

## **B. 61-UNIT CONDOMINIUM AND TOWNHOUSE PROJECT ALTERNATIVE**

Under the 61-Unit Condominium Project Alternative (Alternative B), the project site would be developed with 61 multi-family dwelling units, which represents 21 fewer units or a 26 percent decrease in on-site density compared to the proposed project. The design concept would be similar to the proposed 82-unit concept. Similar to the proposed project, access to the townhouse units would be provided by an upper surface road. Access to the apartment flats would be via a subterranean parking structure. The townhouse unit count (25 units) and design for Alternative B would be similar to the townhouse unit layout for the proposed 82-unit project. However, the total number of apartment flats on the lower (southerly) portion of the site would be significantly reduced to 36 units. As with the proposed project, Alternative B would require 30,000 cubic yards (cy) of cut, 5,000 cy of fill, the export of 100,000 cy, and the import of 75,000 cy for landslide repair. Similar to the proposed project, the on-site portion of the Revello Landslide would be permanently stabilized and repaired as part of the development for Alternative B.

### ***Visual Resources***

Alternative B reduces the overall size of the proposed project by 26 percent. Alternative B would include a similar design and landscape plan as the proposed project, but would reduce the overall density of the proposed project. While Alternative B would obstruct private views, view obstruction impacts would be less compared to the proposed project because of the reduced density associated with this alternative. Therefore, aesthetics impacts associated with Alternative B would be less than the aesthetics impacts associated with the proposed project.

### ***Air Quality***

Short-term air quality impacts during grading and construction would be less under this alternative because while this alternative requires the same amount of grading on the project site, it would require less overall construction of residential uses. Long-term operational air quality impacts from stationary emissions would be slightly less under this alternative compared to the proposed project. This is because Alternative B involves fewer residential units, resulting in less natural gas and electricity consumption and associated air pollution than the proposed project. Also, this alternative would generate fewer vehicle trips per day than the proposed project, meaning that long-term automobile-related air pollutant emissions would be less than the proposed project.

### ***Geology and Soils***

The amount of grading, specifically associated with slope stabilization, required for Alternative B would be similar when compared to the proposed project. Therefore, grading impacts under Alternative B would be similar when compared to the proposed project. The project site would still be

subjected to seismic shaking impacts. While fewer people would be exposed to such seismic hazards under Alternative B, compliance with the UBC and recommendations included in the geotechnical reports would ensure that no significant seismicity impacts are created under this alternative. Geology and soils impacts associated with Alternative B would still be slightly less than those associated with the proposed project.

### ***Hydrology and Water Quality***

Alternative B contains 21 fewer residential units than the proposed project and, therefore, may provide slightly less impermeable surfaces (e.g., roads and buildings) on the project site. The minor reduction in impermeable surfaces on the project site would cause a slight reduction in runoff rates and velocities compared to the proposed project. Therefore, surface hydrology impacts from Alternative B would be slightly less than those associated with the proposed project. Water quality impacts associated with Alternative B would be similar to those associated with the proposed project due to mandatory compliance with the Los Angeles County Standard Urban Storm Water Mitigation Plan.

### ***Land Use***

Similar to the proposed project land uses, the land uses proposed under Alternative B are consistent with the zoning and General Plan land use designations for the project site. Alternative B would also be compatible with surrounding land uses, and would be consistent with all applicable land use policies. However, because this alternative involves 21 fewer units than the proposed project, land use impacts relative to compatibility, zoning and land use plan designation consistency would be less under this alternative compared to the proposed project.

### ***Noise***

Under Alternative B, short-term noise impacts during grading and construction would be the slightly less compared to the proposed project because while this alternative requires the same amount of grading on-site, it also requires the construction of fewer residential units. In addition, Alternative B would generate fewer vehicle trips per day than the proposed project; thus, long-term automobile-related noise impacts would also be less than the proposed project.

### ***Population and Housing***

Alternative B would consist of 21 fewer residential units compared to the proposed project. As such, this alternative would result in fewer on-site residents compared to the project. Overall, population and housing impacts would be less under Alternative B compared to the proposed project.

***Police Protection***

There would be less demand for police service under this alternative because of the overall reduced density of the project. The number of dwelling units would decrease, as would the number of residents, reducing the demand for police services compared to the proposed project. Therefore, Alternative B would have less of an impact on police services than the proposed project.

***Fire Protection***

Compared to the proposed project, Alternative B would result in a decrease in demand for fire protection and emergency services provided by the LAFD. This is because Alternative B involves 21 fewer units (and associated residential population) than the proposed project. As a result, fire protection impacts from Alternative B would be less than those associated with the proposed project.

***Schools***

Compared to the proposed project, Alternative B would generate fewer students that would attend schools administered by the LAUSD. As a result, the impacts on schools would decrease under this alternative compared to the proposed project.

***Recreation/Parks***

Alternative B would create less of a demand for parks and recreational services because the number of residents would decrease compared to the proposed project. Therefore, impacts on parks and recreation associated with this alternative would be less than those of the proposed project.

