

PUBLIC CORRESPONDENCE
VICTORIA MALE

Andre Sahakian

From: Victoria Male <victoriaemale14@gmail.com>
Sent: Monday, September 19, 2016 1:02 PM
To: Andre Sahakian
Subject: Protect and Preserve 332-336 N. Oakhurst Drive

Dear Mr. Sahakian,

I am writing at the behest that you and your team reconsider and reject the proposed plans to construct a multi-family residential condominium on the property located at 332-336 N Oakhurst Drive. As a resident of Oakhurst Drive for years, I have found this area of Beverly Hills to be incredibly special as it is one of the few areas of the city as well as the larger Los Angeles area that has been able to preserve a quiet, neighborhood feel. I am always so proud to share where I live and entertain my friends and family here.

However, I am able to confidently say that the condominium would undermine the beauty and sanctuary that Oakhurst Drive provides to its residents. Not only would the building's construction and the additional volume of tenants disrupt the quiet and convenience of the residents of the neighborhood, but the demolition of the current buildings would violate the historical significance of the street. The North Oakhurst block between Thirds Street and Aldan Drive is one of the last examples of when Beverly Hills was a quaint village. The eastern portion of the block has been deemed historically significant by both the cities of Beverly Hills and Los Angeles. The three properties are part of a potential 9 property Historic District. Two of the three buildings were designed by Edith Northman, the first licensed woman architect in Los Angeles. In October, 2016, Miss Northman will be recognized by the City of Beverly Hills as a Master Architect.

Furthermore, The Developer's revised plans are inconsistent and the Concerned Citizens for Beverly Hills / Beverly Grove found in August as part of the as part of the CEQA lawsuit they filed that Planning Department staff members of the City of Los Angeles withheld information about the historical significance of the block.

Overall, the construction of this condominium would cause the current residents of North Oakhurst Drive to suffer, the historical value of the street to be dramatically reduced, and besmirch the integrity of the city of Beverly Hills. I urge you and your commission to not allow greed and apathy to govern this important decision and instead choose to protect your current residents.

Sincerely,
Victoria Male

PUBLIC CORRESPONDENCE
WOODROW CLARK

BEVERLY HILLS SUSTAINABLE CITY PLAN



February 18, 2009

Submitted at the Planning
Commission meeting of:

9/24/15

By: Dr. Woodrow Clark



How to Use this Plan

The Sustainable City Plan is a tool kit that the City may use, either in whole, or in part to help address sustainability issues. The Sustainable City Plan does not direct the implementation of any specific actions, but provides a list of potential programs and the foundation on which the City can build a unified sustainability strategy. The Sustainable City Plan is not a State requirement, but represents the aspirations of the community to become more sustainable.

In the event of a conflict, the General Plan takes precedence over the Sustainable City Plan.



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PUBLIC CORRESPONDENCE

YUMIN YU

Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Thursday, July 07, 2016 6:38 PM
To: Andre Sahakian
Subject: Re: 332-336 N.Oakhurst Proposal

Dear Andre

My name is Yumin and I am owner of 9141 w 3rd st.
I am writing to address many concern about proposed project
at oakhurst.

After looking into proposed design,when we had last hearing,
we had commissioner addressed about privacy issue.

With new design,there are 32 Windows looking in to my back yard.
There are no privacy what so ever.

Developer had stated at last hearing that they would plant 45 feet tree
to obstruct the view.

With new plan,building is 9 feet from property line .
There is no space for planting any thing.

With new proposed project,because they had changed the design
of front portion ,they had back part of building get much closer to
Property line where my property share.

Back in October hearing,commissioner had addressed many concern
Having 31 unit project in this neighbor .

We have never asked about participating planning of project.

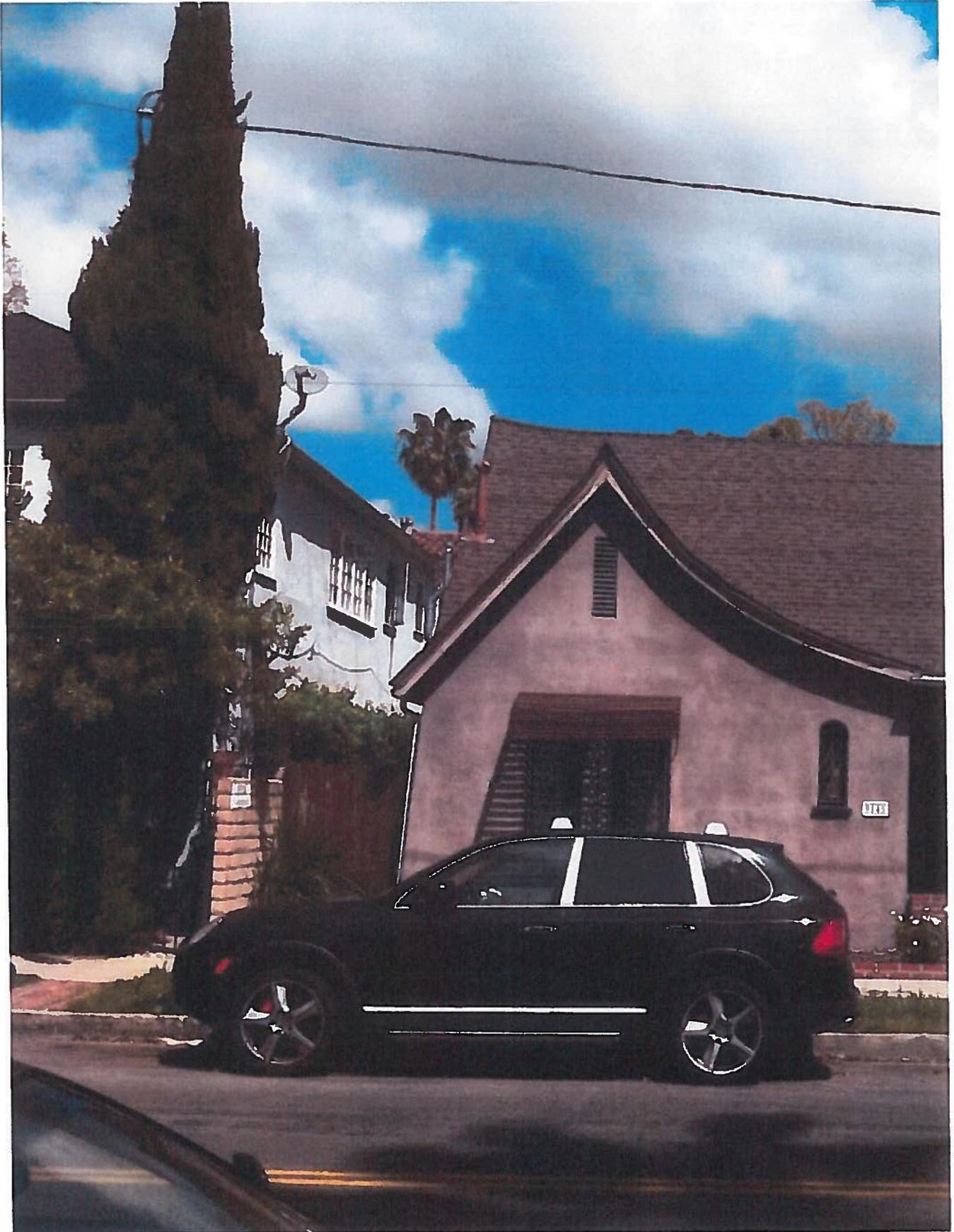
As I state before,this project would effect our family's life.

Would effect our property value,our daily life.

Thank you

Sincerely

Yumin Yu
9141 w 3rd st
310-994-8638



> On Apr 13, 2016, at 7:43 AM, Andre Sahakian <asahakian@beverlyhills.org> wrote:
>
> Hello Yumin,
>
> Thank you for your email. I will provide copies to the Subcommittee members this afternoon for their review and consideration.
>
> Regards,
>
> --
> Andre Sahakian
> Associate Planner|City of Beverly Hills
> 310.285.1127
>
>
>
>
> -----Original Message-----
> From: Yumin Yu [<mailto:yuminuk@gmail.com>]
> Sent: Tuesday, April 12, 2016 3:02 PM
> To: Andre Sahakian
> Cc: yumin yu
> Subject: 332-336 N.Oakhurst Proposal
>
> Dear, Asahakian,
> We own the property directly south of the southern portion of this proposed project.
>
> After the last meeting we were told that day the developer was supposed to meet with the planner and discuss less number of units less height, and density as instructed by the Beverly Hills commission.
> After looking at the new rendering, we are very concerned and it's obvious that this has not occurred.
> As the matter of fact, this project is closer to my property and towering over it more than before
> This new plan is not in conjunction with the surrounding property in neighborhood.
> The new plan also does not show the number of units and the number of the Windows facing my property.
> In a perfect world the City would protect these Historically significant homes and they could be restored.
> As you can imagine this proposed project the way it stands will be a huge detriment to our Family and consequently de value my property and our lives.
> I would ask that the existing homes be considered in this process as so far it has not. We feel that we should be a part of this procedure as we are drastically effected by it.
>
> Thank you
> Sincerely
> Yumin Yu
> 9141
> West Third St
> 310-994-8638
>
>
>
>
>
>
>
>
> Sent from my iPad
>
>
> ---
> The City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, April 12, 2016 3:02 PM
To: Andre Sahakian
Cc: yumin yu
Subject: 332-336 N.Oakhurst Proposal

Dear, Asahakian,

We own the property directly south of the southern portion of this proposed project.

After the last meeting we were told that day the developer was supposed to meet with the planner and discuss less number of units less height, and density as instructed by the Beverly Hills commission.

After looking at the new rendering, we are very concerned and it's obvious that this has not occurred.

As the matter of fact, this project is closer to my property and towering over it more than before

This new plan is not in conjunction with the surrounding property in neighborhood.

The new plan also does not show the number of units and the number of the Windows facing my property.

In a perfect world the City would protect these Historically significant homes and they could be restored.

As you can imagine this proposed project the way it stands will be a huge detriment to our Family and consequently de value my property and our lives.

I would ask that the existing homes be considered in this process as so far it has not. We feel that we should be a part of this procedure as we are drastically effected by it.

Thank you
Sincerely
Yumin Yu
9141
West Third St
310-994-8638

Sent from my iPad

Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, September 22, 2015 7:49 PM
To: Andre Sahakian
Subject: Yumin Yu 9141 w 3rd street

Hi Andre

My name is Yumin Yu.

I own house at 9141 w 3rd st, right next to 332 oakhurst project.

I have many concern as you can imagine digging 40feet deep hole Next to me.

10 years ago , when they were building 325 oakhurst building , As they were digging for sub parking, they hit the oil field.

They had to bring in 100feet high equipment to clean up.

As I have 4 yeas old girl playing in back yard,the possibility of being exposed to gas and oil is unimagivable .

Please make developer do all the right study.

Yumin Yu

Sent from my iPad

Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, September 22, 2015 8:00 PM
To: Andre Sahakian
Subject: Yumin Yu 9141 w 3rd st

This is Yumin Yu from 9141 w 3rd st.

I am adressing the concern that with demolishing the building and drilling and construction , my back fence will be all destroyed.

Behind the back fence, I have jet bath and electic circuit.

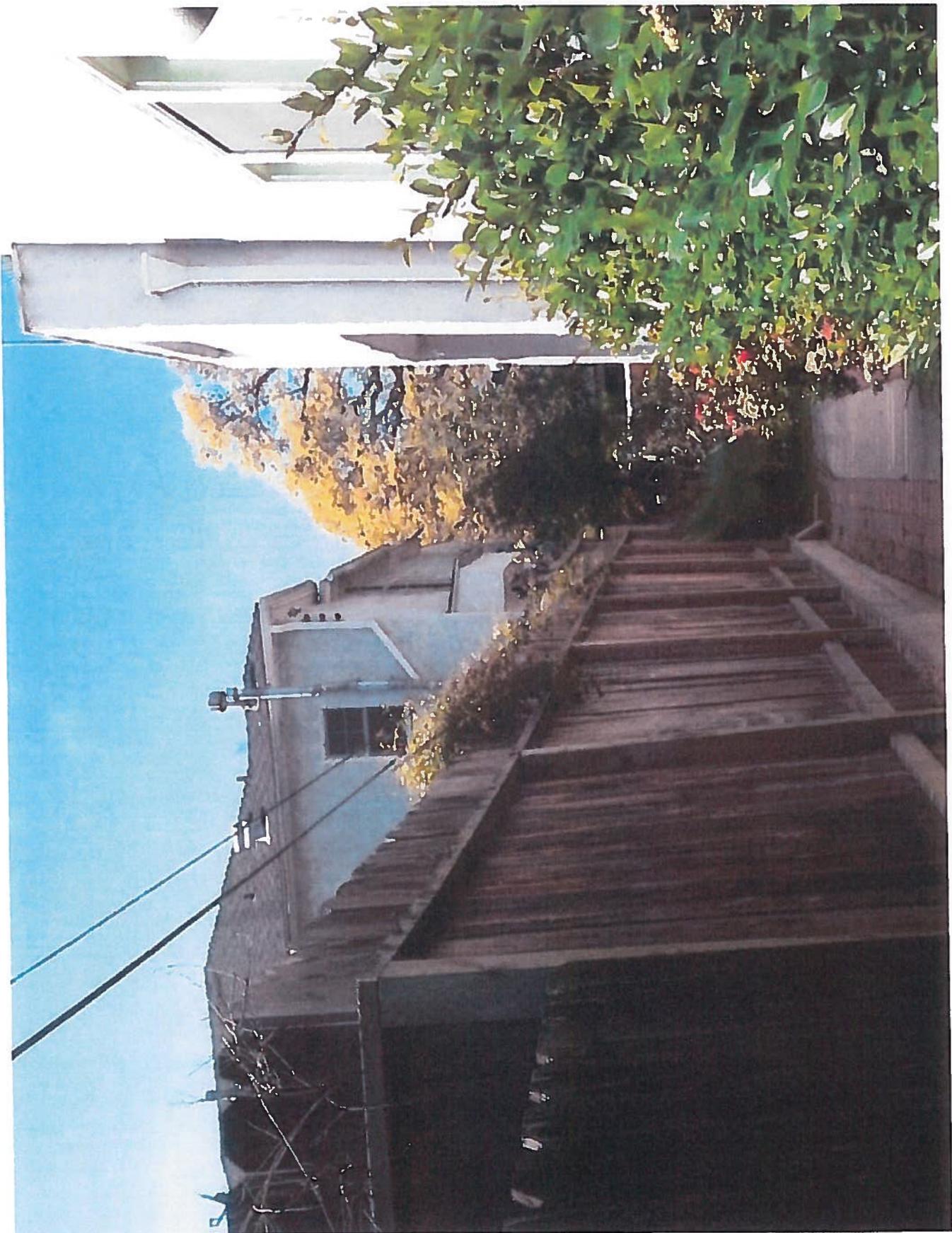
Those are very sensitive to shock and vibelation .

I want to make sure they would be responsible for the damages it may occur .

Sent from my



iPad



Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, September 22, 2015 8:07 PM
To: Andre Sahakian
Subject: YuminYu 9141 west 3rd st

Subject: 332-336Oakhurst condo project

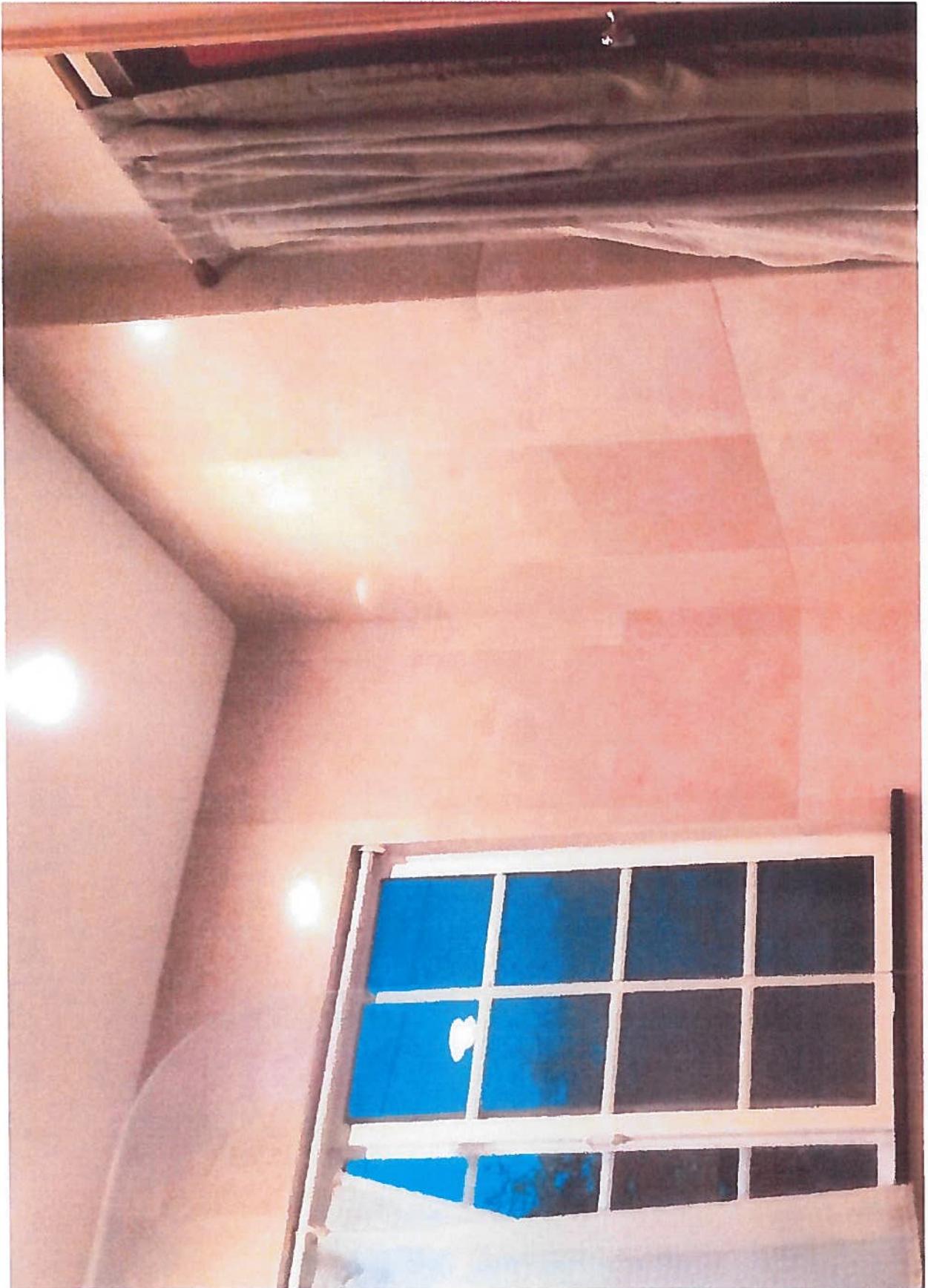
This is Yumin from 9141 w 3rd st.

