

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

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 14 - JOSE HUIZAR
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<b>PROJECT TITLE</b> ENV-2017-90-MND	<b>CASE NO.</b> ZA-2017-89-CUB-CUX
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**PROJECT LOCATION**  
1129 S SAN PEDRO ST

**PROJECT DESCRIPTION**  
 Pursuant to LAMC 12.24-W 1, the applicant requests a Conditional Use Permit to allow on-site sale and consumption of a full-line of alcoholic beverages in conjunction with a change of use of two existing warehouse buildings, and a 1,990 square-foot mezzanine addition, to create a 19,944 square-foot private event space, with 3,000 square feet of additional outdoor space, 230 indoor seats, 100 outdoor seats and 24-hour daily operation. Additionally, pursuant to LAMC 12.24-W, 18, the application requests a Conditional Use Permit to allow live entertainment and dancing in conjunction with the proposed private event space.  
 The subject site is developed with an existing 5,873 square-foot, one-story, 24-foot-tall warehouse (Building 13), constructed in 1925 as well as an existing 12,100 square-foot, one-story, 27-foot-tall warehouse (Building 14), including 9,981 square feet of indoor space and 2,100 square feet of covered outdoor space, constructed in 1948. The project proposes to convert the two warehouses in to a private event space and to add a new 1,990 square-foot mezzanine to Building 14 for accessory storage, for a total of 19,944 square feet. On the first floor, the project will have an 8,460 square-foot Event Space and 675 square-foot entry area with a maximum of 400 seats. The event space will open onto a 1,000 square-foot outdoor terrace, of which 500 square feet of area is covered, with a maximum of 64 seats. The project will also feature a 2,000 square-foot outdoor patio with a maximum of 144 seats, a 2,200 square-foot entry space with a maximum of 96 seats, a 1,840 square-foot kitchen, and other accessory uses. The project includes a maximum of 756 square-feet of dance floor area in the indoor event space and 216 square-feet of dance floor area on the outdoor patio. The site does not currently have any parking and no parking is required for the existing warehouse uses, but the project will be providing four new on-site parking spaces, including two disabled-access parking spaces, related to the mezzanine addition.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 Sara Neilson Sedlacek Dylweed Hospitality  
 1330 Parkview Avenue  
 Manhattan Beach, CA 90266

**FINDING:**  
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance  
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

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 the mitigated 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.

<b>NAME OF PERSON PREPARING THIS FORM</b>  <i>Nicholas Ayars</i>	<b>TITLE</b>  City Planning Associate	<b>TELEPHONE NUMBER</b>  (213) 202-5438
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<b>ADDRESS</b>  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b>  <i>Jim F. Huakini</i>	<b>DATE</b>  APRIL 26, 2017
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**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**CITY OF LOS ANGELES**  
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 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
 (CEQA Guidelines Section 15063)