***Road Maintenance***

Compared to the proposed project, Alternative B would have the similar impacts on road maintenance. This is because the project would require the same amount of grading, which includes construction vehicles and haul trucks. Therefore, impacts on road maintenance associated with this alternative would be similar to those of the proposed project.

***Traffic***

Alternative B would generate fewer average daily vehicle trips because it involves 21 fewer units than the proposed project. As such, traffic impacts to local roadway segments and intersections would be

less under this alternative compared to the proposed project, and would be consistent with the City of Los Angeles Department of Transportation’s letter concerning the traffic report for the project.<sup>1</sup>

**Sewer**

As shown in Table VI-1, Alternative B would result in the daily generation of approximately 12,950 gallons of sewage. The proposed project would generate 17,150 gallons of sewage per day. Daily sewage generation associated with Alternative B would be 4,200 gallons less than the proposed project because there would be 21 fewer residential units. As a result, sewer impacts created by Alternative B would be less than those associated with the proposed project.

**Table VI-1  
Alternative B Sewage Generation**

<b>Land Use</b>	<b>Size (du)</b>	<b>Generation Rate (gallons/day/du)</b>	<b>Total (gallons/day)</b>
Multi-Family Residential (Townhomes)	25 du	230/du	5,750
Multi-Family Residential (Flats)	36 du	200/du	7,200
<b>Total Sewage Generation</b>			<b>12,950</b>
<sup>a</sup> Source: City of Los Angeles Department of Public Works, March 2002.			

**Water**

As shown in Table VI-2, Alternative B would result in the daily consumption of approximately 15,540 gallons of water. The proposed project would consume 20,580 gallons of water per day. Alternative B would thus result in the consumption of 5,040 fewer gallons of water per day compared to the proposed project. This is because Alternative B involves 21 fewer residential units (and associated residential population) than the proposed project. Therefore, water impacts from Alternative B would be less than those of the proposed project.

---

<sup>1</sup> See Appendix D.

**Table VI-2  
Alternative B Water Consumption**

Land Use	Size (du)	Generation Rate (gallons/day/du)	Total (gallons/day)
Multi-Family Residential (Townhomes)	25 du	276/du	6,900
Multi-Family Residential (Flats)	36 du	240/du	8,640
<b>Total Water Consumption</b>			<b>15,540</b>
<sup>b</sup> Source: City of Los Angeles Department of Public Works, March 2002.			

### **Solid Waste**

As shown in Table VI-3, Alternative B would result in the generation of approximately 2,135 pounds of solid waste per day. The proposed project would result in the generation of approximately 2,870 pounds of solid waste per day. Daily solid waste generation associated with Alternative B would be 735 pounds per week less than the proposed project due to the fewer dwelling units associated with this alternative. Therefore, solid waste impacts from Alternative B would be less than the proposed project.

**Table VI-3  
Alternative B Solid Waste Generation**

Land Use	Size (du)	Generation Rate (pounds/week/du) <sup>d*</sup>	Total (pounds/week)
Multi-Family Residential (townhomes and flats)	61 du	35	2,135
<b>Total Solid Waste Generation</b>			<b>2,135</b>
<sup>c</sup> <sup>a</sup> Source: Santa Monica Environmental and Public Works Management, 1995.			
<sup>d</sup> * These rates are recognized by the City of Los Angeles.			

### **Electricity**

As shown in Table VI-4, Alternative B would result in the daily consumption of approximately 940 kilowatt hours of electricity. The proposed project would result in the daily consumption of approximately 1,264 kilowatt hours of electricity. Alternative B would require 324 less kilowatt hours of electricity each day compared to the proposed project. This is because Alternative B involves 21 fewer residential units than the proposed project. Therefore, the electricity impacts associated with Alternative B would be less than those related to the proposed project.

**Table VI-4  
Alternative B Electricity Consumption**

<b>Land Use</b>	<b>Size (du)</b>	<b>Generation Rate (kilowatt hours/unit/year)<sup>a</sup></b>	<b>Total (kilowatt hours/day)</b>
Multi-Family Residential (Townhomes and Flats)	61 du	5,626.50	940
<b>Total Estimated Electricity Consumption per day</b>			<b>940</b>
<sup>a</sup> Source: SCAQMD CEQA Handbook, 1993.			

### **Natural Gas**

Alternative B would require approximately 8,157 cubic feet of natural gas per day (Table VI-5), whereas the proposed project would require approximately 10,965 cubic feet of natural gas per day. As such, Alternative B would require 2,808 cubic feet less of natural gas each day compared to the proposed project. This is because Alternative B involves 21 fewer homes than the proposed project. Therefore, the natural gas impacts associated with Alternative B would be less than those related to the proposed project.

**Table VI-5  
Alternative B Natural Gas Consumption**

<b>Land Use</b>	<b>Size (du)</b>	<b>Consumption Rate (cubic feet/unit/month)<sup>a</sup></b>	<b>Total (cubic feet/day)</b>
Multi-Family Residential (Townhomes and flats)	61 du	4,011.5	8,157
<b>Total Estimated Natural Gas Consumption per day</b>			<b>8,157</b>
<sup>a</sup> Source: SCAQMD CEQA Handbook, 1993.			