I am adressing concern that my master bath room witch is about 20 feet away from property line.

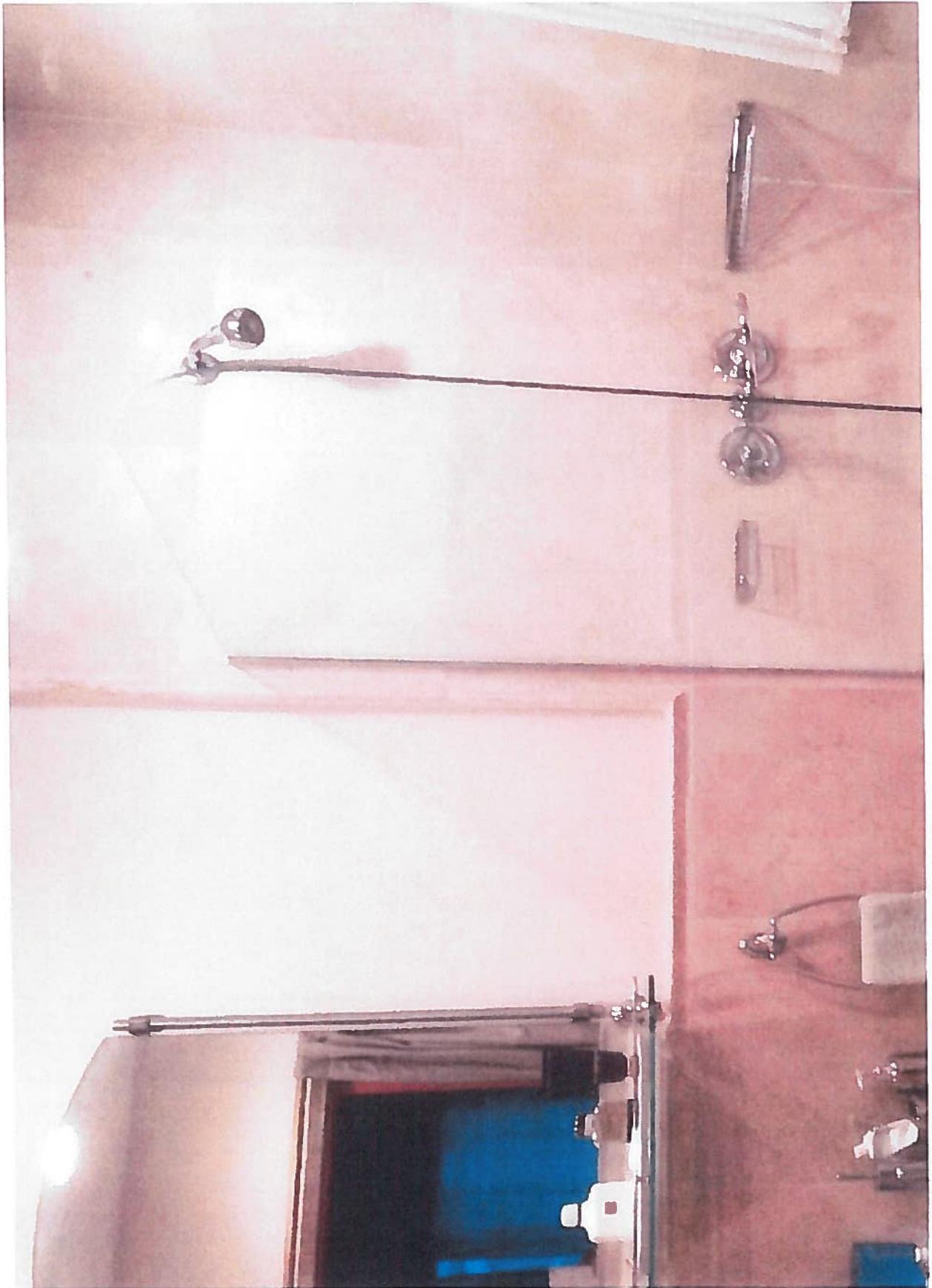
It has been remodeled to have wall to wall tile work.

It will be very sensitive to shock and vibelation .

I want make sure they will be responsible for any crack and damages.







Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, September 22, 2015 8:10 PM
To: Andre Sahakian
Subject: Yumin Yu 9141 w 3rd st

his is Yumin from 9141 w 3 rd st

I am writing my concern about project

My house is single family house build in 1923

That time there was no zoning for residential or comercial .

I feel I have been punished simply my house sit on comercial zone.

Having 5 story building 12 feet from my house simply do not make sense
in many way. It dose not Brend with character on the block.

In front of street is only block in the neighbor that is allowed to park without limit.

All the worker will fight to get the spot and only few are available .

My house is over 90 years old and not retrofitted .

I am fearing with pall the vibelation will cause the damage to my house.

Years ago, when they build 320 oakhurst building, when they were digging the ground,
They hit the oil well under ground and they have to bring special equipment to clean out
the oil. I will be really concern about health of my family exposed to that situation.

I will have more issue to submit

Yumin



Sent from my iPad

Sent from my iPad

Andre Sahakian

From: Yumin Yu <yuminuk@gmail.com>
Sent: Tuesday, September 22, 2015 8:13 PM
To: Andre Sahakian
Subject: Yumin 9141 w 3rd st

Subject: 332-336Oarkhurst condo project



Schedule

Windows		Doors	
A	1'0" x 6'0"	1	6'0" x 6'0"
B	1'0" x 6'0"	1	6'0" x 6'0"
C	6'0" x 6'0"	1	6'0" x 6'0"
D	6'0" x 6'0"	1	6'0" x 6'0"
E	6'0" x 6'0"	1	6'0" x 6'0"

south elevation



Oakhurst Condominiums
 100-1000 of Oakhurst Drive, Beverly Hills, CA 90210
 MICHAEL, BULL, Architects
 100-1000 of Oakhurst Drive, Beverly Hills, CA 90210
 310-753-1827

This is Yumin Yu from [W 3rd st.](#)
I have concern about design of building.
Balcony in courtyard are all facing into my
jetbath in my backyard.
I would lose complete privacy and why they would
Design something so they can peek into see somebody taking bath
I would request redesign
Yumin



Sent from my iPad



Attachment C

September 19, 2016 Beverly Hills Planning Commission Staff Report
(without attachments)



Planning Commission Report

Meeting Date: September 19, 2016

Subject: **332-336 North Oakhurst Drive**
Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.

Project Applicant: Terry Moore

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and receive testimony on the project, and direct staff to return at a future meeting with a resolution either approving or denying the requested entitlements.

REPORT SUMMARY

The Planning Commission previously considered this project at its October 8, 2015 meeting. At the conclusion of that meeting, the Planning Commission directed the applicant to redesign the project, and voted to create a Subcommittee consisting of two Planning Commissioners to work with the applicant and members of the public on the design changes. The Subcommittee held one meeting on April 12, 2016 to review a new design. The applicant subsequently requested for the matter to be brought forward to the full Planning Commission for a decision. The item was originally scheduled for the July 14, 2016 Planning Commission meeting, however due to various scheduling conflicts, the item has been further continued to September 19, 2016. This report provides a summary of the project changes, and analysis of relevant parts of the re-designed project. The recommendation in this report is for the Planning Commission to consider the re-designed project, and provide direction to the applicant on further changes, or to direct staff to return with a resolution either approving or denying the project.

Attachment(s):

- A. Required Findings
- B. Public Notice
- C. All Correspondence Received from the Public
- D. Sept. 8, 2016 Beverly Hills Planning Commission Staff Report
- E. July 14, 2016 Beverly Hills Planning Commission Staff Report (without attachments)
- F. Oct. 8, 2015 Beverly Hills Planning Commission Staff Report (without attachments)
- G. Sept. 24, 2015 Beverly Hills Planning Commission Staff Report (without attachments)
- H. Draft Mitigation Monitoring and Reporting Program (Prepared by the City of Beverly Hills)
- I. Traffic Analysis
- J. Communication from City of Beverly Hills to City of LA Regarding Historic Analysis
- K. City of LA Advisory Agency Approval of Vesting Tentative Tract Map
- L. City of LA Appeal Recommendation Report to Central Area Planning Commission
- M. LA City Council Action Denying Appeal
- N. Mitigated Negative Declaration (Prepared and Adopted by City of LA)
- O. Architectural Plans

Report Author and Contact Information:
Andre Sahakian, Associate Planner
(310) 285-1127
asahakian@beverlyhills.org



PROJECT DESCRIPTION

The project consists of replacing three existing two-story multi-family apartment buildings containing a total of 17 units with a single new multi-family condominium building containing 31 units. The portion of the building located in the City of Beverly Hills would contain seven units or fractions thereof, while the remaining 24 residential units would be located in the portion of the building located in the City of Los Angeles. Since the last Planning Commission hearing on October 8, 2015, the applicant has re-designed the project to reduce the number of stories in the City of Beverly Hills from four stories to three stories, reconfigure the open space to create a central courtyard along the front of the building, and to provide additional parking for the project to meet Beverly Hills Municipal Code requirements for number of parking spaces. The table below summarizes the various development standards that apply to the portion of the proposed project located in the City of Beverly Hills, as well as details regarding the revised proposed project (broken down by jurisdiction):

Development Standard	Required/Allowed (Per BHMC)	City of Beverly Hills Portion	City of Los Angeles Portion	Notes
Site Area	N/A	6,591 SF	16,579 SF	Total Lot Area is 23,170 SF
Density	1 unit per 900 SF of Site Area = 7 Units	7 Units	24 Units	Where portions of units are split between Beverly Hills and Los Angeles, the entire unit is counted toward the maximum number of units allowed on the Beverly Hills portion.
Floor Area	N/A	12,588 SF	35,884 SF	
1 st Floor	N/A	3,581 SF	5,111 SF	
2 nd Floor	N/A	3,641 SF	7,225 SF	
3 rd Floor	N/A	3,667 SF	7,225 SF	
4 th Floor	N/A	1,699 SF	7,764 SF	
5 th Floor	N/A	0 SF	8,559 SF	
Height	45' Max	39'-0"	60'-0"	
Stories	4 Stories Max	3 Stories	4 and 5 Stories	
Front Setback	25'	25'	N/A	Front setback located in City of Beverly Hills
Side Setback (South)	19' combined	9'-0"	11'-0"	
Side Setback (North)	19' combined	10'-0"	11'-0"	
Rear Setback	N/A	N/A	7'-0"	Rear setback located in City of LA
Parking	20 Standard Tenant Parking Spaces; 2 Standard Guest Parking Spaces Per BHMC requirements, the total building would	30 Standard Parking Spaces	56 Standard Parking Spaces; 5 Tandem Spaces	All parking for the entire building complies with City of Beverly Hills standards for number of spaces (including guest spaces). All parking in Beverly Hills portion complies with City of Beverly Hills standards for parking space dimensions.



Development Standard	Required/Allowed (Per BHMC)	City of Beverly Hills Portion	City of Los Angeles Portion	Notes
	require 83 Tenant Parking Spaces; 8 Guest Parking Spaces			Parking spaces provided in Los Angeles portion do not comply with City of Beverly Hills standards for parking space dimensions.
Open Space	200 SF per unit = 1,400 SF Required	1,420 SF	2,428 SF (2,400 SF required)	Common outdoor space counted separately for BH and LA portions (no double counting).
Modulation	Min. 4,888 SF Required; Min. 60% and Max. 70% of front façade on first 2 stories built to front setback line	9,092 SF 65.7% of front façade on first 2 stories built to front setback line	N/A N/A	

The re-designed project consists of the following major changes from the previously proposed design:

- Reduction of 1,723 SF of floor area from the Beverly Hills portion
- Reduction of 307 SF of floor area from the Los Angeles portion
- Increase of 9 subterranean parking spaces to comply with Beverly Hills standards
- Reduction from 4 stories to 3 stories in the Beverly Hills portion of the project
- Reduction from 5 stories to 4 stories in the LA portion of the project closest to Beverly Hills
- Reconfiguration of open space to create a central courtyard at the front of the project facing Beverly Hills, resulting in an increase of 6,040 SF of modulation at the front of the building.



PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice (Agenda)	N/A	N/A	9/15/16	4 Days
Newspaper Notice	10 Days	9/9/16	9/9/16	10 Days
Mailed Notice (Owners & Occupants - 500' Radius + block face)	10 Days	9/9/16	9/9/16	10 Days
Property Posting	10 Days	9/9/16	9/9/16	10 Days
Website	N/A	N/A	9/15/16	4 Days

Public Comment

Staff received correspondence from the public regarding this project prior to the October 8, 2015 Planning Commission meeting, the April 17, 2016 Subcommittee meeting, and prior to the writing of this report. All correspondence received from the public to date has been included as Attachment C to this report. In summary, members of the public have expressed opposition to the project due to its design, scale, massing, and height, and expressed concern for potential impacts relating to traffic, parking, privacy, historic resources, and sustainability.

ANALYSIS

Project approval, conditional approval, or denial is based upon specific findings for each discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission's deliberation of the subject project. Application of the required findings may take into consideration all aspects of the project, including those portions located in the City of Los Angeles that pertain to the required findings.

In reviewing the requested entitlements, the Commission may wish to consider the following information as it relates to the project and required findings:

Project Background and Subcommittee Meeting. A full background of the project, including the multi-jurisdictional process with the City of Los Angeles, is provided in the September 24, 2015 Planning Commission Staff Report (Attachment G to this report). The Planning Commission also previously considered this project at its regular meeting held on October 8, 2015. At the conclusion of that meeting, the Planning Commission directed the applicant to redesign the project, and voted to create a Subcommittee consisting of Commissioner Corman and Vice Chair Shooshani to work with the applicant and members of the public on the design changes. The Subcommittee held one meeting on April 12, 2016 to review the new design. Several members of the public submitted correspondence in advance of the Subcommittee



meeting, and attended the meeting to provide testimony. The Subcommittee's feedback was generally positive, with members commenting on the improvement of the design achieved by introducing the courtyard at the front of the building to break up the massing, and reducing the height immediately behind the Beverly Hills portion. However, there was still concern from at least one Subcommittee member regarding the overall height of the building, including the 5-story portion in Los Angeles. Overall, the Subcommittee felt that the re-design was a good start, but expressed a desire for further reductions in height. The applicant subsequently requested for the matter to be brought forward to the full Planning Commission for a decision. The item was originally scheduled to be brought back to the full Planning Commission on July 14, 2016, however the applicant requested a continuance to the August 25, 2016 Planning Commission meeting. Due to further scheduling conflicts, the item was continued to September 8, 2016, and again to September 19, 2016.

General Plan Consistency. The General Plan provides numerous policies regarding the desire to maintain the City's existing residential neighborhoods while allowing for new development to occur in a controlled and appropriate manner. Staff's analysis of the previously proposed project found that it was consistent with the applicable policies related to new multi-family residential development. Staff found that the previously proposed project exhibited good architectural design and attempted to integrate into its surroundings through the use of modulation and step-backs, while meeting the height restrictions of the Height District applicable to this area (Height District B: 4 stories and 45' height). Furthermore, in looking at the broader neighborhood (the area between Burton Way and Beverly Boulevard), Staff found the project to be generally compatible with the existing built environment, as well as the expected future built environment based on existing development standards that allow for 4 and 5 story buildings. The re-designed project provides additional modulation at the front of the building, has slightly reduced height in the Beverly Hills portion of the building, and provides more gradual step-backs in height: 39' in height located in Beverly Hills, to 49' for the first 17'-8" of lot depth located in Los Angeles, to a 60' tall structure located in the rest of the Los Angeles portion of the site. These changes bring the proposed project into closer alignment with General Plan policies regarding residential development, which emphasize the importance of scale in the built environment.

Urban Design and Neighborhood Compatibility. The previously proposed project had a maximum height of 4 stories and 40' in the Beverly Hills portion of the building, and the height increased immediately at the city boundary to 5 stories and 60' in Los Angeles. The re-designed project has a maximum height of 3 stories and 39' in the Beverly Hills portion of the building. The building height increases to 4 stories and 49' at the city boundary, and 17'-8" further back into the Los Angeles portion, the height increases again to 5 stories and 60'. The re-design essentially pushes back the highest portion of the building (5 stories and 60') by another 17'-8" beyond the city boundary, and creates a transitional 4-story portion to reduce the appearance of massing from the street. The City of Beverly Hills portion has also been reduced to read as 3 stories rather than 4 stories, although the total height of the Beverly Hills portion is essentially the same as before, with a 1' decrease from 40' to 39'.



The re-designed project also reconfigures the project's open space areas into a 46' wide central courtyard for the building. This courtyard completely separates the north and south sides of the Beverly Hills portions of the building from each other, resulting in the front of the building, which is the portion within the City of Beverly Hills, to have two separate building façades rather than a single continuous façade along the street. While the rear of the building is still connected, the opening at the front eases the massing as viewed from the street and makes the re-designed project more consistent with the rhythm of 50'-wide lot developments that are on the site today, and prevalent along the 300 block of North Oakhurst Drive.

Privacy. The previously proposed building was set back from the southern property line by 9' in Beverly Hills and 11' in Los Angeles, and from the northern property line by 10' in Beverly Hills and 11' within Los Angeles. The revised design maintains a continuous 9' side yard setback from the southern property line through the entire building depth, and maintains a 10' side yard setback from the northern property line through the entire building depth as well. The previously proposed building had an additional 11' setback for a ground floor corner unit in the Beverly Hills portion of the building, in order to satisfy open space requirements. This additional setback has been removed in the revised design, as the ground floor units are now fully enclosed, with open space provided closer to the central courtyard and further away from adjacent properties. Additionally, the existing property immediately adjacent to the subject property on the north side is set back approximately 14' from the shared side property line. This results in a total distance of 24' between the revised building and the adjacent building to the north. The previously proposed project had a total distance of 35' between the subject building and the adjacent building to the north, due to the additional 11' distance provided by the open space at the ground floor corner unit. While the reduction in distance brings the building closer to the adjacent property, the enclosure of the open space and relocation toward the center of the project site potentially reduces privacy impacts by moving a gathering and outdoor living area further away from neighbors.

The previously proposed project also had two large cutouts in the approximate middle of each side elevation in order to accommodate open space courtyards, located fully within the Los Angeles portion. These cutouts (31' on the south side and 30' on the north side) provided larger setbacks from adjacent properties, however these cutouts would have served as open space areas and had the potential to cause privacy concerns related to visibility and noise. The revised project includes a reconfiguration of the building's open spaces, and while these cutouts remain in generally the same location, their depths have been reduced to 23' on the north side and 21' on the south side. Regardless of the depth, similar privacy concerns remain regarding the use of these cutouts as open space. While there is generally an expectation that multi-family developments are not able to provide the same level of privacy that might be experienced in a single-family development, the Planning Commission may wish to consider the landscaping configuration and any other methods that could reduce any potential impacts.