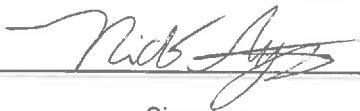
<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 14 - JOSE HUIZAR	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2017-90-MND	<b>RELATED CASES:</b> ZA-2017-89-CUB-CUX	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> ON-SITE SALE AND CONSUMPTION OF A FULL-LINE OF ALCOHOLIC BEVERAGES WITH A CHANGE OF USE, A 1,990 S.F. ADDITION, 230 INDOOR SEATS, 100 OUTDOOR SEATS AND 24-HOUR DAILY OPERATION		
<b>ENV PROJECT DESCRIPTION:</b> Pursuant to LAMC 12.24-W 1, the applicant requests a Conditional Use Permit to allow on-site sale and consumption of a full-line of alcoholic beverages in conjunction with a change of use of two existing warehouse buildings, and a 1,990 square-foot mezzanine addition, to create a 19,944 square-foot private event space, with 3,000 square feet of additional outdoor space, 230 indoor seats, 100 outdoor seats and 24-hour daily operation. Additionally, pursuant to LAMC 12.24-W, 18, the application requests a Conditional Use Permit to allow live entertainment and dancing in conjunction with the proposed private event space. The subject site is developed with an existing 5,873 square-foot, one-story, 24-foot-tall warehouse (Building 13), constructed in 1925 as well as an existing 12,100 square-foot, one-story, 27-foot-tall warehouse (Building 14), including 9,981 square feet of indoor space and 2,100 square feet of covered outdoor space, constructed in 1948. The project proposes to convert the two warehouses in to a private event space and to add a new 1,990 square-foot mezzanine to Building 14 for accessory storage, for a total of 19,944 square feet. On the first floor, the project will have an 8,460 square-foot Event Space and 675 square-foot entry area with a maximum of 400 seats. The event space will open onto a 1,000 square-foot outdoor terrace, of which 500 square feet of area is covered, with a maximum of 64 seats. The project will also feature a 2,000 square-foot outdoor patio with a maximum of 144 seats, a 2,200 square-foot entry space with a maximum of 96 seats, a 1,840 square-foot kitchen, and other accessory uses. The project includes a maximum of 756 square-feet of dance floor area in the indoor event space and 216 square-feet of dance floor area on the outdoor patio. The site does not currently have any parking and no parking is required for the existing warehouse uses, but the project will be providing four new on-site parking spaces, including two disabled-access parking spaces, related to the mezzanine addition.		
<b>ENVIRONMENTAL SETTINGS:</b> The project site is comprised of Lots FR 19-22 of Block 17 of the O.W. Childs Tract totaling approximately 27,555 square-feet of lot area and is bound by South San Pedro Street (a designated Avenue II dedicated to 86 feet at the project's street frontage) to the east and an alley to the west. The project site is level and presently improved with a two-story wholesale and manufacturing outlet building and a one-story wholesale warehouse building. The project site is adjoined by commercial/manufacturing buildings to the north, south, and west.  The property is zoned M2-2D and designated Light Manufacturing in the Central City Community Plan. The project area is located within a Methane Buffer Zone and within 50 meters of the nearest known fault (Puente Hills Blind Thrust). It is also located in a State Enterprise Zone (ZI-2374), Transit Priority Area (ZI-2452), Adaptive Reuse Incentive Area, Downtown Design Guide Project Area (ZI-2416), and the Central City Parking District.		
<b>PROJECT LOCATION:</b> 1129 S SAN PEDRO ST		

<b>COMMUNITY PLAN AREA:</b> CENTRAL CITY <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> CENTRAL	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> DOWNTOWN LOS ANGELES
<b>EXISTING ZONING:</b> M2-2D	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 165,336	LA River Adjacent:
<b>GENERAL PLAN LAND USE:</b> LIGHT MANUFACTURING	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 82,665	
	<b>PROPOSED PROJECT DENSITY:</b> 19,999	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

City Planning Associate

Title

(213) 202-5438

Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from 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 whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than 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.

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

*Background*

**PROPONENT NAME:**

Sara Neilson Sedlacek  
 Dylweed Hospitality

**PHONE NUMBER:**

(310) 956-7362

**APPLICANT ADDRESS:**

1330 Parkview Avenue  
 Manhattan Beach, CA 90266

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

01/10/2017

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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**I. AESTHETICS**

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

**II. AGRICULTURE AND FOREST RESOURCES**

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

**III. AIR QUALITY**

a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?			✓	

**IV. BIOLOGICAL RESOURCES**

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

**V. CULTURAL RESOURCES**



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓	

**VI. GEOLOGY AND SOILS**

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓	
f.	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?			✓
g.	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?			✓
h.	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?			✓

**VII. GREEN HOUSE GAS EMISSIONS**

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
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?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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?				✓
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**IX. HYDROLOGY AND WATER QUALITY**

a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the 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?				✓
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?			✓	
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

**X. LAND USE AND PLANNING**

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

**XI. MINERAL RESOURCES**

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

**XII. NOISE**

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

### XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

### XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

### XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

### XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?		✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

**XVII. TRIBAL CULTURAL RESOURCES**

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓

**XVIII. UTILITIES AND SERVICE SYSTEMS**

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2017-90-MND** and the associated case(s), **ZA-2017-89-CUB-CUX**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

