____
DATE: _____	WORK ACCEPTED: _____
INDEX NO. _____	INDEX NO. _____
BUREAU OF ENGINEERING APPROVAL	
OFFICE: CENTRAL	DATE: _____
CHECKED BY: _____	SIGNATURE: _____
ENNS GAUTHIER LANDSCAPE ARCHITECTS	
DESIGN GROUP: ENNS GAUTHIER LANDSCAPE ARCHITECTS	DESIGNED BY: MICHAEL ENNS
LANDSCAPE ARCHITECT: MICHAEL ENNS	DESIGNED BY: MICHAEL ENNS
DESIGNED BY: MICHAEL ENNS	CHECKED BY: KEESAN KENT
DRAWN BY: KEESAN KENT	CHECKED BY: MICHAEL ENNS
CHECKED BY: MICHAEL ENNS	APPROVED BY: MICHAEL ENNS
DEPARTMENT OF PUBLIC WORKS	
TREE REMOVAL PLAN ON / OFFSITE	
(TRACT NO. 74231) SANTA MONICA BLVD, S4S FROM 143 TO 243 E/S OF MANSFIELD AVE.	
ADDRESS: 6801 SANTA MONICA BLVD, LOS ANGELES, CA 90038	
DRAWING NO. _____	
SHEET _____	OF 5 SHEETS

KSPFF City Standard Notes Updated 2014.07.08
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CASE NO. _____

PLANS PREPARED BY:



CITY OF LOS ANGELES		DEPARTMENT OF PUBLIC WORKS		BUREAU OF ENGINEERING	
VERTICAL CONTROL: BMT13-10270 ELEVATION 291.471 (NAVD 1988, 2000 ADJUSTMENT) HORIZONTAL CONTROL: SEE PLAN SHEETS FOR CONTROL LINE REFERENCE		ENNS GAUTHIER LANDSCAPE ARCHITECTS DESIGN GROUP		BUREAU OF ENGINEERING OFFICE: CENTRAL	
SHEET TITLE: PLANTING IN THE PUBLIC ROW		LANDSCAPE ARCHITECT: MICHAEL ENNS		APPROVAL: CHECKED BY:	
PROJECT: (TRACT NO. 74231) SANTA MONICA BLVD, S/S FROM 143 TO 243 E/S OF MANSFIELD AVE.		DESIGNED BY: MICHAEL ENNS		DATE:	
ADDRESS: 6901 SANTA MONICA BLVD. LOS ANGELES, CA 90038		DRAWN BY: KEESAN KENT		SIGNATURE:	
		CHECKED BY: MICHAEL ENNS		WORKS ACCEPTED:	
		APPROVED BY: MICHAEL ENNS		INDEX NO.:	
				B - PERMITS BR004160	