Finally, as with the previously proposed project, lighting information has not yet been provided, and potential light and glare issues may be addressed through conditions requiring the use of the minimum amount of illumination necessary for safety and requiring the use of light caps to further reduce potential spillover to adjacent properties.

Traffic and Parking. As part of the proposed project, a traffic analysis was prepared and peer-reviewed by staff, and subsequently presented to the Planning Commission at its October 8, 2015 meeting. The analysis had found that the proposed increase from 17 units to 31 units would have minimal traffic impacts to the adjacent residential streets. Given that the re-design of the project does not change the number of units in the building, the conclusions of the traffic analysis remain the same, and the re-designed project will also have a minimal effect on traffic on adjacent residential streets. Furthermore, in response to public comments and direction from the Planning Commission, the applicant has provided nine additional subterranean parking spaces so that the entire project is consistent with Beverly Hills Municipal Code requirements for number of parking spaces for multi-family projects, including the required guest parking spaces. With the increase in parking spaces, the potential for parking impacts on the adjacent residential streets is anticipated to be less than the previously proposed version of the project. In order to reduce the likelihood of additional parking impacts resulting from the project, a condition of approval may be appropriate to require that a specific number of spaces be maintained for guest use only.

CEQA Considerations. As noted above, the subject property is partially located in the City of Beverly Hills, with a majority portion located in the City of Los Angeles. The City of Los Angeles serves as the designated CEQA lead agency for this Project, whereas the City of Beverly Hills is a responsible agency. As such, the City of Los Angeles prepared an Initial Study to determine the proposed Project's potential impact on the environment. After reviewing the Initial Study, the lead agency determined that this Project may have a significant effect on the environment, but by implementing certain mitigation measures, the Project's potentially significant effects could be reduced to less than significant levels. Accordingly, the City of Los Angeles adopted a Mitigated Negative Declaration (MND) for the Project on April 22, 2015.

Pursuant to Section 15231 of the State CEQA Guidelines, an MND adopted by a lead agency shall be conclusively presumed to comply with CEQA for the purposes of use by responsible agencies unless the MND is finally adjudged in a legal proceeding not to comply with the requirements of CEQA, or a subsequent EIR is made necessary. Further environmental review could be required only if there were to be 1) substantial changes in the project that require major revisions to the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) substantial changes with respect to the circumstances under which the project is undertaken which require major revisions of the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3) new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the preparation of the MND that shows one or more significant effects not discussed in the MND.



The City has received correspondence urging that the Beverly Hills require preparation of an EIR for the proposed project because of information developed as part of the historic resources review undertaken for the City of Los Angeles referred to as SurveyLA. The correspondence alleges that neither the City of Los Angeles nor Beverly Hills decision makers were made aware that SurveyLA reached the same conclusion as the City of Beverly Hills historic consultants finding that the east side of the 300 block of Oakhurst could be eligible for designation as a historic district. It is unclear whether the concurring SurveyLA results would have caused the City of Los Angeles or the City of Beverly Hills decision makers to reach a different decision on the project. Although the information is from another source, the basic information regarding a potential environmental impact on a potential historic resource—specifically, the potentially eligible historic district—was in the administrative record no later than the date on which the HRG analysis prepared for the City of Beverly Hills was submitted to the City of Los Angeles mid 2014. Based on these facts, staff does not believe that the City of Beverly Hills has the authority to require further environmental analysis pursuant to CEQA Guidelines Section 15162.

Furthermore, pursuant to Section 15233 of the State CEQA Guidelines, in cases where a lawsuit is filed challenging an MND for noncompliance with CEQA, if no injunction or stay is granted in the lawsuit, the responsible agency shall assume that the MND fully meets the requirements of CEQA, and shall approve or disapprove the project within the applicable time limits.

The lawsuit challenging the City of Los Angeles project approval is still pending, however, staff understands that the hearing on the merits of the writ petition is scheduled for October 14, 2016. In light of the pending lawsuit, and to address the possibility that the project could be approved by the City of Beverly Hills prior to a decision is rendered in the lawsuit challenging the Los Angeles decisions, staff recommends that the following condition of approval be imposed on any approval that the City of Beverly Hills may grant:

This project approval shall become null and void in the event that the mitigated negative declaration adopted by the City of Los Angeles for the project, upon which the City of Beverly Hills must rely in its role as a responsible agency, is found to be invalid by a court of competent jurisdiction, specifically including, but not limited to, the pending Los Angeles Superior Court Case No. BS155977.



Summary and Conclusion. The applicant has attempted to address the concerns previously raised by the Planning Commission and members of the public, specifically relating to height, scale, massing, parking, and traffic, by re-designing the project. The project has been revised to provide a more gradual increase in height, pushing the highest portion of the building back to 60'-4" behind the front property line. The revised design also introduces a central courtyard, which breaks up the massing of the building along the streetscape and provides significantly more modulation in an attempt to follow more traditional building patterns in the neighborhood. Finally, the project now includes nine additional subterranean parking spaces, and now complies with the City of Beverly Hills' standards for number of parking spaces in multi-family projects. Upon review of these changes, the Planning Commission Subcommittee expressed positive feedback on these concepts, but maintained that further reductions in height would be desirable. The Planning Commission may wish to discuss whether these changes are sufficient address the Commission's and the neighbors' comments and concerns, taking into account that the City's existing development standards allow for four- and five-story buildings in this area of the City.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and direct staff to prepare a resolution either approving or denying the revised project, and continue the hearing to October 13, 2016.

Alternatively, the Planning Commission may consider the following actions:

1. Direct the applicant to provide additional modifications to the project and continue the hearing to October 13, 2016.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Masa Alkire", written over a horizontal line.

Masa Alkire, AICP, Principal Planner



Attachment D

September 8, 2016 Beverly Hills Planning Commission Staff Report



Planning Commission Report

Meeting Date: September 8, 2016

Subject: **332-336 North Oakhurst Drive**
Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.

Project Applicant: Terry Moore

Recommendation: Staff recommends that the Planning Commission continue the public hearing to September 19, 2016, and additionally direct staff to re-notice the project for the new hearing date.

REPORT SUMMARY

The Planning Commission previously considered this project at its regular meeting held on October 8, 2015. At the conclusion of that meeting, the Planning Commission directed the applicant to redesign the project, and voted to create a Subcommittee consisting of two Planning Commissioners to work with the applicant and members of the public on the design changes. The Subcommittee held one meeting on April 12, 2016 to review a new design. The applicant subsequently requested for the matter to be brought forward to the full Planning Commission for a decision. The item was originally scheduled for the July 14, 2016 Planning Commission meeting. After public notice was mailed and published for the July 14 meeting, and prior to the completion of the staff report, the applicant indicated that they would not prepared to present the revised project to the Commission on the July 14, 2016 meeting date, and requested that the item be continued to the September 8, 2016 Planning Commission meeting. On July 14, 2016, the Planning Commission voted to continue the item to the September 8, 2016 meeting.

Since that action, staff has encountered internal scheduling conflicts, and requests for the matter to be further continued to the September 19, 2016 meeting.

No Attachments

Report Author and Contact Information:
Andre Sahakian, Associate Planner
(310) 285-1127
asahakian@beverlyhills.org



NEXT STEPS

It is recommended that the Planning Commission continue the public hearing to the September 19, 2016 Planning Commission meeting, and direct staff to re-notice the project for the new hearing date.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Masa Alkire", written over a horizontal line.

Masa Alkire, AICP, Principal Planner



Planning Commission Report
332-336 North Oakhurst Drive
October 13, 2016

Attachment E

July 14, 2016 Beverly Hills Planning Commission Staff Report
(without attachments)



Planning Commission Report

Meeting Date: July 14, 2016

Subject: **332-336 North Oakhurst Drive**
Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.

Project Applicant: Terry Moore

Recommendation: Staff recommends that the Planning Commission continue the public hearing to August 25, 2016, and additionally direct staff to re-notice the project for the new hearing date.

REPORT SUMMARY

The Planning Commission previously considered this project at its regular meeting held on October 8, 2015. At the conclusion of that meeting, the Planning Commission directed the applicant to redesign the project, and voted to create a Subcommittee consisting of two Planning Commissioners to work with the applicant and members of the public on the design changes. The Subcommittee held one meeting on April 12, 2016 to review a new design. The applicant subsequently requested for the matter to be brought forward to the full Planning Commission for a decision. The item was originally scheduled for the July 14, 2016 Planning Commission meeting. After public notice was mailed and published for the July 14 meeting, and prior to the completion of the staff report, the applicant indicated that they would not prepared to present the revised project to the Commission on the July 14, 2016 meeting date. Consequently, the applicant requests that the Planning Commission continue the public hearing to the August 25, 2016 meeting (Attachment A). In addition, Planning Staff received a request from an interested stakeholder, who has previously attended public hearings on the Project, requesting that the Project be continued so that neighbors may have more time to review the applicant's revised plans (Attachment B).

Attachments:

- A. Correspondence from the Applicant
- B. Correspondence from the Public

Report Author and Contact Information:
Andre Sahakian, Associate Planner
(310) 285-1127
asahakian@beverlyhills.org



NEXT STEPS

It is recommended that the Planning Commission continue the public hearing to the August 25, 2016 Planning Commission meeting, and direct staff to re-notice the project for the new hearing date.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Masa Alkire", written over a horizontal line.

Masa Alkire, AICP, Principal Planner



Attachment F

October 8, 2015 Beverly Hills Planning Commission Staff Report
(without attachments)



Planning Commission Report

Meeting Date: October 8, 2015

Subject: **332-336 North Oakhurst Drive**
Vesting Tentative Tract Map and Development Plan Review
Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.
PROJECT APPLICANT: Terry Moore

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the Project; and
2. Adopt the attached resolution conditionally approving a Vesting Tentative Tract Map and Development Plan Review to allow the proposed condominium project.

REPORT SUMMARY

This item was originally scheduled for the Commission's September 24, 2015 meeting; however, prior to the September 24, 2015 Planning Commission meeting, staff learned that a number of residential occupants may not have received the mailed notice. Consequently, staff requested that the Planning Commission continue the public hearing to the October 8, 2015 meeting to re-notice the hearing and satisfy the City's public notice requirements.

Subsequent to the issuance of the September 24, 2015 Planning Commission packet, the following items have been updated and included in the October 8, 2015 Planning Commission packet:

1. Added a new condition of approval (#16) to the draft resolution requiring that the applicant reimburse the City for legal expenses in the event of any court action or proceeding challenging the validity of any project approvals or the City's CEQA determinations regarding the project.

Attachment(s):

- A. September 24, 2015 Beverly Hills Planning Commission Staff Report
- B. Required Findings
- C. Public Notice
- D. Correspondence from the Public
- E. Draft Resolution (Including Mitigation Monitoring and Reporting Program)
- F. Traffic Analysis
- G. City of Los Angeles Advisory Agency Approval of Vesting Tentative Tract Map
- H. City of Los Angeles Appeal Recommendation Report to Central Area Planning Commission
- I. Los Angeles City Council Action Denying Appeal
- J. Mitigated Negative Declaration (Prepared and Adopted by City of Los Angeles)
- K. Architectural Plans

Report Author and Contact Information:

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2. Re-numbered remaining conditions of approval in the draft resolution.
3. The Mitigation Monitoring and Reporting Program (MMRP) is now incorporated into the draft resolution instead of being provided under a separate cover. No changes have been made to the contents of the MMRP.
4. The staff report issued for the September 24, 2015 Planning Commission meeting has been included in this report as Attachment A.
5. New correspondence received from the public since the issuance of the September 24, 2015 staff report has been included as Attachment D to this report.
6. The list of attachments in this report has also been re-ordered to reflect new attachments.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the proposed project.

Alternatively, the Planning Commission may consider the following actions:

1. Deny the project, or portions of the project, based on specific findings.
2. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:



Michele McGrath, Principal Planner



Attachment G

September 24, 2015 Beverly Hills Planning Commission Staff Report
(without attachments)



Beverly Hills
Planning Division
455 N. Raxford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-9966

Planning Commission Report

Meeting Date: September 24, 2015

Subject: **332-336 North Oakhurst Drive**
Vesting Tentative Tract Map and Development Plan Review

Request for a Vesting Tentative Tract Map and Development Plan Review to allow construction of a new, 31-unit multi-family condominium building partially located in the City of Los Angeles. Pursuant to the provisions set forth in the California Environmental Quality Act, the City of Beverly Hills, as a responsible agency, must also consider the Mitigated Negative Declaration that has been prepared and adopted by the City of Los Angeles, which serves as the lead agency for this project.

PROJECT APPLICANT: Terry Moore

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the Project; and
2. Adopt the attached resolution conditionally approving a Vesting Tentative Tract Map and Development Plan Review to allow the proposed condominium project.

REPORT SUMMARY

A request for a Vesting Tentative Tract Map and Development Plan Review has been made to allow the construction of a new 31-unit multi-family condominium project. The project is partially located in the City of Beverly Hills, with a majority portion located in the City of Los Angeles. The proposed building would have a total height of 4 stories and 40' for the portion located in Beverly Hills, and a total height of 5 stories and 59'-11" for the portion located in Los Angeles. The Beverly Hills portion, which is located toward the front of the lot and fronts on North Oakhurst Drive, would contain all of part of 7 units, with the remaining 24 units located in Los Angeles. The project proposes a total of 82 parking spaces in a subterranean garage, 22 of which would be located in Beverly Hills, with the remaining 60 parking spaces located in Los Angeles. This report provides an overview of the proposed project and analyzes key project components including architectural and urban design, neighborhood compatibility, traffic, and General Plan consistency. This report also provides a summary of the project's background and the jurisdictional responsibilities of Beverly Hills and Los Angeles. Based on the analysis contained in this report, the recommendation is for project approval.

Attachment(s):

- A. Required Findings
- B. Public Notice
- C. Draft Resolution
- D. Traffic Analysis
- E. City of Los Angeles Advisory Agency Approval of Vesting Tentative Tract Map
- F. City of Los Angeles Appeal Recommendation Report to Central Area Planning Commission
- G. Los Angeles City Council Action Denying Appeal
- H. Mitigated Negative Declaration (Prepared and Adopted by City of Los Angeles)
- I. Architectural Plans

Report Author and Contact Information:

Andre Sahakian
(310) 285-1127
asahakian@beverlyhills.org

BACKGROUND

File Date	1/7/2014
Application Complete	2/7/2014
Subdivision Deadline	180 days from CEQA Determination
CEQA Determination	Mitigated Negative Declaration (MND). For the purposes of CEQA, the City of Los Angeles serves as the lead agency, and the City of Beverly Hills serves as a responsible agency. Accordingly, the City of Beverly Hills is required to consider the MND adopted by the City of Los Angeles.
Permit Streamlining	Take action on project within 180 days of Lead Agency approval.
Applicant(s)	Terry Moore
Owner(s)	Oakhurst 90210, LLC
Representative(s)	Terry Moore
Prior City of Los Angeles Action	02/03/2015: Approval of Vesting Tentative Tract Map and MND 03/10/2015: Appeal denied by Central Area Planning Commission 04/22/2015: Appeal denied by Los Angeles City Council
Prior PC Action	None
Prior Council Action	02/12/2015: City Council discussion regarding whether to appeal the City of Los Angeles' decision approving the Vesting Tentative Tract Map and MND. A majority of the City Council did not vote in support of filing an appeal.
CC/PC Liaison	None
CHC Review	None

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address	332-336 North Oakhurst Drive
Assessor's Parcel No.	4335-007-005, 4335-007-007, 4335-007-009
Zoning District	R-4
General Plan	Multiple Residential – High Density
Existing Land Use(s)	Three (3) multiple-family residential buildings
Lot Dimensions & Area	Beverly Hills – 154.5' x 42.65' (6,589.4 SF) Los Angeles – 154.5' x 107.35' (16,585.6 SF) TOTAL – 154.5' x 150' (23,175 SF)
Year Built	1931 (332 N. Oakhurst Drive) 1930 (334 N. Oakhurst Drive) 1930 (336 N. Oakhurst Drive)
Historic Resource	The Mitigated Negative Declaration adopted by the City of Los Angeles found that none of the properties are eligible as historic resources.
Protected Trees/Grove	None

Adjacent Zoning and Land Uses

North	R-4 (Multiple Residential – High Density)
East	City of Los Angeles ([Q]R4-1-O – High Medium Residential)

South R-4 (Multiple Residential – High Density)
West R-4 (Multiple Residential – High Density)

Circulation and Parking

Adjacent Street(s) Alden Drive, W. Third Street
Existing Traffic Volumes N. Oakhurst Drive (South of Beverly Boulevard) – both directions

- Weekday: 2,230
- Saturday: 1,370
- Sunday: 1,350

Alden Drive (between Foothill Road & N. Maple Drive) – both directions

- Weekday: 2,305

W. 3rd Street (between N. Oakhurst Drive & Doheny Drive) – both directions

- Weekday: 8,922

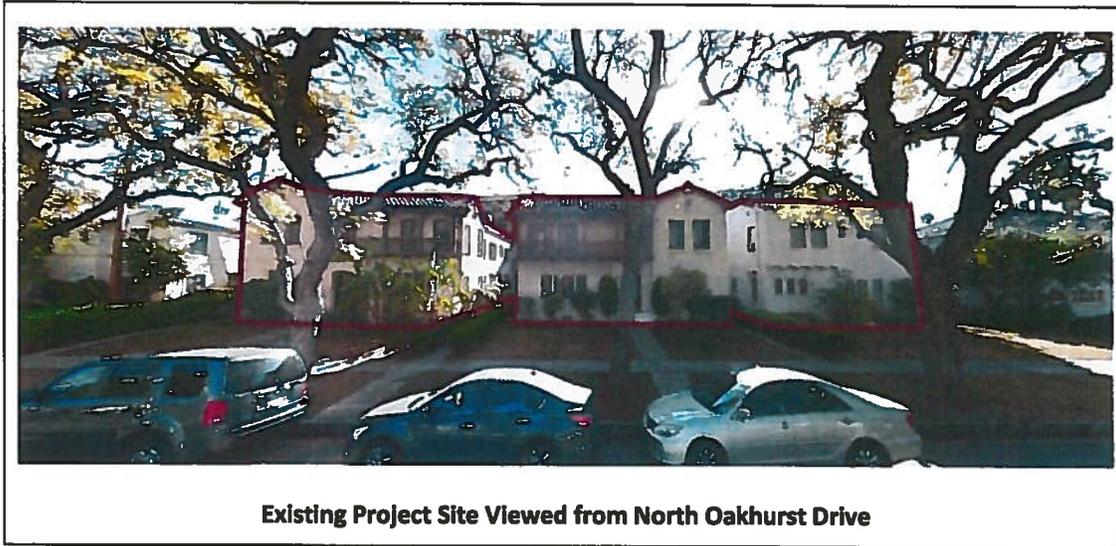
Adjacent Alleys 20' wide two-way, north-south alley at east end of properties
Note: The alley is located entirely within the City of Los Angeles.