**ADDITIONAL INFORMATION:**

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

<b>PREPARED BY:</b>	<b>TITLE:</b> City Planning Associate	<b>TELEPHONE NO.:</b> (213) 202-5438	<b>DATE:</b> 03/30/2017
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>		
a.	NO IMPACT	The site is currently improved with two existing warehouse buildings and located along a street defined by commercial and manufacturing uses. There are no scenic vistas in the vicinity of the project site. As such, no impact would result.
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially degrade scenic resources within or along a designated State Scenic Highway. The City of Los Angeles General Plan Transportation Element (Map E: Scenic Highways in the City of Los Angeles) indicates that no City or State –designated scenic highways are located in the vicinity of the project site. Therefore, no impacts related to scenic highways would occur.
c.	LESS THAN SIGNIFICANT IMPACT	The project area is developed with primarily commercial and manufacturing uses. The project is for a request to permit the sale of alcoholic beverages for on-site consumption in conjunction with a private event space within two existing warehouse buildings. The project includes a change of use from warehouse to private event space. Exterior improvements are limited to the installation of seating in an outdoor patio, outdoor terrace, and landscaping. Therefore, impacts related to the visual character or quality of the site would be less-than-significant.
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if light or glare substantially altered the character of off-site areas surrounding the project site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during night-time hours. Glare is typically associated with sunlight or artificial light being reflected off highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and typically associated with mid- to high-rise buildings with exterior facades largely or entirely composed of highly

Impact?	Explanation	Mitigation Measures
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reflective glass. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the project area, a moderate level of ambient nighttime light already exists. These nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The project is located within two existing buildings along a commercial strip and does not include any new elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less-than-significant.

**II. AGRICULTURE AND FOREST RESOURCES**

a.	NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is currently developed with an existing commercial building. No farmland or agricultural uses are present within the project site or surrounding area. The project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur.	
b.	NO IMPACT	The project site is not zoned for agricultural use and is not currently under a Williamson Act contract. As the project site and surrounding area is not zoned for agricultural use, the project would not conflict with a Williamson Act contract. Therefore, no impact would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning, or cause the rezoing of forest land or timber land or resulted in the conversion of forest uses to non-forest uses. The project site and surrounding are located within a highly urbanized setting with no identified forest uses. As discussed above, the project site is zoned M2-2D. Accordingly, the proposed project would not conflict with forest land or result in the loss or conversion of existing forest land. Therefore, no impact would occur.	



Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	As discussed in section IIc, the project site and surrounding are located within a highly urbanized setting with no identified forest uses. The project site is zoned M2-2D. Accordingly, the proposed project would not conflict with forest land or result in the loss or conversion of existing forest land. Therefore, no impact would occur.	
e.	NO IMPACT	The project site and surrounding area does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for air pollution control in the Southern California Air Basin and reducing emissions from area sources. The 2012 SCAQMND 2012 Air Quality Management Plan (AQMP) to ensure local compliance with federal and state ambient air quality standards. A significant air quality impact would occur if a project is inconsistent with the AQMP or would present a substantial hindrance to the implementation of the policies and goals of that plan. The proposed project is not expected to conflict with, or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject with the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the impacts of developments on local, regional, and global ecosystems. Therefore, impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a dining patio. Construction and operation are not	

Impact?	Explanation	Mitigation Measures
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expected to violate any air quality standards. As such, impacts will be less-than-significant.

c. NO IMPACT

The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard as the project is generally consistent with the applicable zoning and land use designation of the General Plan (Community Plan). Therefore, no impact would occur.

d. LESS THAN SIGNIFICANT IMPACT

A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Tenant improvements associated with the project and operation emissions are estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use impacts. According to CalEEMod results for similar project types, Overall Construction (Maximum Daily Emission) for the proposed project would not exceed SCAQMD thresholds for criteria pollutants Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Carbon Monoxide (CO), Sulfur Dioxide (SO2), and Respirable Particulate Matter (PM10 and PM2.5). The project is estimated to generate less than the SCAQMD threshold of 75 pounds per day (lbs/day) for ROG, 100 lbs/day for NOx, 550 lbs/day for CO, 150 lbs/day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Additionally, based on similar projects, the proposed project output is also estimated to be below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions. The project is estimated to generate less than the SCAQMD threshold of 55 lbs/day for ROG, 55 lbs/day for NOx, 550 lbs/day for CO, 150 lbs/day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Vehicles miles traveled (VMT) by automobiles traveling to and from the project site would be the predominant source of long-term operational emissions. Additional

Impact?	Explanation	Mitigation Measures
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		<p>emissions would be generated by area sources, such as energy use and landscape maintenance activities. As such, the proposed project will have less than 75,000 square-feet of non-residential floor area and involves less than 20,000 cubic yards of soil export, which are the Department of City Planning's interim air quality screening criteria used to identify projects which have the potential to generate criteria pollutants in excess of established SCAQMD construction thresholds. Therefore, the proposed project would result in a less than significant impact related to regional emissions.</p>	
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e.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>Potential sources that may emit odors during tenant improvement activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques and the odors would be typical of most work sites and temporary in nature. Additionally, the SCAQMD CEQA Air Quality Handbook does not identify private event space as a land use or operation that typically results in odor complaints. Therefore, the proposed project would result in less-than-significant impacts related to objectionable odors.</p>	
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**IV. BIOLOGICAL RESOURCES**

a.	<p>NO IMPACT</p>	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within an urbanized area in the Central City Community Plan. The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. No removal of any existing vegetation or landscaping is proposed, and as such, the proposed project would</p>	
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Impact?	Explanation	Mitigation Measures
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		not result in the modification of any habitat. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or watercourses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS), and no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in an urbanized area and is currently improved two warehouse buildings. Therefore, the project would not have any effect on federally protected wetlands and no impacts would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor, or impede wildlife nursery sites. Due to the urbanized nature of the project site and surrounding area and the limited on-site vegetation, the project site is not-anticipated to support or provide habitat for native resident or migratory species or contain native nurseries. Therefore, the project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The project site does not contain locally-protected biological	

Impact?	Explanation	Mitigation Measures
	resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees and no new construction other than tenant improvements to the existing buildings are proposed. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance, and no impacts would occur.	
f. NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	
<b>V. CULTURAL RESOURCES</b>		
a. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historic resources. The site is currently improved with two warehouse buildings, one constructed in 1925 and the other constructed in 1948, that are not designated as historic resources according to the City of Los Angeles Office of Historic Resources. Therefore, no impacts would occur.	
b. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archeological resource was removed, altered, or destroyed as a result of the proposed project. Section 15064.5 of the State CEQA Guidelines defines significant archeological resources as resources that meet the criteria for historical resources, or resources that constitute unique archaeological resources. The project does not involve any excavation and only minimal ground disturbance associated with the installation of the outdoor dining area and associated landscaping. Therefore, no impact is anticipated.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. No paleontological features have been identified on or in the vicinity of the project site according to the	