Parkways & Sidewalks N. Oakhurst Drive parkway/sidewalk – 16' from face of curb to property line

Neighborhood Character

The project site is located on the eastern side of North Oakhurst Drive, between Alden Drive to the north and West 3rd Street to the south. The boundary line between the City of Beverly Hills and the City of Los Angeles bisects the project site in a north-south direction; approximately 30% of the site is located within the City of Beverly Hills to the west and approximately 70% of the site is located within the City of Los Angeles to the east. The project site is part of a large grouping of multi-family residential properties between Burton Way and Civic Center Drive, and is completely bordered by multi-family residential uses in both jurisdictions. For the purposes of this analysis, the more immediate neighborhood surrounding the project site consist of both sides of the 300- and 400-blocks of North Oakhurst Drive, between Burton Way and Beverly Boulevard. The 300-block of North Oakhurst Drive consists primarily of two-story residential buildings generally built in the 1930's in period revival styles; however, some properties have been redeveloped with higher densities and heights. The 400 block and portions of the 300 block of North Oakhurst Drive south of West Third Street have experienced more large-scale redevelopment and contain buildings of varying densities, building ages, and architectural styles. Building heights in the 400 block of North Oakhurst Drive range between 2- and 4-stories, and range between 3- and 5-stories in the 300 block of North Oakhurst Drive south of West Third Street. North Oakhurst Drive is located parallel to and just to the west of Doheny Drive, a thoroughfare that connects the cities of Beverly Hills, Los Angeles, and West Hollywood. Both sides of the 300 and 400 blocks of North Oakhurst Drive between Burton Way and Beverly Boulevard are located in an A1 Preferential Parking Permit area, which limits non-permit parking to 2 hours between 8AM to 6PM daily.





PROJECT DESCRIPTION

The project consists of replacing 3 existing 2-story multi-family apartment buildings containing a total of 17 units with a single new 4 and 5 story multi-family condominium building containing 31 units. The portion of the building located in the City of Beverly Hills would contain 7 units or fractions thereof, have a height of 4 stories and 40', and provide 22 subterranean parking spaces. The remaining 24 residential units would be located in the portion of the building located in the City of Los Angeles, with a height of up to 5 stories and 59'-11", and containing 60 subterranean parking spaces. The table below summarizes the various development standards that apply to the portion of the proposed project located in the City of Beverly Hills, as well as details regarding the proposed project (broken down by jurisdiction):

Development Standard	Required/Allowed (Per BHMC)	City of Beverly Hills Portion	City of Los Angeles Portion	Notes
Site Area	N/A	6,591 SF	16,579 SF	Total Lot Area is 23,170 SF
Density	1 unit per 900 SF of Site Area = 7 Units	7 Units	24 Units	Where portions of units are split between Beverly Hills and Los Angeles, the entire unit is counted toward the maximum number of units allowed on the Beverly Hills portion.
Floor Area	N/A	14,311 SF	36,191 SF	
1 st Floor	N/A	3,183 SF	4,922 SF	
2 nd Floor	N/A	3,574 SF	7,088 SF	
3 rd Floor	N/A	4,043 SF	7,088 SF	
4 th Floor	N/A	3,511 SF	7,088 SF	
5 th Floor	N/A	0 SF	10,005 SF	
Height	45' Max	40'-0"	59'-11"	
Stories	4 Stories Max	4 Stories	5 Stories	
Front Setback	25'	25'	N/A	Front setback located in City of Beverly Hills
Side Setback (South)	19' combined	9'-0"	11'-0"	
Side Setback (North)	19' combined	10'-0"	11'-0"	

Rear Setback	N/A	N/A	7'-0"	Rear setback located in City of LA
Parking	20 Standard Tenant Parking Spaces; 2 Standard Guest Parking Spaces	22 Standard Parking Spaces	35 Standard parking spaces; 25 Compact parking spaces	All parking for Beverly Hills units complies with City of Beverly Hills parking standards (number of spaces and dimensions). According to the traffic analysis provided, the project also provides the number and types of parking spaces per Los Angeles standards for units in Los Angeles.
Open Space	200 SF per unit = 1,400 SF Required	1,412 SF	2,490 SF (2,400 SF required)	Common outdoor space counted separately for BH and LA portions (no double counting).
Modulation	Min. 3,045 SF Required; Min. 60% and Max. 70% of front façade on first 2 stories built to front setback line	3,052 SF 68.3% of front façade on first 2 stories built to front setback line	N/A N/A	

Required Entitlements. As proposed, the project requires the following entitlements in order to be developed:

- **Vesting Tentative Tract Map:** Pursuant to California Government Code §66426, a tentative map is required for all subdivisions creating five or more condominiums.
- **Development Plan Review:** Pursuant to BHMC §10-3-3100(F), a Development Plan Review is required for all common interest development projects (e.g. a condominium building).

Multi-Jurisdictional Processing and Background. The subject property is somewhat unusual in that only a portion of the property is located in the City of Beverly Hills, with a majority portion located in the City of Los Angeles. Thus, there are several jurisdictional issues associated with project processing. In order for the project to proceed, approvals are needed from both the City of Los Angeles as well as the City of Beverly Hills for the portions of the project located in each respective jurisdiction. While the City of Beverly Hills' jurisdiction over the project is generally limited to those portions of the project located in Beverly Hills, the Planning Commission is required to make specific findings, which may take into consideration the entire project, including the portions located in the City of Los Angeles, to the extent that the portions in Los Angeles relate to the required findings for approval or denial of the project entitlements.

For the purposes of CEQA, the City of Los Angeles is the designated “lead agency” for this project¹, whereas the City of Beverly Hills serves as a “responsible agency”². As such, the City of Los Angeles prepared an Initial Study to determine the proposed project’s potential impact on the environment. After reviewing the Initial Study, the lead agency determined that this project may have a significant effect on the environment, but that by implementing certain mitigation measures, the project’s potentially significant effects could be reduced to less than significant levels. Accordingly, a Mitigated Negative Declaration (MND) was prepared by the City of Los Angeles in 2012.

During the public review period carried out by Los Angeles, the City of Beverly Hills submitted comments regarding the project’s potential environmental impacts, specifically relating to concerns that the subject properties could be part of a potential historic district. In response to Beverly Hills’ comments, a Historic Resource Evaluation was prepared by the applicant’s historic consultant, which concluded that the subject properties are not potentially historic. Subsequently, the City of Beverly Hills engaged its own historic consultant, Historic Resources Group, to study the subject properties. This study concluded that the subject properties are located within a potential historic district. These comments were considered by the City of Los Angeles, and the City of Los Angeles ultimately determined that the subject properties are not part of a potential district, and that no environmental impacts would result from the project relating to historic resources.

On February 3, 2015, the City of Los Angeles adopted the MND and approved the project. Subsequent to the adoption of the MND by the City of Los Angeles, the Beverly Hills City Council considered appealing Los Angeles’ decision; however, a majority of the Council did not vote in support of filing an appeal. Nonetheless, the decision was appealed by a member of the public to the City of Los Angeles Central Area Planning Commission. At its meeting on March 10, 2015, the Central Area Planning Commission denied the appeal and upheld the original approval. The decision to uphold the approval was further appealed to the Los Angeles City Council. At its meeting on April 22, 2015, the Los Angeles City Council voted to deny the appeal and uphold the approval of the project and adoption of the MND. This was a final action with no additional opportunities for appeal; however, a subsequent lawsuit was filed challenging the City of Los Angeles’ decision. Although the lawsuit is currently pending, State law mandates that the City of Beverly Hills continue processing its portion of the project unless otherwise stipulated by the courts. To staff’s knowledge, the court has not issued a stay or other injunction that would prevent the City of Beverly Hills from considering and acting upon the project. Accordingly, the project is now being presented for consideration by the Planning Commission, and additional information regarding relevant CEQA provisions is provided below in this report.

¹ The procedure for determining which city is the “lead agency” is set forth in State law (the CEQA Guidelines), and is based on which city first undertook review of the project. Since a majority of the project is in Los Angeles, the City of Los Angeles was first to undertake review of the project. Accordingly, the City of Los Angeles became the lead agency, and is primarily responsible for preparing the environmental review for the project.

² A responsible agency is an agency that has a role in reviewing a project and issuing permits or approvals, but is not the primary agency (a.k.a. the lead agency) carrying out review of the project. Except in some limited circumstances, a responsible agency generally must rely on the CEQA documentation prepared by the lead agency.

GENERAL PLAN³ POLICIES

The General Plan includes numerous goals and policies intended to help guide development in the City. Some policies relevant to the Planning Commission's review of the project include:

- **Policy LU 2.4 Architectural and Site Design.** Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- **Policy LU 7.1 Character and Design.** Require that multi-family dwellings and properties be designed to reflect the high level of architectural and landscape quality that distinguishes existing neighborhoods.
 - Building facades and entrances that directly address the street, including the use of stoops, porches, and recessed entries;
 - Modulation of building volume and masses, avoiding the effect of blank continuous walls; and
 - Setback of the ground floor from the sidewalk to provide privacy, a sense of security, and to leave room for landscaping while being open and contributing to a quality pedestrian environment.
- **Policy LU 14.4 New Construction of Private Buildings.** Require that new and substantially renovated buildings be designed and constructed in accordance with the City's sustainability programs such as the City's Green Building Ordinance or comparable criteria to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials.
- **Policy LU 14.8 Private Development Landscaping Material and Irrigation.** Require the use of landscaping materials and irrigation systems that minimize water use and runoff onto public streets and drainage systems.
- **Policy OS 6.3 Landscaping.** Require that new development be located and designed to visually complement the urban setting by providing accessible, landscaped entries, courtyards, and plazas.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act [Public Resources Code Sections 21000, et seq. (CEQA)], the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) and the City's Local CEQA Guidelines.

Pursuant to Section 15050 of the State CEQA Guidelines, as part of its review of the requests for project entitlements, the City of Beverly Hills, as a responsible agency, must rely on the MND prepared and

³ Available online at http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp

adopted by the City of Los Angeles, which is the lead agency for this project. After consideration by the City Council, the City of Beverly Hills did not appeal the decision of the lead agency to adopt the MND prepared for this project, and thus the determination of the lead agency is final and conclusive.

Pursuant to Section 15231 of the State CEQA Guidelines, an MND adopted by a lead agency shall be conclusively presumed to comply with CEQA for the purposes of use by responsible agencies unless the MND is finally adjudged in a legal proceeding not to comply with the requirements of CEQA, or a subsequent EIR is made necessary. Further environmental review could be required only if there were to be 1) substantial changes in the project that require major revisions to the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) substantial changes with respect to the circumstances under which the project is undertaken which require major revisions of the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3) new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the preparation of the MND that shows one or more significant effects not discussed in the MND.

Furthermore, Pursuant to Section 15233 of the State CEQA Guidelines, in cases where a lawsuit is filed challenging an MND for noncompliance with CEQA, if no injunction or stay is granted in the lawsuit, the responsible agency shall assume that the MND fully meets the requirements of CEQA, and shall approve or disapprove the project within the applicable time limits.

As to Beverly Hills, there are limited circumstances in which, if it is determined through the provision of new or additional information about the project that changes made to the project since adoption of the MND result in new impacts or mitigation measures, recirculation of the MND may be required. If newly identified environmental impacts cannot be mitigated, an Environmental Impact Report may be required. Presently, no such circumstances have been identified.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Notice Period
Posted Notice (Agenda)	N/A	N/A	9/17/15	7 Days
Newspaper Notice	10 Days	9/14/15	9/11/15	13 Days
Mailed Notice (Owners & Occupants - 500' Radius + block face)	10 Days	9/14/15	9/14/15	10 Days
Property Posting	10 Days	9/14/15	9/14/15	10 Days
Website	N/A	N/A	7/16/15	7 Days

Public Comment

As of the writing of this report, staff had not received any public comments regarding the project.

ANALYSIS⁴

Project approval, conditional approval, or denial is based upon specific findings for each discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission's deliberation of the subject project. Application of the required findings may take into consideration all aspects of the project, including those portions located in the City of Los Angeles that pertain to the required findings.

In reviewing the requested entitlements, the Commission may wish to consider the following information as it relates to the project and required findings:

General Plan Consistency. The General Plan provides numerous policies regarding the desire to maintain the City's existing residential neighborhoods while allowing for new development to occur in a controlled and appropriate manner. The proposed project is consistent with the applicable policies related to new multi-family residential development, which are referenced in this report. Although the proposed project complies with the applicable development standards (height, density, setbacks, etc.), it is frequently challenging for newer developments to maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of existing neighborhoods that have historically been lower in density and scale. In that regard, the project is larger in scale than existing buildings on the block, but exhibits good architectural design and attempts to integrate into its surroundings through the use of modulation and step-backs, while meeting the height restrictions of the Height District applicable to this area (Height District B: 4 stories and 45' height). From a broader neighborhood perspective (the area between Burton Way and Beverly Boulevard), the project is generally compatible with the existing built environment, as well as the expected future built environment based on existing development standards that allow for 4 and 5 story buildings.

Public Services. As noted above, the project is split between Beverly Hills and Los Angeles, each with their own utility and service providers. The table below summarizes the various utility and service providers, and their responsibilities and agreements for providing their respective services given the property's configuration. The table is provided for informational purposes only and is based on the best available information at the time of the writing of this report; however, the information may be subject to change in the future depending on interjurisdictional policy and infrastructure decisions/agreements.

⁴ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternate findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

Service	Jurisdiction Information
Fire	BHFD has an agreement with LAFD for properties that have dual jurisdiction. The jurisdiction in which the property is addressed (or fronts) is responsible for responding to calls for service. For the project site, BHFD would be the first responders; however, a larger incident would likely include mutual aid from LAFD.
Police	BHPD confirmed that since the property is addressed (or fronts) in Beverly Hills, BHPD would be the primary responder. While BHPD would be the primary responder, there may be larger events in which LAPD may carry out the investigation (if the event occurred within the Los Angeles boundary), as opposed to BHPD.
Code Enforcement	Portions of the property/structure located within Beverly Hills will be serviced by Beverly Hills Code Enforcement and the portions of the property/structure located in Los Angeles will be covered by Los Angeles Code Enforcement.
Rent Control	Rent control regulations of the jurisdiction in which more than 50% of floor area of the structure(s) onsite is constructed shall apply. For the project site, more than 50% of the floor area of the structure(s) onsite is located within the City of Los Angeles. Consequently, the City of Los Angeles rent control regulations apply.
BHUSD	Since the project has a Beverly Hills address and has the zip code of 90210 (in the BH school district), the students could attend BHUSD. They would be zoned for Hawthorne for grades K-8 and BHHS for grades 9-12. School fees would need to be paid to BHUSD for the entire project, not just the portion in Beverly Hills. The City of Beverly Hills has no jurisdiction over how district boundaries are determined either now or in the future.
Gas Utility	Independent provider.
Water	Provided by Beverly Hills to portions of the building in Beverly Hills and provided by LADWP for portions in Los Angeles.
Electric	Provided by LADWP.
Sewer	Provided by Los Angeles.
Parking Permits	Since the property has frontage on a Beverly Hills street, permits are issued by Beverly Hills for all tenants (if they qualify). Qualifications are based upon the number of parking spaces that are provided to a tenant on the site and the number of vehicles the tenant owns.
Alley Improvements	The City of Los Angeles is requiring that the alley be improved. The improvement requires reconstruction of the alley intersection with West Third Street.
Permit/Plan Check Fees	Beverly Hills charges plan check and permit fees for the portion of the structure that is located in Beverly Hills. Beverly Hills will check the fire code and sprinkler system for the entire building since BHFD services the entire building. The jurisdiction that will handle inspections is yet to be determined.
Business Tax	Business tax will be paid to Beverly Hills for the portions of the structure(s) in Beverly Hills.

While the allocation and equity of municipal services and associated policies is an important matter for the City, the Planning Commission's purview is limited to the specific findings that must be made in order to approve or deny the requested Vesting Tentative Tract Map and Development Plan Review. In staff's review of the required findings, there does not appear to be a clear link between the allocation of municipal services and approval or denial of the project, except that the project must not result in detrimental impacts to the general welfare. Given that sufficient resources exist to serve the project site, the allocation of municipal services does not appear to be detrimental to the general welfare of the City.

Urban Design and Neighborhood Compatibility. The front 42'-8" of the property is located in the City of Beverly Hills, while the remaining 107'-4" of the property is located in the City of Los Angeles. The portions of the building located in the City of Beverly Hills conform to the City of Beverly Hills' development standards, which restrict building height to 4 stories and 45'. The proposed project maintains a height of 4 stories and 40', which is 5' lower than the maximum allowed. The height of the building increases to 5 stories and 59'-11" at the city boundary line. This increase in height is achieved through gradual increases as the building steps back from the front property line. This stepping back of height reduces the appearance of bulk and mass of the building as viewed from the street. Additionally, the front façade of the building is well modulated and contains openings that provide outdoor space for the units facing the street, as well as units facing the neighboring properties to the north and south. Landscaping is also proposed along the front façade of the building, as well as in open courtyards located at the north and south ends of the building. The combination of modulation, open space, landscaping, and setbacks result in meaningful reductions in bulk and mass as experienced from the streetscape and from adjacent properties.

While the proposed building varies from the existing buildings on the east side of the 300-block of North Oakhurst Drive, where a majority of the buildings are two-story structures, the development pattern for newer buildings is to build to the height allowed by code, which is between 4 stories (45') and 5 stories (55') as exhibited by buildings on the 400 block of North Oakhurst Drive. Additionally, while the modulation is compatible with the east side of North Oakhurst Drive, the scale of the project is also compatible with newer developments located on the 400 block of North Oakhurst Drive between Alden Drive and Beverly Boulevard, the 300 block of North Oakhurst Drive between West Third Street and Burton Way, and with a handful of new developments on the west side of the 300 block of North Oakhurst Drive. As stated in previous sections of this report, it is often challenging for newer developments that otherwise meet current development standards to be balanced with the scale and massing of existing, older buildings that tend to be of lower scale and density. Given these challenges, the Planning Commission may wish to consider how well the scale, massing, and height of the proposed project fit into the neighborhood context.

Privacy. The proposed building is set back from the southern property line by 9'-0" in Beverly Hills and 11'-0" in Los Angeles, and from the northern property line by 10'-0" in Beverly Hills and 11'-0" within Los Angeles. To accommodate code-required open space for the ground floor corner unit, the building is set back further by 11'-0" for the entire length of the Beverly Hills portion of the property. The additional setback is carried through the full height of the building within the Beverly Hills portion. Additionally, the existing property immediately adjacent to the subject property on the north side is set back approximately 14'-0" from the shared side property line. Taking into account the code required setback, the building setback for open space, and the location of the existing building on the adjacent property, the resulting total building separation to the north is 35'-0". Two

large building cutouts are also proposed in the approximate middle of each side elevation, located fully within the Los Angeles portion, which will create larger setbacks from adjacent properties. The cutouts at the ground level and at the upper levels will provide required outdoor space, and thus may have the potential to cause privacy concerns related to visibility and noise. While there is generally an expectation that multi-family developments are not able to provide the same level of privacy that might be experienced in a single-family development, the Planning Commission may wish to consider the landscaping configuration and any other methods that could reduce any potential impacts. Furthermore, while lighting information is not provided at this time, potential light and glare issues may be addressed through conditions requiring use of the minimum amount of illumination necessary for safety and requiring the use of light caps to further reduce potential spillover to adjacent properties.

Traffic and Parking. The proposed project will contain a total of 82 parking spaces within two subterranean levels, 22 of which will be located in the City of Beverly Hills portion of the property, and meet the parking requirements for the 7 units located in the City of Beverly Hills, plus guest parking (per the City of Beverly Hills parking requirements). The remaining 60 parking spaces are located in the City of Los Angeles portion of the property, and are intended to serve the remaining 24 units located in the City of Los Angeles, plus guest parking (per the City of Los Angeles parking requirements). Parking access for the project will be provided via the 20' wide alley to the rear of the site, located in the City of Los Angeles. There will be no new curb cuts on North Oakhurst Drive to provide vehicular access from the front of the property. The proposed number of parking spaces also provides more off-street parking per unit than the existing multi-family buildings on the project site. As a result, there is less likelihood of residents and their guests utilizing street parking on North Oakhurst Drive and West Third Street, leaving more spaces open for other buildings on the street.

The applicant provided a traffic analysis prepared by Arthur L. Kassan, P.E., Consulting Traffic Engineer, which was peer reviewed by the City's Senior Transportation Engineer. Arthur L. Kassan, P.E. conducted a trip generation analysis of the proposed project as compared with the existing apartment buildings on the project site in order to estimate the net increase in the number of vehicle trips on North Oakhurst Drive that would result from the project. The trip generation results are provided in the tables below.

Trip Generation Rates
(Arthur L. Kassan, P.E., February 29, 2014 Report, Pg. 3)

<u>Component</u>	<u>Vehicle Trips Per Unit</u>						
	<i>24 Hours</i>	<i>Morning Peak Hour</i>			<i>Afternoon Peak Hour</i>		
	Total, Both Directions	Entering	Leaving	Total	Entering	Leaving	Total
Condominiums	5.81	17%	83%	0.44	67%	33%	0.52
Apartments	6.65	20%	80%	0.51	65%	35%	0.62

Based on these trip generation rates, analysis was conducted to demonstrate the net increase in daily and peak hour trips resulting from development of the project, which will increase the number of units from 17 to 31. The results of this analysis are provided in the tables below:

**Estimated Trip Generation
 (Arthur L. Kassan, P.E., Exhibit A)**

<u>Component</u>	<u>Size</u>	<u>Number of Vehicle Trips</u>						
		<u>24 Hours</u>	<u>Morning Peak Hour</u>			<u>Afternoon Peak Hour</u>		
		<u>Total, Both Directions</u>	<u>Entering</u>	<u>Leaving</u>	<u>Total</u>	<u>Entering</u>	<u>Leaving</u>	<u>Total</u>
PROPOSED Condominiums	31 units	180	2	12	14	11	5	16
EXISTING Apartments	17 units	113	(2)	(7)	(9)	(7)	(4)	(11)
NET TRIPS		67	0	5	5	4	1	5

As shown in the trip generation analysis, the project is anticipated to result in a maximum total increase of 5 trips onto adjacent residential streets at the peak hours. Based on existing traffic volumes, this represents a maximum increase of 0.2% on weekdays on North Oakhurst Drive, and a maximum increase of 0.1% on weekdays on West Third Street. The results of this analysis indicate that traffic impacts to the adjacent residential streets resulting from the net increase in number of units would be minimal.

Summary and Conclusion. The proposed project is consistent with the applicable General Plan policies related to new multi-family residential development, and the analysis in this report suggests that the findings required for project approval can be made. Although the proposed project complies with the applicable development standards (height, density, setbacks, parking, etc.), it is frequently challenging for newer developments to maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of existing neighborhoods that have historically been lower in density and scale. In that regard, the Planning Commission may wish to give careful consideration as to whether or not the project, as proposed, is as compatible as possible with the existing neighborhood, taking into account the expected future built environment based on existing development standards that allow for 4 and 5 story buildings.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the proposed project.

Alternatively, the Planning Commission may consider the following actions:

1. Deny the project, or portions of the project, based on specific findings.
2. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:



Michele McGrath, Principal Planner



Planning Commission Report

332-336 North Oakhurst Drive

October 13, 2016

Attachment H

Draft Mitigation Monitoring and Reporting Program
(Prepared by the City of Beverly Hills)

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration prepared and adopted by the City of Los Angeles identifies certain mitigation measures that will be implemented to reduce the impacts associated with the 332-336 North Oakhurst Drive New 31-Unit Condominium Project. The California Environmental Quality Act (CEQA) requires a responsible agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Beverly Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures as to that portion of the project in Beverly Hills, unless otherwise stipulated.

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
 Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
AESTHETICS						
<ul style="list-style-type: none"> Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from the street or alley. 	The Applicant shall include provisions in CC&Rs requiring that condo owners maintain building and premises in a clean and orderly manner, provide for regular landscape maintenance, and abate graffiti within 24 hours.	CC&R's to be reviewed and recorded at such time as a Final Map is recorded.	Applicant to prepare and submit CC&Rs; City of Beverly Hills Community Development Department and Civil Engineering Division to review for compliance.			
AES-1						
<ul style="list-style-type: none"> Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. 	Submittal of detailed lighting plan as part of Architectural Review, subject to review and approval by the Architectural Commission.	Lighting plan to be reviewed and approved prior to issuance of a building permit. Verification of lighting prior to issuance of Certificate of Occupancy.	Beverly Hills Community Development Department and Beverly Hills Architectural Commission.			
AES-2						
AIR QUALITY						

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332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan											
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion							
				Initial	Date Comments						
AIR-1 <ul style="list-style-type: none"> All unpaired demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off. 	Applicant shall incorporate all Air Quality Mitigation Measures into a Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department prior to the issuance of any demolition or building permit for the Project.	Before issuance of demolition or building permit; at Pre-Construction Meeting and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.								
						AIR-2 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASH RAE Standard 62.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.	Incorporate notes onto building plans specifying type of air filtration system.	During building and safety plan check prior to issuance of a building permit and prior to issuance of a	Applicant to incorporate notes onto plans. Beverly Hills Community Development		

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date Comments
<p>BIOLOGICAL RESOURCES</p> <ul style="list-style-type: none"> • Prior to the issuance of a building permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right-of-way. • All significant (8-inch or greater trunk diameter, or cumulative trunk diameter of multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of way, may be counted toward replacement tree requirements. • Removal or planting of any tree in the public right-of-way requires approval by the City of Beverly Hills. Contact Urban Forest Manager at: (310) 285-2537. All trees in the public right-of-way shall be provided per the current standards of the Urban Forest Manager or his/her designee. <p>BIO-1</p>	<p>Applicant shall submit a detailed Landscape Plan and consult with Beverly Hills Urban Forest Manager regarding trees in the public right-of-way.</p>	<p>Certificate of Occupancy.</p>	<p>Department to verify plans prior to issuance of building permit and verify installation prior to issuance of Certificate of Occupancy.</p>		
<p>GEOLOGY AND SOILS</p>					

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
 Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
GEO-1	<ul style="list-style-type: none"> The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Beverly Hills Community Development Department. 	Applicant shall submit plans for plan check to ensure conformance to applicable California Building Code standards.	Prior to issuance of a Building Permit.	Applicant to submit plans to Beverly Hills Community Development Department for review and approval.		
GEO-2	<ul style="list-style-type: none"> The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Beverly Hills Community Development Department and the project applicant. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer. 	Applicant shall incorporate GEO-2 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department.	Prior to issuance of a demolition or building permit; with monitoring at Pre-Construction Meeting and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.		
GEO-3	<ul style="list-style-type: none"> Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Beverly Hills Community Department for review and approval. The project shall comply with all applicable California Building Code 	Applicant shall submit geotechnical report, Geology and Soils Approval	Prior to issuance of a Building or grading Permit.	Applicant to submit plans to Beverly Hills Community Development		

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 Mitigation Monitoring and Reporting Program

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
<p>provisions. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</p> <ul style="list-style-type: none"> The project shall comply with the conditions contained within the City of Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. 	<p>Letter, and building plans for plan check to ensure conformance to applicable California Building Code standards.</p>		<p>Department for review and approval.</p>			
<p>Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or registered civil engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movements or reduction in foundation bearing soil-capacity, and discuss mitigation measures that may include building design consideration. Building design consideration shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacement or any combination of these measures.</p> <ul style="list-style-type: none"> The project shall comply with the conditions contained within the City of Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. 	<p>Applicant shall submit Geology and Soils Report Approval Letter and plans for plan check to ensure conformance to applicable California Building Code standards.</p>	<p>Prior to issuance of a Building Permit.</p>	<p>Applicant to submit plans to Beverly Hills Community Development Department for review and approval.</p>			
GEO-4						

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
 Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date Comments	
GREENHOUSE GAS EMISSIONS						
GHG-1	<ul style="list-style-type: none"> Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project. 	Incorporate notes onto building plans specifying types of paints, sealants, adhesives, and solvents to be utilized in the construction of the project. Proposed materials shall be low- and non-VOC.	During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.	Applicant to incorporate notes onto plans. Beverly Hills Community Development Department to verify plans prior to issuance of building permit and monitor throughout project construction.		
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	<ul style="list-style-type: none"> Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Beverly Hills Community Development Department from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations. Prior to the issuance any permit for the demolition or alteration of any existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Beverly Hills Community Development Department. Should lead-based paint materials be identified, standard handling and disposal practices 	Applicant shall submit required materials to the Beverly Hills Community Development Department for review and approval prior to the issuance of a building permit.	During building and safety plan check prior to the issuance of a building permit.	Applicant to provide materials. Beverly Hills Community Development Department to review and approve prior to issuance of a building permit. Beverly Hills Community Development		

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion			
				Initial	Date Comments		
<ul style="list-style-type: none"> shall be implemented pursuant to OSA regulations. Prior to the issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal. The project shall be independently analyzed by a qualified engineer hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Beverly Hills Community Development Department and Beverly Hills Fire Department approval. The project shall have adequate ventilation of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Beverly Hills Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. 	<p>Applicant shall submit building plans and a letter from a qualified engineer to the satisfaction of the Beverly Hills Community Development Department relating to the items listed in Mitigation Measure HAZ-2.</p> <p>Applicant to work with Beverly Hills Fire Department to prepare and submit an emergency response plan to the satisfaction of the Beverly Hills Fire Department and the Beverly Hills Community</p>	<p>During building and safety plan check prior to the issuance of a building permit.</p> <p>Prior to the issuance of a building permit.</p>	<p>Department to monitor during project construction.</p> <p>Applicant to provide plans and letter from a qualified engineer. Beverly Hills Community Development Department to review and approve.</p> <p>Applicant to prepare and submit emergency response plan. Beverly Hills Fire Department and Beverly Hills Community Development</p>				
							HAZ-2
							HAZ-3

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
	Development Department.		Department to review and approve.	Initial	Date
				Initial	Comments
HYDROLOGY AND WATER QUALITY					
<ul style="list-style-type: none"> Implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. Any connection to the City of Beverly Hills sanitary sewer must have authorization from the City of Beverly Hills Civil Engineering Division. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. 	Applicant shall submit documentation and plans incorporating all the provisions of Mitigation Measure HYDRO-1 to the Beverly Hills Community Development Department and Beverly Hills Civil Engineering Division for review and approval.	During building and safety plan check and prior to the issuance of a building permit.	Applicant shall prepare and submit documentation and plans. Beverly Hills Community Development Department and Beverly Hills Civil Engineering Division shall review and approve.		
HYDRO-1					

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
 Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date
<ul style="list-style-type: none"> • Legibility of stencils and signs must be maintained. • Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs. • The storage area must be paved and sufficiently impervious to contain leaks and spills. • The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area. • The owner(s) of the property will prepare and execute a covenant and agreement satisfactory to the Beverly Hills City Attorney binding the owners to post construction maintenance on the Structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions. • Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles. • Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains. 					

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
<ul style="list-style-type: none"> Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers. 						
LAND USE AND PLANNING						
LU-1	<p>In the City of Los Angeles, 37 residential units are allowed by-right in the [QJR4-1 zone. The applicant is requesting from the City of Los Angeles a Vesting Tract map for the subdivision for condominium purposes, and concurrently, an increase in FAR by 20% to 3.6:1 FAR in lieu of maximum 3:1 FAR. Appropriate findings will be required to grant this request. The project will otherwise comply with all applicable regulations and meet the requirements of the Los Angeles Municipal Code.</p>	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.		
NOISE						
N-1	<ul style="list-style-type: none"> The project shall comply with the City of Beverly Hills Noise Ordinance (BHMC Article 5 Chapter 1) and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Construction and demolition shall be restricted to the hours of 8:00am to 6:00pm Monday through Saturday. No construction or demolition shall occur on Sundays. Demolition and construction activities shall be scheduled so as to 	Applicant shall incorporate N-1 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the	Prior to the issuance of a demolition or building permit; at Pre-Construction Meeting and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department		

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date
<p>avoid operating several pieces of equipment simultaneously, which causes high noise levels.</p> <ul style="list-style-type: none"> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. 	Beverly Hills Community Development Department.		shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.		
POPULATION AND HOUSING					
POP-1	Not applicable to the City of Beverly Hills.	Not applicable to the City of Beverly Hills.	Not applicable to the City of Beverly Hills.		
PUBLIC SERVICES					
PS-1	Applicant shall pay all required school fees to the Beverly Hills Community Development Department prior to the issuance of a building permit.	At the time of payment of building permit fees, prior to the issuance of a building permit.	Applicant shall be responsible for paying the fee to the Beverly Hills Community Development Department.		
RECREATION					
REC-1	Applicant to pay required Park and Recreation Facilities Tax prior to the issuance of a building permit.	Prior to the issuance of a building permit.	Applicant shall be responsible for paying the tax as required by the Beverly Hills Municipal Code.		
TRANSPORTATION/TRAFFIC					

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date Comments
<p>TRANS-1</p> <ul style="list-style-type: none"> The applicant shall submit a parking and driveway plan to the Fire Department and the Department of Transportation for approval that provides code-required emergency access. 	<p>Applicant to prepare and submit a parking and driveway plan to the Beverly Hills Fire Department and Beverly Hills Transportation Division for review and approval of code-required emergency access.</p>	<p>During building plan check, prior to the issuance of a building permit.</p>	<p>Applicant shall prepare and submit plan. Beverly Hills Fire Department and Beverly Hills Transportation Division to review and approve.</p>		
<p>UTILITIES AND SERVICE SYSTEMS</p>					
<p>USS-1</p> <ul style="list-style-type: none"> If conditions dictate, the Beverly Hills Public Works Department may postpone new water connections for this project until water supply capacity is adequate. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into CC&Rs and/or tenant lease agreements. (Single-pass cooling refers to the use of 	<p>Incorporate notes onto building plans containing specifications set forth in Mitigation Measure USS-1. Obtain approval from Beverly Hills Civil Engineering Division for all water connections located in the City of Beverly Hills.</p>	<p>During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.</p>	<p>Applicant to incorporate notes onto plans and obtain approval for water connections from Beverly Hills Civil Engineering Division. Beverly Hills Community Development Department to verify plans prior to issuance of building permit</p>		

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
<p>potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)</p> <ul style="list-style-type: none"> • Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute. • Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. <p>USS-2</p>	<p>Incorporate notes onto building plans containing specifications set forth in Mitigation Measure USS-1. Obtain approval from Beverly Hills Civil Engineering Division for all water connections located in the City of Beverly Hills.</p>	<p>During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.</p>	<p>and verify installation prior to issuance of Certificate of Occupancy. Applicant to incorporate notes onto plans and obtain approval for water connections from Beverly Hills Civil Engineering Division. Beverly Hills Community Development Department to verify plans prior to issuance of building permit and verify installation prior to issuance of Certificate of Occupancy.</p>			

332-336 North Oakhurst Drive – New 26-Unit Condominium Project
 Mitigation Monitoring and Reporting Program

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Initial	Date
<ul style="list-style-type: none"> Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Beverly Hills Community Development Department. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program. 	Clearly identify on the plans the locations of recycling bins on property. Submit a copy of contract from waste disposal company to Beverly Hills Community Development Department. Incorporate USS-3 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department.	Prior to issuance of a building permit, during project Pre-Construction Meeting, and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department and Beverly Hills Public Works Services Department shall monitor to ensure compliance.		
USS-3					



Attachment I
Traffic Analysis

ARTHUR L. KASSAN, P.E.
Consulting Traffic Engineer

January 29, 2014

Mr. Ryan Golich
Associate Planner
Community Development
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210

Subject: Proposed Residential Development
332-336 N. Oakhurst Drive

Dear Mr. Golich:

At the request of Mr. Bijan Vaziri, Senior Transportation Engineer for the City, I have prepared the following letter to provide you with information about the transportation and parking issues related to the proposed condominium development at the above address. The issues that I have addressed are those about which Mr. Vaziri expressed interest.

Project Description and Setting

The proposed development will consist of 31 condominium dwelling units. It will replace buildings with 17 apartment units already on the site.

The site of the proposed development is 0.53 acres in area and is located on the east side of Oakhurst Drive, north of Third Street. A two-way alley forms the eastern boundary of the site. Multiple-family houses are located immediately north and south of the site. The Beverly Hills/Los Angeles City Limit line runs north-south through the site, approximately 43 feet east of the Oakhurst Drive right-of-way line. Approximately 28% of the site area is within Beverly Hills, and 72% of the area is within Los Angeles.

Parking for the new development will be provided in two subterranean levels. A total of 82 spaces are planned – 68 spaces for residents, and 14 spaces for guests. Those quantities will satisfy the Municipal Code requirements of both cities, as follows:

- City of Beverly Hills – 7 units at 2 or 3 resident spaces per unit = 20 spaces
7 units at 0.25 guest space per unit = 2 spaces
22 spaces
- City of Los Angeles – 24 units at 2 resident spaces per unit = 48 spaces
24 units at 0.50 guest space per unit = 12 spaces
60 spaces

Telephone
(310) 558-0808

5105 Cimarron Lane
Culver City, CA 90230

FAX
(310) 558-1829

The parking will be served by a driveway within the alley; there will be no direct vehicular connection between the on-site parking and Oakhurst Drive. However, the primary pedestrian access for the development will be on Oakhurst Drive. The parking garage driveway and internal circulation will be discussed later.

Currently on the site, there are 17 parking spaces that serve the 17 existing apartments. All of those spaces are in ground level garages that are individually accessed from the alley. With only one space per unit, many residents and all guests must park on Oakhurst Drive and the other streets in the vicinity, particularly Third Street.