Impact?	Explanation	Mitigation Measures
	<p>City of Los Angeles' Environmental and Public Facilities Maps, and the project does not involve any excavation and only minimal ground disturbance associated with the installation of the outdoor dining area and associated landscaping. Therefore, no impact is anticipated.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if previously interred human remains would be disturbed during excavation activities associated with project construction. No human remains are anticipated to be located on the project site and the project does not involve any excavation. Therefore, no impact is anticipated.</p>	
<b>VI. GEOLOGY AND SOILS</b>		
a.	<p>NO IMPACT</p> <p>A significant would occur if the proposed project would cause personal injury or death or result in property damage as result of a fault rupture occurring on the project site and if the project site is located within an Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project is not located within an Alquist-Priolo Zone Special Studies Zone or Fault Rupture Study Area. As such, the proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. Therefore, no impacts would occur.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of seismic ground shaking. The subject property is within 50 meters of the Puente Hills Blind Thrust Fault Zone. However, the proposed project will not change, affect, or worsen potential ground shaking impacts in any way. Therefore, impacts will be less than significant.</p>	
c.	<p>NO IMPACT</p> <p>Based upon criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. The project site is not located within a liquefaction zone. Therefore, no impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
d. NO IMPACT	A significant impact would occur if the proposed project would be located on a site located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The project site is not located within a landslide hazard or hillside zone. Therefore, no impacts would occur.	
e. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The proposed project includes tenant and building facade improvements and the installation of the outdoor dining area and associated landscaping. Anticipated site disturbance associated with outdoor dining area and associated landscaping would be minimal and not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less-than-significant.	
f. NO IMPACT	A significant impact would occur if geological conditions would result in any type of geological failure including lateral spreading, off-site, landslides, liquefaction, or collapse. The proposed project would be located within two existing buildings and the project site is not located within a known liquefaction zone or area of geologic instability. Therefore, no impact would result.	
g. NO IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. No impacts would result.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The existing building connects to existing sewer lines that serve the project site and septic tanks or alternative wastewater systems are not proposed as part of the project. Therefore, no impact would occur.	
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**VII. GREEN HOUSE GAS EMISSIONS**

a.	LESS THAN SIGNIFICANT IMPACT	The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. As such, the proposed project will result in increased generation of greenhouse gas (GHG) emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the Los Angeles Green Building Code (LAGBC). The City requires that the project use low and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels, to reduce VOC emissions to the maximum extent practicable. Through compliance the LAGBC, the proposed project would be consistent with the local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not result in a cumulatively considerable contribution to emissions and impacts would be less than significant.	
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b.	LESS THAN SIGNIFICANT IMPACT	The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an	
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Impact?	Explanation	Mitigation Measures
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outdoor area into a terrace and outdoor dining patio. As such, the proposed project would be consistent with the Southern California Association of Governments' (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities (RTP/SCS) Strategy by providing a new commercial use in two existing buildings along a commercial corridor that is in close proximity to high-quality transit and Downtown Los Angeles. Thus, the proposed project would not interfere with the RTP/SCS and impacts would be less than significant.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project may involve the temporary use of hazardous materials during tenant improvements. Operation of the project would the limited use and storage of hazardous substances typical of those used in commercial developments. As an existing building, the proposed project would not involve large amounts of hazardous materials that would require routine transport, use, or disposal. Through compliance with applicable standards and regulations and adherence to manufacture's related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or environment, and impacts would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to the reasonably foreseeable release of hazardous materials. The existing buildings on the project site were built in 1925 and 1948 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Tenant and façade improvements within the building would have the potential to release asbestos fibers into the atmosphere if such materials exist and are not properly stabilized or removed prior to such activities. However, the removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed</p>	

Impact?	Explanation	Mitigation Measures
	<p>by a certified asbestos containment contractor in accordance with applicable regulations prior to any improvements. Similarly, it is likely that LBP is present in buildings constructed prior to 1979. Compliance with all existing State laws including those applicable LBP would also be required. Through compliance with these regulations, the proposed project would result in a less-than-significant impact related to the release of hazardous materials.</p>	
c. NO IMPACT	<p>Construction activities could have the potential to result in the release, emission, handling, and disposal of hazardous materials if located within a one-quarter mile of an existing school. There are no schools within a one-quarter mile radius of the project site. Therefore, no impact would occur.</p>	
d. NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides detailed information on hazardous waste permitted sites and corrective actions facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the project site is not located on a site included on a list of hazardous materials sites and would not create a significant environmental hazard to the public or environment, and no impact would occur.</p>	
e. NO IMPACT	<p>The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private airstrips. Therefore, the proposed project would not result in a safety hazard for people working in or visiting the project area, and no impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private airstrips. Therefore, the proposed project would not result in a safety hazard for people working in or visiting the project area, and no impacts would occur.	
g.	NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Therefore, the project would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	The project site is located within a highly urbanized area of the City and the surrounding area is completely developed. Accordingly, the project site is not subject to wildland fires or located within a Very High Fire Hazard Area Severity Zone. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires and no impact would occur.	