Oakhurst Drive is a two-lane residential street with a 65-foot wide right-of-way and a 35-foot wide roadway. The sidewalk/landscaping on each side of the street is 15 feet wide. Parking is provided at both curbs, with a two-hour limit from 8 a.m. to 6 p.m., except by permit. Parking is prohibited for street sweeping purposes from 9 a.m. to noon on Mondays on the east side of the street (adjacent to the site) and on Tuesdays on the west side.

The alley immediately east of the site is 20 feet wide and is lined with garages serving the residential properties on both sides of the alley. As mentioned above, the proposed development's only driveway will be located in the alley.

Third Street, which intersects Oakhurst Drive south of the site, is a two-lane street with a 35-foot wide roadway. There is one traffic lane and parking in each direction and left-turn lanes in both directions at Doheny Drive, one block east of Oakhurst Drive.

The intersection of Oakhurst Drive and Third Street is controlled by STOP signs for all four legs (all-way STOP). The intersection of Third Street and Doheny Drive is controlled by a traffic signal.

Trip Generation

We have estimated the trip generation of the proposed development and subtracted the estimated generation of the existing apartments to arrive at the net increase in 24-hour and peak-hour trips that will result from the development. The estimates are based on trip rates for each type of land use, as published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 9th Edition, 2012. The published trip rates are tabulated on the following page. The estimates of trips are in the attached Exhibit A.

**TRIP GENERATION RATES
 PROPOSED CONDOMINIUM DEVELOPMENT
 332 TO 336 OAKHURST DRIVE, NORTH OF THIRD STREET**

<u>COMPONENT</u>	<u>VEHICLE TRIPS PER UNIT</u>						
	<u>24 HOURS</u>	<u>MORNING PEAK HOUR</u>			<u>AFTERNOON PEAK HOUR</u>		
		<u>Total, Both Directions</u>	<u>Entering</u>	<u>Leaving</u>	<u>Total</u>	<u>Entering</u>	<u>Leaving</u>
Condominiums	5.81	17%	83%	0.44	67%	33%	0.52
Apartments	6.65	20%	80%	0.51	65%	35%	0.62

As you can see in Exhibit A, the net increases in trips (future minus current) will be five trips per hour during each of the peak hours and 67 trips during a weekday 24 hours.

Mathematically, volumes of those magnitudes will not have significant impacts at city street intersections. Therefore, no impact analysis has been required by the City of Los Angeles, nor has such an analysis been performed.

Parking Garage Access and Circulation

The parking garage driveway will be in the alley in the northern part of the site, approximately 190 feet north of the Third Street northern curblin. It will ramp down to the below-grade parking levels. Within the building structure the driveway will be 23 feet, 5 inches wide, wall-to-wall. Adjacent to the driveway, the building will be set back approximately 13 feet west of the property line/edge-of-alley.

However, there will be a wall for the gymnasium patio on the south side of the driveway. That wall will be angled away from the driveway to enhance the vehicle turning radius and the range of vision for drivers exiting the garage and looking toward the south for northbound vehicles or pedestrians in the alley. With the most current design of that wall, the visibility to the south will be adequate for safe, efficient exiting.

To the north of the driveway, there will be an electrical transformer located on-site, approximately four feet west of the edge of the alley. An exiting driver, stopped before entering the alley, will be able to see beyond the transformer northward along the alley to identify on-coming southbound vehicles or pedestrians.

Considering either side, the driveway design will be a substantial improvement over the existing situation in which most drivers who use the on-site alley garages back into the alley with essentially no visibility in either direction because of the garage walls.

Mr. Ryan Golich
January 29, 2014
Page 4

Mr. Vaziri has requested that the building owners consider installing a flashing light in the alley and appropriate vehicle detection equipment in the up-ramp of the driveway to provide a warning of vehicles exiting the driveway for alley drivers and pedestrians. As the driveway is in the City of Los Angeles, we will consult with that city's staff, and if they approve, the signal will be installed.

The circulation within the garage will be "elliptical", as illustrated in the attached reduced plans prepared by the architect. The parking spaces will be at 90 degrees, and the vehicle circulation aisles will be two-way. Level P-1 will have one aisle at a 2% slope and one aisle at a 5% slope. To continue to P-2, there will be a 12% down-ramp. Level P-2 will have one flat aisle and one aisle at a 5% slope.

The parking circulation will be similar to many schemes that drivers encounter frequently, and there should be no difficulties for either residents or guests.

Parking on Oakhurst Drive

As described earlier, with the current on-site development providing only 17 off-street parking spaces for 17 residential units, residents with more than one vehicle and all guests must park on Oakhurst Drive or on the other surrounding streets, particularly Third Street.

With the proposed development, there will be on-site spaces for more than two vehicles per unit – 82 spaces for 31 units, as detailed on page 1. That will substantially relieve the current parking demand on Oakhurst Drive and on Third Street, leaving more spaces available for the residents of the other buildings and their guests.

To summarize from the viewpoints of traffic flow and parking, the proposed development will have no significant impacts on the surrounding street network, will function efficiently and safely within the alley, and will benefit the neighborhood parking supply by providing on-site parking for all residents and for guests, leaving many on-street spaces available for others.

If you or Mr. Vaziri have any further questions about the proposed development, please contact me at your convenience.

Very truly yours,



Arthur L. Kassan, P.E.
Registered Traffic Engineer No. 152
Registered Civil Engineer No. 15563

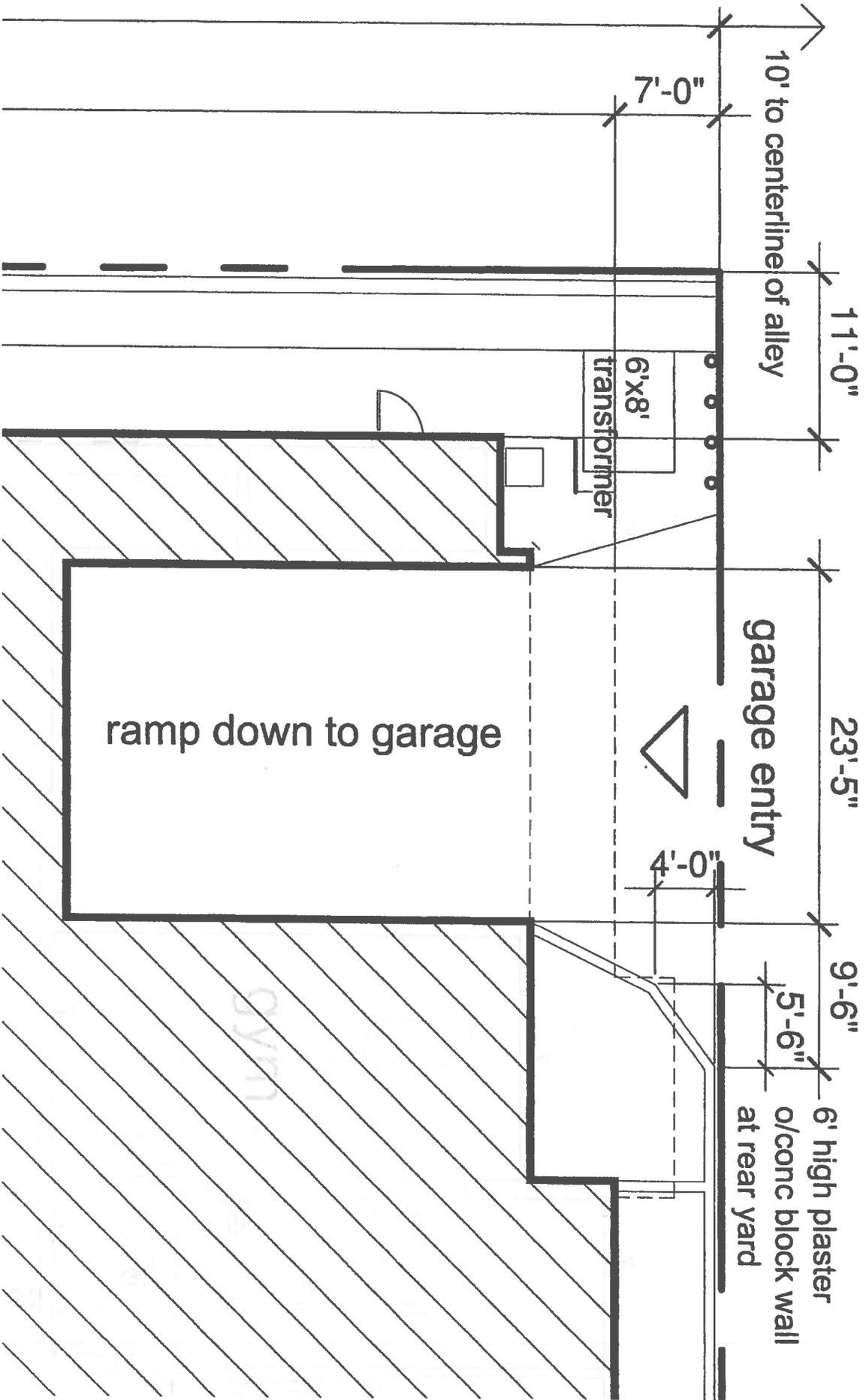
Attach.

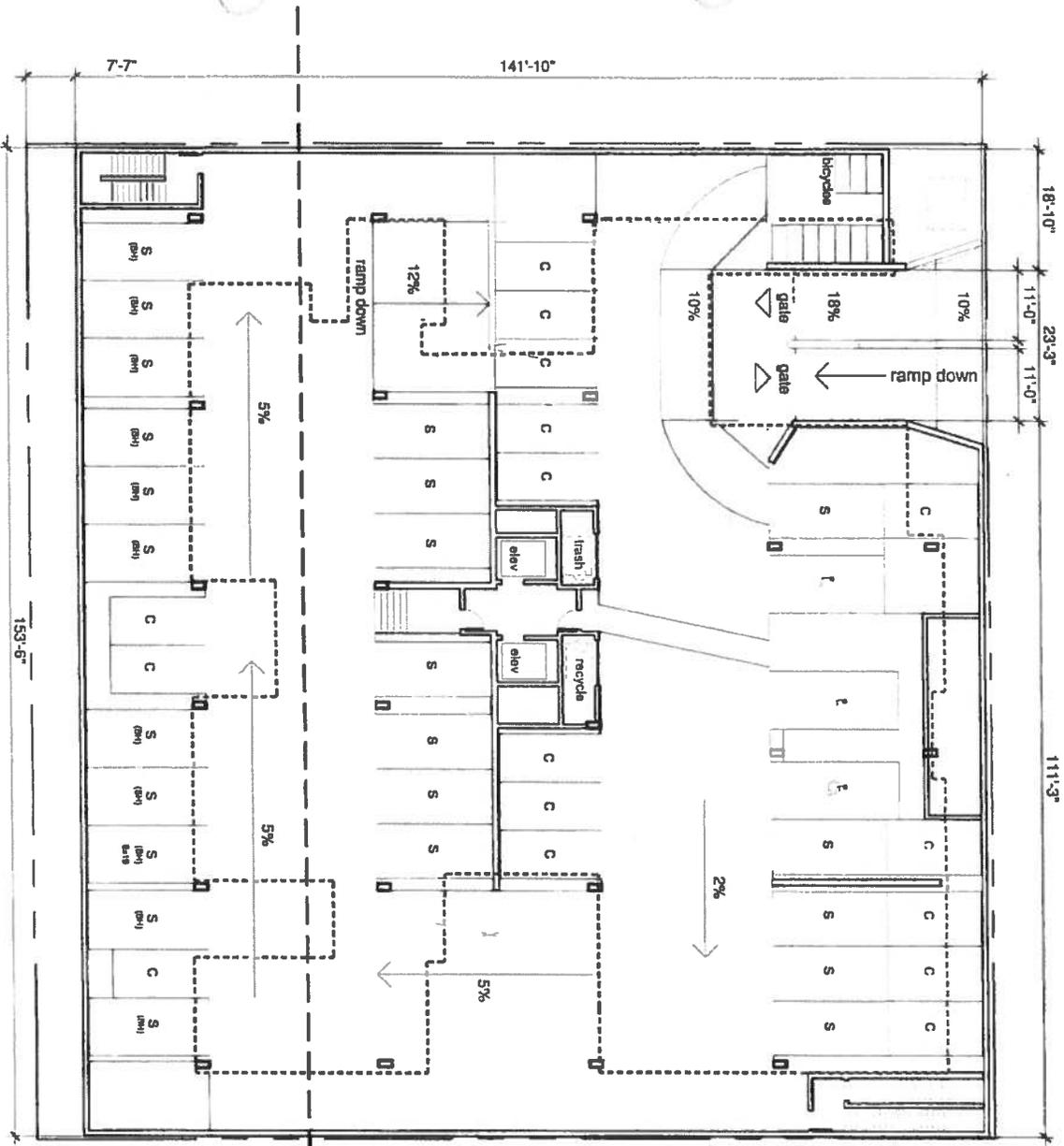
EXHIBIT A

**ESTIMATED TRIP GENERATION
PROPOSED CONDOMINIUM DEVELOPMENT
332 TO 336 OAKHURST DRIVE, NORTH OF THIRD STREET**

<u>COMPONENT</u>	<u>SIZE</u>	<u>NUMBER OF VEHICLE TRIPS</u>								
		<u>24 HOURS</u>		<u>MORNING PEAK HOUR</u>		<u>AFTERNOON PEAK HOUR</u>				
		<u>Total, Both Directions</u>	<u>Entering</u>	<u>Leaving</u>	<u>Total</u>	<u>Entering</u>	<u>Leaving</u>	<u>Total</u>		
PROPOSED										
Condominiums	31 units	180	2	12	14	11	5	16		
EXISTING										
Apartments	17 units	(113)	(2)	(7)	(9)	(7)	(4)	(11)		
NET TRIPS		67	0	5	5	4	1	5		

Sources: Trip rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9th Edition, 2012.*



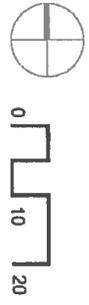


Parking

Los Angeles	60 spaces
Parking provided	35
Standard	25
Compact	60 spaces
required	
Includes 3 handicap / 12 guest spaces	
Beverly Hills	22 spaces
Parking provided	22
Standard	22
required	
Located within portion of project in Beverly Hills	
Includes 2 guest spaces	

CITY OF LOS ANGELES
CITY OF BEVERLY HILLS

p-1 garage



Oakhurst Condominiums

MICHAEL BALL

Architects

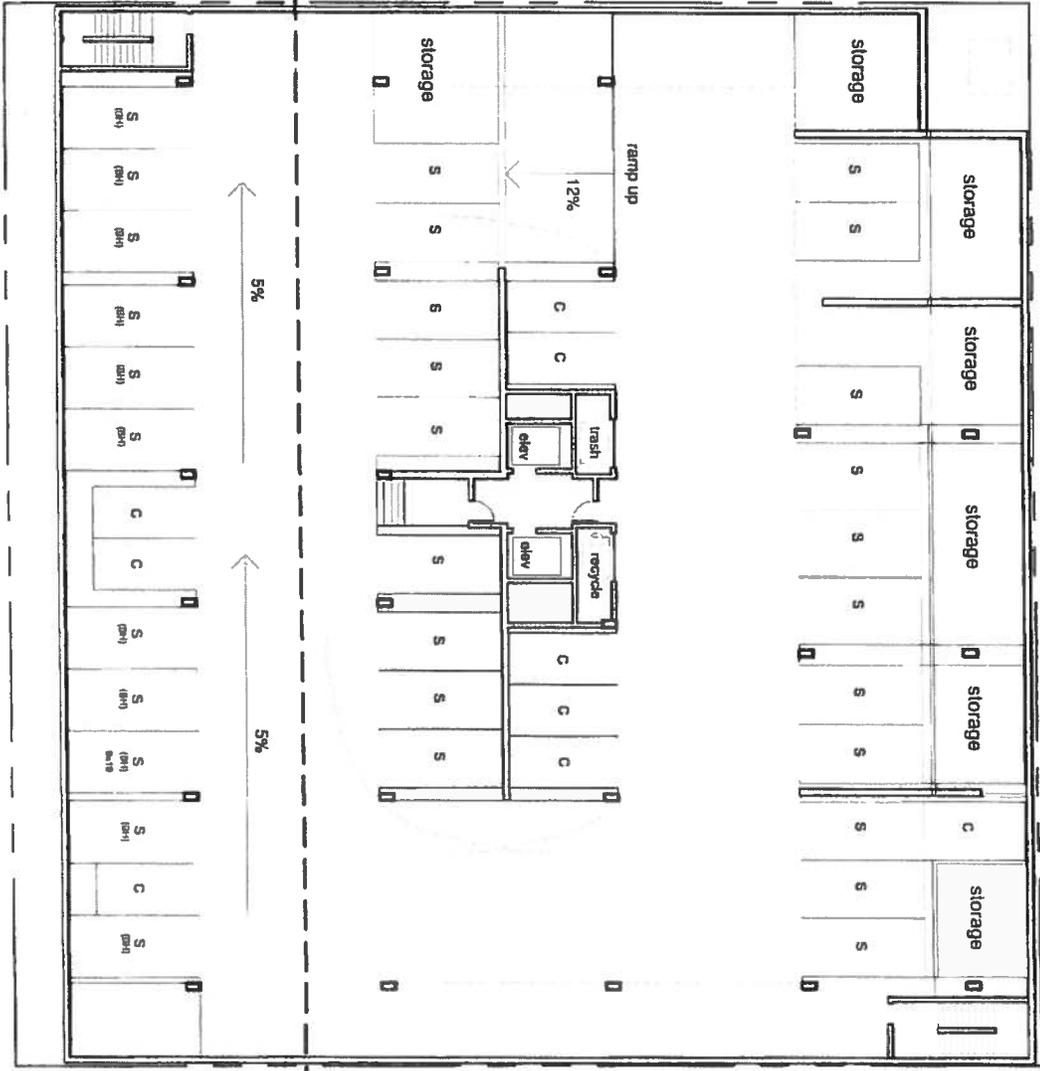
November 2013

332-336 N Oakhurst Drive, Los Angeles, CA 90048

4781 Halbreht Avenue Sherman Oaks, CA 91403

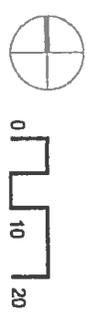
818-783-8027





CITY OF LOS ANGELES
CITY OF BEVERLY HILLS

p-2 garage



Oakhurst Condominiums

November 2013

332-336 N Oakhurst Drive, Los Angeles, CA 90048

MICHAEL BALL

Architects

4701 Halbrant Avenue, Stormalong Oaks, CA 91403

818.783.8027



Planning Commission Report

332-336 North Oakhurst Drive

October 13, 2016

Attachment J

Mitigated Negative Declaration

(Prepared and Adopted by the City of Los Angeles)

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT
ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

February 7, 2014

Oakhurst 90210, LLC (A) (O)
Attn: Terry Moore
248 N. Glenroy Avenue
Los Angeles, CA 90049

TALA Associates (R)
1916 Colby Avenue
Los Angeles, CA 90025

CEQA: ENV-2011-3325-MND(REC)
RECONSIDERATION
Related Case: VTT-70499-CN
Address: 332-336 North Oakhurst
Drive
Community Plan: Wilshire

RE: Reconsideration of Mitigated Negative Declaration No. ENV-2011-3325-MND-REC

On March 28, 2012, the Department of City Planning issued environmental clearance, ENV-2011-3325-MND, for a project that included the demolition of three multi-family structures and a total of 17 rental units and proposed a one lot subdivision and the construction of a new six-story, 37-unit residential condominium with 99 on-site parking spaces on a 24,711 square-foot site (including half of the abutting alley) in the [Q]R4-1 Zone.

On March 23, 2012, the Applicant (Pinnacle North, LLC) submitted a letter requesting that the project be placed on hold and that the previously scheduled public hearing of April 4, 2012 be postponed while the project was reassessed. On December 13, 2013, the new owner, Oakhurst 90210, LLC, filed a new tract map and updated materials for a reduced project under Vesting Tentative Tract Map No. 70499-CN.

Therefore, the project description will be modified to read as follows:

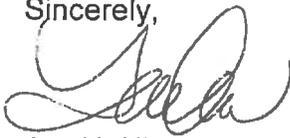
Demolition of three apartment buildings totaling 17 units and the construction and maintenance of a 4- and 5-story condominium with 31 units.

The applicant is requesting a Vesting Tentative Tract Map to permit a 1-lot subdivision and the construction of 31 residential condominium units with 82 on-site parking spaces in a 4- and 5-story structure on a 23,175 square-foot (0.53 net acres) site. Also, an adjustment request to permit a 10% increase in the

allowable floor area ratio (FAR) from 3:1 to a maximum FAR of 3.1:1 for a property located at 332-336 Oakhurst Street (aka Oakhurst Drive, City of Beverly Hills) in the Wilshire Community Plan area. The lot area including half the abutting alley results in 24,711 square feet (0.57 Acres).

In light of the fact that the revised tract map will not increase the height, building area, density, lot area, or the overall scope and scale of the project, the request will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project. Therefore, pursuant to section 15073.5, of the California Environmental Quality Act (CEQA Guidelines), recirculation of the MND is not required.

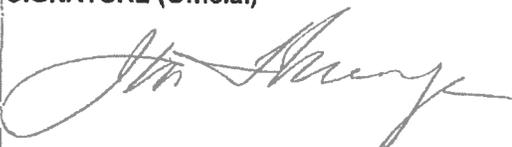
Sincerely,



Jae H. Kim
Senior City Planner

JHK:LI:jjq

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 5	
PROJECT TITLE ENV-2011-3325-MND	CASE NO. VTT-70499-CN	
PROJECT LOCATION 332-336 Oakhurst Street (aka Oakhurst Drive, City of Beverly Hills)		
PROJECT DESCRIPTION Demolition of three apartment buildings totaling 17 units and the construction and maintenance of a 6-story condominium building with 37 units. The Applicant is requesting a Vesting Tentative Tract Map to permit a 1-lot subdivision for 37 residential condominium units with 99 on-site parking spaces on a 23,175 net square-foot (0.53 net acres) site. The lot area including half the abutting alley results in 24,711 square feet (0.57 acres).		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Reynaldo De Rama (Rep) TALA Associates 1916 Colby Avenue Los Angeles, CA 90025		
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.		
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
JAE KIM	City Planner	(213) 978-1383
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		03/28/2012

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

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

-
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

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

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

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

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-70. Liquefaction Area

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VI-90. Expansive Soils Area

- Environmental impacts may result from project implementation due to the location of the project in an area with expansive soils. However, these impacts can be mitigated to a less than significant level by the following measure:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

VIII-20. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

VIII-70. Emergency Evacuation Plan

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

IX-40. Standard Urban Stormwater Mitigation Plan (Hillside Residential and All 10-or-more-unit Subdivisions and Multi-Family Dwellings)

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>):
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- **(Multiple Residential Dwellings of 10+ Units of Single- or Multi-Family, incl. Subdivisions):**
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):

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

-
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XIII-30. Tenant Displacement

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

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:

- (Subdivision) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 5 - PAUL KORETZ	DATE: 01/09/2012
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2011-3325-MND	RELATED CASES: VTT-70499-CN	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: VESTING TENTATIVE TRACT MAP		
ENV PROJECT DESCRIPTION: Demolition of three apartment buildings totaling 17 units and the construction and maintenance of a 6-story condominium building with 37 units. The Applicant is requesting a Vesting Tentative Tract Map to permit a 1-lot subdivision for 37 residential condominium units with 99 on-site parking spaces on a 23,175 net square-foot (0.53 net acres) site. The lot area including half the abutting alley results in 24,711 square feet (0.57 acres).		
ENVIRONMENTAL SETTINGS: The project site is a level, rectangular-shaped lot consisting of three contiguous parcels that totals 23,175 net square feet (0.53 acres), located on the east side of Oakhurst Street just north of 3rd Street. The easterly two-thirds of the site is located in the City of Los Angeles, while the westerly one-third is within the boundary of the City of Beverly Hills. As such, the City of Beverly Hills designates the street as Oakhurst Drive. For the purpose of calculating the density, the entire lot area shall be utilized. Properties to the north, east and south are all developed with multi-family residential buildings, with the exception two single-family homes, all in the [Q]R4-1 Zone. Properties to the west, across Oakhurst Drive within Beverly Hills, are developed with multi-family residential buildings. Hence, zoning information is not provided. Oakhurst Street is a Local Street dedicated to a width of 67 feet at the project's street frontage. The alley is dedicated to a width of 20 feet at the project's street frontage.		
PROJECT LOCATION: 332-336 Oakhurst Street (aka Oakhurst Drive, City of Beverly Hills)		
COMMUNITY PLAN AREA: WILSHIRE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: MID CITY WEST
EXISTING ZONING: [Q]R4-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 3:1 FAR / 61 units	
GENERAL PLAN LAND USE: High Medium Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 3:1 FAR / 61 units	LA River Adjacent: NO

PROPOSED PROJECT DENSITY:
3.6:1 FAR / 37 units

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.

	City Planner	(213) 978-1383
Signature	Title	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 checked="" type="checkbox"/> AESTHETICS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input checked="" type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input checked="" type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Reynaldo De Rama (Rep)

PHONE NUMBER:

(424) 473-5968

APPLICANT ADDRESS:

TALA Associates
1916 Colby Avenue
Los Angeles, CA 90025

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

12/29/2011

PROPOSAL NAME (if Applicable):

Oakhurst Condo

Potentially significant impact	Potentially significant unless 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 Game 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 Game or US 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	Potentially significant unless 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	Potentially significant unless 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?				✓
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	Potentially insignificant unless 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	Potentially significant unless 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. 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?	✓		

XVIII. 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?		✓	
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-2011-3325-MND and the associated case(s), VTT-70499-CN . 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/ 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".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JAE KIM	City Planner	(213) 978-1383	03/01/2012

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The project is located in a developed residential area. Relative to potential effects on a scenic vista, the proposed mixed-use, medical clinic/senior housing units would not cause significant effects on any focal or panoramic views from a publicly recognized scenic vista. There are no new building construction proposed as part of the project. Further, existing views observed from the public street do not include any significant or recognized scenic resources.
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project would not damage any scenic resources, as the buildings are existing. Further, the site is not located within a city-designated scenic highway, while baseline or background conditions would be relatively the same. Therefore, the proposed project would not cause any impacts to any scenic resources within a city-designated scenic highway.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project involves the construction of 37 condo units. The visual impacts to the surroundings will be mitigated to less than significant with the implementation of graffiti and debris removal mitigation measures.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed condo building will be required to shield lighting away from neighboring properties to reduce the impact on night time views to a less than significant level.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is not utilized for agricultural land uses and is zoned R4. The site is currently improved with older, apartment buildings. There will be no impact.
b.	NO IMPACT	The project site is zoned R4 and does not contain any farmland.
c.	NO IMPACT	The project site is not located on farmland and is not adjacent to any farmland. Therefore, the proposed condo building would not result in any conversion of farmland or cause changes to a farmland.

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is not located on farmland and is not adjacent to any farmland. Therefore, the proposed condo building would not result in any conversion of farmland or cause changes to a farmland.	
e.	NO IMPACT	The project site is not located on farmland and is not adjacent to any farmland. Therefore, the proposed condo building would not result in any conversion of farmland or cause changes to a farmland.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project with a net increase of 20 units would not conflict with or obstruct the implementation of the SCAQMD or congestion management plan, as the change of use would not involve emissions of particulate matter, volatile organic compounds, carbon monoxide or other substantial air emissions at a significant level.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Air pollutant emissions would be highly generated during the construction phase of the project development and minimally generated when the project is completed and operational. The emissions generated during each phase, however, would not exceed threshold of significance recommended by the SCAQMD. Construction mitigation measures have been incorporated.	III-10
c.	LESS THAN SIGNIFICANT IMPACT	The project is anticipated to result in minimal direct emissions of greenhouse gases due to fuel combustion from construction equipment, motor vehicles, and building and heating systems associated with the project. The proposed project is a residential development.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Air filtration system must be installed to reduce any pollution related impacts to a less than significant level.	III-50
e.	LESS THAN SIGNIFICANT IMPACT	No objectionable odors are anticipated to result from this project. Any medical supply would be utilized on a minimal level within an enclosed medical office.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The site is located within a developed residential area. No sensitive species are expected to be located on the site. No impact will result.	
b.	NO IMPACT	The site does not contain any riparian habitat or sensitive natural communities. No impact will result.	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The site does not contain wetlands. No impact will result.	
d.	NO IMPACT	The project area is fully developed with residential uses with some commercial buildings. The site does not contain wildlife corridors. There will be no impact.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There are no protected species on the site; however, there 1 non-protected tree greater than 8 inches in diameter. All trees must be replaced on a 1:1 basis with the implementation of the project. Mitigation measures have been incorporation to reduce the tree impacts.	IV-70
f.	NO IMPACT	The project site is not loacted in a conservation plan area or subject of any habitat conservation plans.	
V. CULTURAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	The project involves the demolition of three older, apartment buildings built in the 1930's. However, the project site is not designated a historic monument nor listed as a significant historic resource. Impacts would be less than significant.	
b.	NO IMPACT	The project is not located in an area of known archaeological resources. The site is currently improved with residential buildings. No impact would result.	
c.	NO IMPACT	The project is not located in an area of known paleontological resources. The site is currently improved with residential buildings. No impact would result.	
d.	NO IMPACT	No human remains are anticipated to be located at the project site. The site is currently improved with residential buildings. No impact would result.	
VI. GEOLOGY AND SOILS			
a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist Priolo Zone. There will be no impact.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is subject to strong seismic shaking as is the whole of Southern California. Mitigation measures have been incorporated to reduce any impacts.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is located in a liquefaction area. Mitigation measures have been incorporated to reduce any to a less than significant level.	VI-70
d.	NO IMPACT	The subject site is relatively level. It is not located in a hillside zone.	

Impact?	Explanation	Mitigation Measures	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Although there will be minimal loss of topsoil as it is currently improved with apartment buildings, construction activities will cause air, noise and grading impacts. Mitigation measures will be incorporated to reduce the impacts to a less than significant level.	VI-20
f.	LESS THAN SIGNIFICANT IMPACT	The subject site is located in a liquefaction area. Mitigation measures have been incorporated to reduce any impacts to a less than significant level.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is located in a liquefaction area. Mitigation measures have been incorporated to reduce any to a less than significant level.	VI-90
h.	NO IMPACT	No septic tanks are proposed as part of this project. No impact would result.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 37-unit condo building is anticipated to increase the emission of green house gases (GHG) during the demolition, construction and operation phases of the project. However, mitigation measures have been incorporated to reduce the pollution impacts to a less than significant level. In addition to these measures, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, improve water conservation, among others. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB 32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions must be reduced to 1990 levels by 2020. .	VII-10 See also Air Quality, Biology, Geology and Soils, Hazards, Noise, and Utilities.
b.	LESS THAN SIGNIFICANT IMPACT	Presently, the State, regional agencies, and local governments, including the City of Los Angeles, are developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. However, at this time, no thresholds have been adopted.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	No significant amount of hazardous materials are proposed to be routinely transported, used or disposed of as part of this project. The existing apartment buildings will be replaced with the proposed project. No impact would occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is developed with older apt buildings, which are proposed to be demolished. The structure may contain asbestos materials. Mitigation measures have been incorporated to reduce impacts to a less than significant level.	VIII-10
c.	NO IMPACT	The project site is not located within the 500 foot school zone. No impacts are anticipated.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site has been identified to be located in a Methane Buffer Zone. Mitigation measures have been incorporated to reduce the impacts to a less than significant level.	VIII-20
e.	NO IMPACT	The site is not located within an airport land use plan.	
f.	NO IMPACT	The site is not located within a private airstrip. The project would not result in a safety hazard for people residing or working in the area.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject project would not interfere with any emergency response or evacuation plan. However, the Fire Department will review the submitted plans to ensure the project will not interfere with any emergency response or evacuation plan. Impacts will be less than significant.	VIII-70
h.	NO IMPACT	The project site is not in an area of wildland fires. The project site is located in a highly urbanized area.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by DWP.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to deplete groundwater supplies or interfere with groundwater recharge. The proposed project will continue to be supplied with water by LADWP. The impact will be less than significant.	
c.	NO IMPACT	The project site does not contain a stream or river. However, the site currently drains into the sewer as will the proposed project. No impact will result.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The site is currently surrounded by residential uses. The proposed buildings will not alter existing drainage of the site. There will be no impact.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will replace the existing apartment buildings, which does not significantly increase stormwater runoff. The project will be required to control runoff using stormwater best management practices and a retention basin. However, mitigation measures have been incorporated to reduce the runoff impact to a less than significant level.	IX-40
f.	LESS THAN SIGNIFICANT IMPACT	No new construction is involved as part of project implementation with the exception of the parking lots. Tenant improvement for ground floor medical offices and senior housing units may not degrade water quality compared to previous use as the Linda Vista Community Hospital. As such, water quality is not otherwise anticipated to further degrade.	
g.	LESS THAN SIGNIFICANT IMPACT	The subject site is not located within a flood zone. No impact will result.	
h.	LESS THAN SIGNIFICANT IMPACT	The subject site is not located within a flood zone. No impact will result.	
i.	LESS THAN SIGNIFICANT IMPACT	The property is not located in a potential dam inundation zone. No impact will result.	
j.	LESS THAN SIGNIFICANT IMPACT	The subject property is located within an inundation zone for seiches, tsunamis or mudflow. Impacts are anticipated to be less significant as it is located in a highly urbanized area.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The project will not divide the community as the residential building will be similar to other buildings in an area planned for residential uses. The project will also replace older apartment buildings.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	37 residential units are allowed by-right in the [Q]R4-1 zone. The applicant is requesting a Vesting Tract map for the subdivision for condominium purposes, and concurrently, an increase in FAR by 20% to 3.6:1 FAR in lieu of maximum 3:1 FAR. Appropriate findings will be required to grant this request. The project will otherwise comply with all applicable regulations and meet the requirements of the LAMC. The impact will be less than significant by	X-60

Impact?	Explanation	Mitigation Measures
	obtaining approvals of these entitlements. In the case they are not approved, the project must be modified.	
c. NO IMPACT	The proposed redevelopment project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed, urban area.	
XI. MINERAL RESOURCES		
a. NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	
b. NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	
XII. NOISE		
a. LESS THAN SIGNIFICANT IMPACT	During construction of the project, the applicant will be required to comply with the city's noise ordinance, which would reduce the noise impact to a less than significant level.	
b. LESS THAN SIGNIFICANT IMPACT	Noise will not exceed applicable standards. During construction of the project, the applicant will be required to comply with the city's noise ordinance, which would reduce the noise impact to a less than significant level.	
c. LESS THAN SIGNIFICANT IMPACT	No substantial ambient noise is anticipated from the implementation of the residential building in a developed neighborhood.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Noise would be highly generated during the construction phase of the project development and minimally generated when the project is completed and operational. The project would be required to comply with the city's noise ordinance. In addition, mitigation measures have been incorporated to reduce the impacts to a less than significant level.	XII-20
e. NO IMPACT	The subject site is not within an airport plan. No impact will result.	
f. NO IMPACT	The project is not located within a flight plan, as such it is not anticipated to have a noise impact.	
XIII. POPULATION AND HOUSING		
a. LESS THAN SIGNIFICANT IMPACT	The proposed 37 condo units will not substantially induce population, as it will replace existing 17 rental units.	

Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be replacing 17 existing rental units. A relocation plan must be provided to reduce any displacement impacts.	XIII-30
c.	NO IMPACT	No residents will be displaced since the historic Linda Vista Hospital is currently vacant. There will be no impact.	
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The project is located in an area with adequate fire response times. Furthermore, the project will be reviewed by the LA Fire Department to ensure adequate response times are maintained. Impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project site is located in an urbanized area and is located within the response time of the Wilshire Division of the LAPD. Impacts should be less than significant.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The school impact will be reduced to a less than significant level by the payment of school fees to LAUSD.	XIV-60
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The recreation impacts will be reduced to a less than significant level with the payment Quimby fees.	See XV
e.	LESS THAN SIGNIFICANT IMPACT	The buildings and street improvements are existing. No new construction or expansion (other than parking lots across the street) is proposed. This impact will be less than significant.	
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The recreation impacts will be reduced to a less than significant level with the payment of Quimby fees.	XV-10
b.	LESS THAN SIGNIFICANT IMPACT	The minimal amount of recreational facilities onsite would not create an adverse impact on the environment, as the spaces will be internal to the site.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed 37 units will replace existing 17 rental units. The net increase of 20 residential units should be generate a substantial amount of new traffic. Further, it does not exceed the threshold for a traffic study. Impacts should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	As mentioned above, the increase of net 20 units is not anticipated to significantly increase the level of service in the project area.	
c.	NO IMPACT	No change in air traffic patterns will result from the proposed project.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	Substantial increase in hazard is not anticipated by the implementation of this residential project. The project will be required to meet the safety features and setbacks of the code.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project's emergency access will be reviewed by the BOE and LADOT prior to recordation of the final map. With mitigation, there will be a less than significant emergency access impact.	XVI-50
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with any alternative transportation policy. Impacts will be less than significant.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	Existing sewer lines and treatment facilities have sufficient capacity to accommodate an increase in water flows, and meet the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. However, mitigation measures have been incorporated to reduce water conservation impacts for landscaping to a less than significant level.	XVII-10, XVII-20
c.	LESS THAN SIGNIFICANT IMPACT	This project will not require the construction of new stormwater drainage facilities since the site is presently served by existing facilities. There will be no impact.	
d.	LESS THAN SIGNIFICANT IMPACT	DWP's most recent urban water management plan indicates that a sufficient water supply is expected to be available to serve projects. Therefore, sufficient water supplies would be available to serve the proposed project from existing entitlements and resources.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increase in wastewater can be accommodated by the Hyperion Wastewater Treatment provider. However, mitigation measures have been incorporated to reduce any water conservation impacts.	XVII-40
f.	LESS THAN SIGNIFICANT IMPACT	The local landfills have sufficient capacity to serve the project. The net increase in trash is expected to be less than significant.	