**IX. HYDROLOGY AND WATER QUALITY**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction on an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. As typical of most urban development, stormwater runoff has the potential to induce small amounts of pollutants into the stormwater system. Pollutants are typically associated with runoff from paved surfaces. The existing building and site would be required to	
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Impact?	Explanation	Mitigation Measures
	<p>comply with the National Pollutant Discharge Elimination System Standards (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172, 176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. Therefore, the impact will be less than significant.</p>	
b. NO IMPACT	<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interfere with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would continue to be supplied to the site by the Los Angeles Department of Water and Power (LADWP), which draws its supplies from distant for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, no impacts related to the depletion would occur.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. The project site is not located in the vicinity of an existing stream or river. Therefore, no impacts will occur.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. The project site is not located in the vicinity of an existing stream or river. Therefore, no impacts will occur.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the stormdrain system. While the addition of an outdoor dining area and terrace could slightly increase the area of on-site impervious surfaces, site generated runoff water would continue to flow to the City's stormdrain system. Therefore, impacts will be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	A significant impact could occur if a project includes potential sources of water pollutants that would have the potential to degrade substantially degrade water quality. The proposed project does not include potential sources of contaminants and, furthermore, will comply with all federal, state, and local regulations governing stormwater discharge. Thus, no impacts are anticipated.	
g.	NO IMPACT	A significant impact would occur if the project would be located within a 100-year or 500-year flood plain or would impede or redirect flood flows. According to Exhibit F of the Safety Element of the Los Angeles General Plan, the project site is not located within a 100-year or 500-year floodplain. Therefore, no impacts related to flood zones would occur.	
h.	NO IMPACT	A significant impact would occur if the project would be located within a 100-year or 500-year flood plain or would impede or redirect flood flows. According to Exhibit F of the Safety Element of the Los Angeles General Plan, the project site is not located within a 100-year or 500-year floodplain. Therefore, no impacts related to flood zones would occur.	
i.	NO IMPACT	A significant impact would occur if the proposed project would be located in an area susceptible to flooding as a result of the failure of a levee or dam. The project site and surrounding area are not location within a flood hazard area. Therefore, no impact would occur.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and surrounding area are not located in a mapped Tsunami Inundation Zone or located in an area where such potential exists. Therefore, no impact would occur.	

**X. LAND USE AND PLANNING**

a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. Additionally, the proposed project does not include expansion of the building footprint. It is consistent with the	
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Impact?	Explanation	Mitigation Measures
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		<p>land use and zoning designation of the project site and surrounding area. The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. As such, it would not divide an established community. Therefore, no impact would occur.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project is inconsistent with the General Plan or zoning designation applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Central City Community Plan area, with a Light Manufacturing land use designation, and is zoned M2-2D. With the approval of the Conditional use request, the proposed sale of a full line of alcohol in conjunction with a private event space would be permitted within the zone. Therefore, impacts would be less than significant.</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.</p>	

**XI. MINERAL RESOURCES**

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value, or a locally-important mineral resource recovery site. The project site is not currently classified by the City as containing significant mineral deposits. The project site is currently designated for Light Manufacturing and not for mineral extraction. In addition, the site is not identified as the City as being located in an oil field or within an oil field drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or</p>	
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Impact?	Explanation	Mitigation Measures
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		locally-valuable mineral resource, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value, or a locally-important mineral resource recovery site. The project site is not currently classified by the City as containing significant mineral deposits. The project site is currently designated for Light Manufacturing and not for mineral extraction. In addition, the site is not identified as the City as being located in an oil field or within an oil field drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	

**XII. NOISE**

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Any tenant improvement activities would result in a temporary increase in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate during improvements depending on the tenant improvement phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles Noise Ordinance No.144,331 and 161,574, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. While the event space will include an outdoor terrace and dining area and the ability to host live entertainment, all live music will occur indoors because it will be a conditional of approval. As such, potential noise impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	Construction activities can generate varying degrees of vibration depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. The proposed improvement activities are anticipated to be minimal and are not anticipated to result in excessive groundborne vibration or noise levels. In addition, no grading or excavation is proposed. Therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. A permanent substantial increase in ambient noise levels is not anticipated with the implementation of the project. New sources of stationary noise, such as rooftop HVAC equipment, may be installed on the building. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels (dBA). With implementation of these regulatory compliance measures, potential impacts would be reduced to less than significant levels.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operation noise and vibration.	
e.	NO IMPACT	The project site is not located within two miles of a public airport or public use airport. Accordingly, the proposed project would not expose people working or residing in the area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.	
f.	NO IMPACT	The project site is not located within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	
<b>XIII. POPULATION AND HOUSING</b>			



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The proposed project does not include the construction of a use which would induce any population growth. No impact would occur.	
b.	NO IMPACT	The proposed project does not involve the construction of homes and will not require the construction of replacement housing. No impact would occur.	
c.	NO IMPACT	The proposed project does not involve the displacement of any existing tenants. No impact would occur.	

**XIV. PUBLIC SERVICES**

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. Fire prevention and emergency response services would be provided by LAFD Fire Station 9 located approximately one-half mile north of the project site at 430 East 7th Street. The proposed sale of a full line of alcoholic beverages for on-site consumption in conjunction with the change of use of two existing warehouse buildings to a private event space and the addition of 1,990 square-feet of floor area due to the construction on an indoor mezzanine, could increase the demand for fire services in the area. However, Mitigation Measure XIV-10 require the applicant to submit a plot plan for approval to LAFD prior to the approval of a building permit. LAFD will review the proposed project to ensure that the project can be adequately served by existing Department resources. Therefore, impacts would be less than significant.</p>	XIV-10
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would involve the sale of a full line of alcohol in conjunction with a private event space and could increase demand for police service. The project site and surrounding area are currently served by LAPD's Newton Division Police Station located approximately two miles south of the project site at 3400 South Central Avenue. Prior to</p>	XIV-30

Impact?	Explanation	Mitigation Measures
	<p>issuance of a building permit, the LAPD would review the project to ensure that the design of the project follows LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond LAPD. Through incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service level ratios, response times, or other performance objectives for police protection. Therefore, with the incorporation of Mitigation Measure XIV-30, the proposed project would result in a less than significant impact related to police protection services.</p>	
c.	NO IMPACT	<p>The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, it will not increase the demand for schools in the area. Therefore, no impact will occur.</p>
d.	NO IMPACT	<p>The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, it will not increase the usage of or demand for parks in the area. No impact would occur.</p>
e.	NO IMPACT	<p>The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, the proposed project will not result in service capacity problems that would require the provision of new or physically altered public facilities in order to maintain an acceptable level of service for other public services. Therefore, no impact would result.</p>
<b>XV. RECREATION</b>		
a.	NO IMPACT	<p>The proposed project will not result in the creation of any new housing or otherwise induce growth. Therefore, it will not increase the usage of or demand for parks or recreational facilities in the area. No impact would occur.</p>

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	Refer to response to Checklist Question XV.a above.	
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**XVI. TRANSPORTATION/TRAFFIC**

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project involves only the sale of a full-line alcoholic beverages for on-site consumption in conjunction with a new 19,994 square-foot private event space. As the project requires discretionary approval of a Conditional Use Permit for the sale of a full line of alcoholic beverages, the project is exempt from the required a traffic referral form to be completed by the Los Angeles Department of Transportation (LADOT). The proposed use is by right and therefore the potential trips are within what is expected for the M2-2D Zone. Thus, the request is not expected to significantly contribute to any traffic congestion or affect any congestion management program. Therefore, impacts will be less than significant.</p>	
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b.	LESS THAN SIGNIFICANT IMPACT	<p>The project is exempt from the required a traffic referral form to be completed by the Los Angeles Department of Transportation (LADOT). The proposed use is by right and therefore the potential trips are within what is expected for the M2-2D Zone. Therefore, there are no significant impacts associated with the change of use from warehouse to private event space and the project is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.</p>	
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c.	LESS THAN SIGNIFICANT IMPACT	No change in air traffic patterns will result from the proposed project.	
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d.	NO IMPACT	The project will be within an existing building and will not involve any change in design features of surrounding streets or other means of access to the site. No impacts will occur.	
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e.	NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency vehicle access to the project site would be provided in accordance with requirements of the LAFD. Therefore the proposed project would not result in inadequate emergency access and no impacts would occur.	
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Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans, or programs, it would have no impact on such programs.	
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**XVII. TRIBAL CULTURAL RESOURCES**

a.	NO IMPACT	A significant impact would occur if the proposed project caused a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 2107.4 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k). The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. Anticipated site disturbance associated with construction is anticipated be minimal as the project site is already developed. Therefore, no impact will occur.	
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b.	NO IMPACT	A significant impact would occur if the proposed project caused a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 2107.4 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The project is a request of the	
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Impact?	Explanation	Mitigation Measures
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sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. Anticipated site disturbance associated with construction is anticipated be minimal as the project site is already developed Therefore, no impact will occur.

**XVIII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the LARWQCB. A significant impact could also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. The wastewater generated from the site would be typical of commercial uses and would enter into the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the LARWQCB. The wastewater generation of the proposed project would account for a minimal percentage of average daily wastewater flow treated by the HTP and would not contribute significantly its ability to operate within established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to the requirements of the NPDES permit authorized by</p>
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Impact?	Explanation	Mitigation Measures
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		LARWQCB. Therefore, the project would result in a less than significant impact related to wastewater treatment requirements.	
b.	<b>LESS THAN SIGNIFICANT IMPACT</b>	<p>The project is a request of the sale of a full-line of alcoholic beverages for on-site consumption and live entertainment/public dancing in conjunction with a new private event space located within two existing buildings. The project would include tenant and exterior façade improvements, the addition of 1,990 square-feet of floor area due to the construction of an indoor mezzanine, and the conversion of an outdoor area into a terrace and outdoor dining patio. The project's demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water supply facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is not anticipated that the proposed project would create any water system capacity issues and there would be sufficient reliable water supplies available to meet project demands. Prior to issuance of building permits, the project applicant would be required to coordinate with the City of Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be handled during the construction process. Therefore, the project would have a less than significant impact related to water or wastewater infrastructure.</p>	
c.	<b>LESS THAN SIGNIFICANT IMPACT</b>	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. No change to the existing building footprint is proposed, and the project would generally maintain existing drainage patterns and add a small area of landscaping; site-generated surface water runoff would continue to flow to the City's storm drain system. The project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide additional sources of polluted runoff. Therefore, the proposed project</p>	

Impact?	Explanation	Mitigation Measures
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		would result in a less than significant impact related to existing storm drain capacities.	
d.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (b).	
e.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (b).	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles BOS and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste generated during the operation of the proposed project will be collected by private waste haulers and transported to the Sunshine Canyon Landfill. In compliance with Assembly Bill 39 (AB939), the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of solid waste generated by the proposed project from the Sunshine Canyon Landfill. Therefore, the proposed project would have a less than significant impact related to solid waste.	
g.	LESS THAN SIGNIFICANT IMPACT	Refer to Response to Checklist Question XVII (f).	

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory. The proposed project will not disturb the existing physical conditions on the site in this urban environment. Therefore, no impact would result.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed	

Impact?	Explanation	Mitigation Measures
	<p>project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less than significant levels with implementation of the mitigation measures provided in the previous sections. None of these impacts are cumulatively considerable and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.</p>	
c.	<p>NO IMPACT</p> <p>A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of the mitigation measures, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.</p>	