Impact?	Explanation	Mitigation Measures
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g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level.	XVII-90
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	the proposed project would not result in any impacts that would cause the above.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will result in environmental effects to a less than significant level, as there are no significant amount of construction nearby. Impacts should be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project may result in environmental effects that will cause substantial adverse effects on human beings as the condo project will replace existing rental units. However, no significant impacts are anticipated with the implementation of this MND.	



Planning Commission Report

332-336 North Oakhurst Drive

October 13, 2016

Attachment K
Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A VESTING TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW, 26-UNIT CONDOMINIUM DEVELOPMENT ON THE PROPERTY LOCATED AT 332-336 NORTH OAKHURST DRIVE

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Terry Moore, representative of Oakhurst, LLC (the “Applicant”), has submitted an application for a Vesting Tentative Tract Map and Development Plan Review to allow the construction of a new, 26-unit condominium development on the property located at 332-336 North Oakhurst Drive (the “Project”). The Project does not meet all by-right development standards, and therefore requires entitlements that can be granted by the Planning Commission pursuant to a Development Plan Review. Further, Planning Commission review and approval is required for the Vesting Tentative Tract Map.

Section 2. The Project consists of replacing three existing 2-story multi-family apartment buildings, containing a total of 17 units, with a single new 3 to 4 story multi-family condominium building containing 26 units. The westerly portion of the Project site is located in the City of Beverly Hills, while the easterly portion of the site, which is a majority of the overall site area, is located in the City of Los Angeles. The portion of the building located in the City of Beverly Hills would contain 7 units or fractions thereof, have a maximum height of 3 stories and 39’, and provide 30 subterranean parking spaces. The remaining 19 residential units would be

located in the portion of the building located in the City of Los Angeles, with a maximum height of up to 4 stories and 52' and containing 47 subterranean parking spaces. The residential units located in Beverly Hills (including all units with any portion located in Beverly Hills) would have a total floor area of 12,588 square feet, while the remaining units located in Los Angeles would have a total floor area of 28,905 square feet. The structure will be set back 25' from the front property line, 6' from the rear property line (in Los Angeles), 10' from the north side property line, and 9' from the south side property line. The Project will provide approximately 2,314 square feet of outdoor open space for the 7 units (or fractions thereof) located in Beverly Hills, and 2,272 square feet of outdoor open space for the remaining 19 units located in Los Angeles. The building will have a modulation area of approximately 6,621 square feet, with approximately 65.7% of the first two levels of the front façade built to the front setback line.

Section 3. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the environmental regulations of the City. The subject property is partially located in the City of Beverly Hills, with a majority portion located in the City of Los Angeles. The City of Los Angeles serves as the designated CEQA lead agency for this Project, whereas the City of Beverly Hills is a responsible agency. As such, the City of Los Angeles prepared an Initial Study to determine the proposed Project's potential impact on the environment. After reviewing the Initial Study, the lead agency determined that this Project may have a significant effect on the environment, but by implementing certain mitigation measures, the Project's potentially significant effects could be reduced to less than significant levels. Accordingly, the City of Los

Angeles adopted a Mitigated Negative Declaration (MND) for the Project on April 22, 2015. As the responsible agency, the City of Beverly Hills' Planning Commission considered the MND that was adopted by the City of Los Angeles in conjunction with its review of the proposed Project. Having considered the MND, the Planning Commission considered the potentially significant impacts identified in the MND and the mitigation measures identified to reduce those impacts to a less than significant level. A mitigation monitoring and reporting program (MMRP), attached hereto as Exhibit A and incorporated herein by reference, has been prepared summarizing those mitigation measures that are applicable to the Beverly Hills portion of the Project. The Planning Commission hereby adopts MMRP, and through a condition of approval, makes each of the mitigation measures in the MMRP enforceable upon the Project. The Planning Commission finds that there is no evidence showing new significant environmental effects or a substantial increase in the severity of previously identified significant effects of the Project, substantial changes with respect to the circumstances under which the Project is undertaken which would require major revisions of the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the preparation of the MND that shows one or more significant effects not discussed in the MND. The documents relating to this determination are in the custody of the Community Development Department at 455 N. Rexford Drive, Beverly Hills, California.

Section 4. Notice of the Project and public hearing was mailed on September 28, 2015; July 1, 2016; and September 9, 2016 to all property owners and residential occupants within a 500-foot radius (plus block face) of the property, posted on the property, and published

in two newspapers of local circulation, the *Beverly Hills Courier* and the *Beverly Hills Weekly*. On September 24, 2015; October 8, 2015; July 14, 2016; September 8, 2016; September 19, 2016; and October 13, 2016, the Planning Commission considered the application at a duly noticed public hearings. Evidence, both written and oral, was presented at the meetings.

Section 5. In reviewing the request for a Vesting Tentative Tract Map, the Planning Commission considered the following criteria:

1. Whether the proposed map is consistent with applicable general and specific plans;
2. Whether the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
3. Whether the site is physically suitable for the type of development;
4. Whether the site is physically suitable for the proposed density of development;
5. Whether the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;
6. Whether the design of the subdivision or type of improvements is not likely to cause serious public health problems; and
7. Whether the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

8. Whether the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Vesting Tentative Tract Map:

1. The proposed map is consistent with the Beverly Hills General Plan and the objectives, policies, general land uses, and programs specified therein. The General Plan land use designation for the Project site is Multi-Family Residential – High Density. The proposed map includes 26 residential condominium units. Of those 26 units, seven units, or portions thereof, are located within the City of Beverly Hills. The number of units compared with the site area of the Beverly Hills portion of the subject property is in conformance with the General Plan land use designation and R-4 multifamily residential zoning of the Project site. Therefore, the map is consistent with the Beverly Hills General Plan. The Project site is not located within a specific plan area.

2. The proposed subdivision complies with all applicable goals and policies set forth in the general plan, and allows for an increase in the residential units in the City's housing stock with a Project that exhibits thoughtful site and architectural design. The Project will promote pedestrian-active streets as vehicular access to the site will occur from the alley, and the building itself is well articulated and modulated with a design that is consistent with the scale and mass of more recent developments in the vicinity of the Project site. As proposed, the use of the Project

is consistent with the R-4 zone and all of that zone's development standards, and the Project will not create any unreasonable or detrimental impacts on the neighborhood with respect to safety, noise, or quality of life. The proposed plan is not located within a specific plan area.

3. The site is comprised of three lots with a total site area of 23,170 square feet, and the proposed Project consists of a total of 26 residential condominium units. The boundary line between the City of Beverly Hills and the City of Los Angeles bisects the Project site in a north-south direction, with approximately 30% of the site located within the City of Beverly Hills to the west and approximately 70% of the site located within the City of Los Angeles to the east. The portion of the site located in Beverly Hills consists of approximately 6,591 square feet. The map proposes to accommodate seven units or portions thereof within that area, which is consistent with the Beverly Hills Zoning Code, which allows multi-family residential condominiums at a density of 1 unit per 900 square feet for this site. Because the proposed Project can be accommodated on the site in conformance with all setback, modulation, parking, and other development standards, the site is physically suitable for the proposed type of development.

4. The site is comprised of three lots with a total site area of 23,170, and the proposed Project consists of a total of 26 residential condominium units. The boundary line between the City of Beverly Hills and the City of Los Angeles bisects the Project site in a north-south direction, with approximately 30% of the site located within the City of Beverly Hills to the west and approximately 70% of the site located within the City of Los Angeles to the east. The portion of the site located in

Beverly Hills consists of approximately 6,591 square feet, and the dimensions of the lot are able to accommodate the seven units or portions thereof that are proposed to be located in the City of Beverly Hills portion of the site, while also providing the required setbacks, outdoor open space, and building modulation. The width and depth of the site also allow for all required parking to be provided in two subterranean levels on site. Since all of the development standards can be met within the site without resulting in significant impacts to adjacent properties, the site is physically suitable for the proposed density of development.

5. The Project has been environmentally reviewed pursuant to the provisions of CEQA. As the lead agency for this Project, the City of Los Angeles prepared an Initial Study to determine the proposed Project's potential impact on the environment. After reviewing the Initial Study, the lead agency determined that this Project may have a significant effect on the environment, but by implementing certain mitigation measures, the Project's potentially significant effects could be reduced to less than significant levels. Accordingly, a Mitigated Negative Declaration (MND) was adopted by the City of Los Angeles on April 22, 2015. As the responsible agency, the City of Beverly Hills considered the MND that was adopted by the City of Los Angeles, as more specifically explained in Section 3 of this Resolution. Specifically, the MND found that there would be no impacts to fish, wildlife, or their habitat, and that with the implementation of mitigation measures, all other potentially significant impacts could be reduced to less than significant. Further, the mitigation measures identified in the MND have been reviewed by the City of Beverly Hills, and a mitigation monitoring and reporting program prepared

and adopted to ensure compliance with those measures applicable to the Beverly Hills portion of the Project. In addition, the Project site is located within a developed urban setting that does not contain habitat suitable for fish or wildlife. Therefore, the development is not anticipated to cause substantial environmental damage or substantially or unavoidably injure fish or wildlife or their habitat.

6. The Project will be built in accordance with the City's Building Code standards and is consistent with the R-4 multifamily residential zoning for the area. Privacy concerns have been addressed through the proposed site design, with adequate setbacks on the side elevations. In addition, privacy can be further protected by requiring, as set forth in the conditions of approval, appropriate screening so as to limit visibility and the transfer of noise between adjacent properties. Additionally, potential issues of light and glare can be mitigated through the use of minimally required lighting and providing appropriate light shields to further reduce any spillover to adjacent properties. As such, the design of the subdivision or type of improvements is not likely to cause serious public health problems.

7. Upon review of the survey provided by the Applicant, as well as the parcel map on file with the Los Angeles County Assessor, no conflicts were found with any public easements within the City of Beverly Hills portion of the subject site. Therefore, the design of the subdivision and type of improvements are not anticipated to conflict with any public easements for access through or use of the property within the proposed subdivision.

8. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision in that the subdivision design considers local climate, contours, parcel configuration, and other design and improvement requirements. The lot layout of the subdivision has taken into consideration the north/south orientation, as well as the site's flat topography in maximizing passive or natural heating and cooling opportunities. Further, the subdivider will consider various building construction techniques, green building standards, overhanging eaves, insulation, and landscaping for building shade prior to final design and obtaining building permits for the Project. As such, the Project will provide, to the extent feasible, future passive or natural heating or cooling opportunities.

Section 7. In reviewing the request for a Development Plan Review, the Planning Commission considered whether it could make the following findings in support of the Project:

1. The proposed plan is consistent with the General Plan and any specific plans adopted for the area;
2. The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;
3. The nature, configuration, location, density, height, and manner of operation of any commercial development proposed by the plan will not

significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property;

4. The proposed plan will not create any significant adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and

5. The proposed plan will not be detrimental to the public health, safety or general welfare.

Section 8. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Development Plan Review:

1. The proposed plan complies with all applicable goals and policies set forth in the general plan, and allows for an increase in the residential units in the City's housing stock with a Project that exhibits thoughtful site and architectural design. The Project will promote pedestrian-active streets as vehicular access to the site will occur from the alley, and the building itself is well articulated and modulated with a design that is consistent with the scale and mass of more recent developments in the vicinity of the Project site. As proposed, the use of the Project is consistent with General Plan land use designation of Multi-Family Residential – High Density as well as with the R-4 multi-family residential zone, and the Project will not create any unreasonable or detrimental impacts on the neighborhood with respect to safety, noise, and quality of life. The proposed plan is not located within a specific plan area.

2. The Project replaces three existing multi-family residential buildings on the site with a single multi-family residential building that provides an

increase in the number of units. The proposed Project is consistent with the uses and lot dimensions of other developments in the surrounding area, including four and five story multi-lot developments in the area at 321 N. Oakhurst Dr., 325 N. Oakhurst Dr., 320-322 N. Oakhurst Dr., 339 N. Oakhurst Dr., 400 N. Oakhurst Dr., and 411 N. Oakhurst Dr. The façade modulation, above ground terraces, and gradual stepping-back of the higher portions of the building result in a reduced perception of scale and mass from the streetscape. The side setbacks and ground floor patios provide additional separation from adjacent properties, resulting in reduced privacy, scale and mass impacts to neighbors. Therefore, the Project will be a harmonious addition to the area without adversely affecting existing and anticipated development in the vicinity of the Project site.

3. The proposed Project consists solely of multi-family residential uses, and no commercial uses are proposed. Thus, there will be no significant or adverse impacts to residential properties in the vicinity resulting from commercial uses on the Project site.

4. The traffic analysis prepared for this Project found that a previous iteration of the Project, which contained a total of 31 units, would have generated, after taking into account trips from the existing residential development, a total net increase of 67 daily trips, including a maximum of five morning peak hour trips, and five evening peak hour trips. Based on existing traffic volumes, this represents a maximum increase of 0.2% on weekdays on N. Oakhurst Drive, and a maximum increase of 0.1% on weekdays on W. Third Street. The results of this analysis indicate that traffic impacts to adjacent streets resulting from the net increase in number of units would be minimal,

and well below the City's street segment impact threshold of significance, which would be a 16% increase in average daily traffic or peak hour traffic (or both) for N. Oakhurst Drive, and a 6.25% increase in average daily traffic or peak hour traffic (or both) for W. Third Street. The project as revised and approved by the Planning Commission contains a total of 26 units, which would result in fewer trips and a lesser potential traffic impact to adjacent streets. The Project provides all required parking in a subterranean garage, increases the total amount of off-street guest parking than is currently available, does not result in a significant increase in traffic, and improves the pedestrian environment by providing parking access from the alley with no curb cuts along the street frontage. Therefore, the Project will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.

5. The Project will be built in accordance with the City's Building Code standards and is consistent with the R-4 multi-family residential zoning and development standards for the area. Privacy concerns have been addressed through the proposed site design, with adequate setbacks on the side elevations. In addition, privacy can be further protected by requiring, as set forth in the conditions of approval, appropriate screening so as to limit visibility and the transfer of noise between adjacent properties. or can be further mitigated by requiring appropriate screening so as to limit visibility and the transfer of noise between adjacent properties. Additionally, potential issues of light and glare can be mitigated through the use of minimally required lighting and providing appropriate light shields to further reduce any spillover to adjacent

properties. As such, the Project is not anticipated to be detrimental to the public health, safety, or general welfare of the community.

Section 9. Based on the foregoing, the Planning Commission hereby grants the requested Vesting Tentative Tract Map and Development Plan Review subject to the following conditions:

1. This approval is for those plans submitted to the Planning Commission on October 13, 2016, a copy of which shall be maintained in the files of the Community Development Department. Project construction shall be consistent with such plans, except as otherwise specified in these conditions of approval. Specifically, the Project shall include no more than a total of 26 condominium units, with no more than 7 condominium units, or portions thereof, located in the City of Beverly Hills. The Project shall also maintain a minimum of 22 standard subterranean parking spaces for the use of those units or portions thereof located in the City of Beverly Hills.

2. Minor amendments to the Development Plan Review plans shall be subject to approval by the Director of Community Development. A significant change to the approved Project, as determined by the Director, shall be subject to Planning Commission Review.

3. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit. Further, the project shall comply with all prerequisites

to the issuance of demolition permit as set forth in the Municipal Code and these conditions of approval before any such demolition permit shall be issued.

4. The Project shall be subject to the review and approval by the City of Beverly Hills Architectural Commission prior to the issuance of any building permits for the Project.

5. The Applicant shall submit a Construction Management Plan to the Community Development Department prior to issuance of a building permit or demolition permit. The Construction Management Plan shall include, at a minimum, the following:

- a. Written information about the construction parking arrangements, and hauling activities at different stages of construction.
- b. Information regarding the anticipated number of workers, the location of parking with respect to schedules of the construction period, the arrangements of deliveries, hauling activities, the length of time of operation, designation of construction staging area and other pertinent information regarding construction related traffic.
- c. The proposed demolition/construction staging for this Project to determine the amount, appropriate routes and time of day of heavy hauling truck traffic necessary for demolition, deliveries, etc., to the subject site.

6. Prior to the issuance of a Certificate of Occupancy, the applicant shall repave that portion of the alley at the rear of the Project site beginning at the north property line and ending at West Third Street, with appropriate transition to Third Street. The full

cost of the re-paving shall be borne by the Project Applicant. Paving materials and methods shall be consistent with the requirements of the City of Los Angeles.

7. Prior to the issuance of a Certificate of Occupancy, the applicant shall repair the sidewalk along North Oakhurst Drive along the frontage of the Project site. The full cost of the repair shall be borne by the Project Applicant.

8. To mitigate potential privacy, noise, light, and glare impacts to neighboring residents, screens shall be provided along those outdoor patio walls that directly face adjacent properties to the north and south. Such screens shall be architecturally consistent with the design of the building, and shall be subject to review and approval by the Architectural Commission. All exterior building lighting shall be oriented to minimize light and glare impacts to neighboring properties, shall incorporate appropriate light shields to further reduce any spillover to adjacent properties, and shall be subject to review and approval by the Architectural Commission.

9. All walls along property lines shall be consistently finished on both sides facing the Project site and adjacent properties with the same material, color, and quality of finish.

10. The main central entry gate along North Oakhurst Drive shall be designed to maintain an open view into the front courtyard at all times, and shall not be substantially blocked by excessive landscaping, potted plants, or other materials.

11. Prior to issuance of a building permit, either (a) the owner of the Project site shall record a lot tie covenant against all lots comprising the Project site, satisfactory in form and content to the City Attorney, or (b) record the final vesting tentative tract map.

12. No resident of the Project shall be eligible for a preferential parking permit or overnight parking permit issued by the City of Beverly Hills.

13. In accordance with the provisions of Section 10-2-704 of the Beverly Hills Municipal Code, prior to approval of the Final Map, the Applicant shall submit a copy of the proposed covenants, conditions and restrictions (CC&Rs) for the Project to the City Attorney for review and approval, which CC&Rs shall be recorded prior to or concurrent with the recordation of the Final Map.

14. The Applicant shall comply with all requirements of the Mitigation Monitoring and Reporting Program, which is attached hereto as Exhibit A, and incorporated herein by reference.

15. The subdivider shall consider various building construction techniques, green building standards, overhanging eaves, insulation, and landscaping for building shade to maximize passive or natural heating and cooling opportunities, and incorporate such design features into the Project prior to final design and obtaining building permits for the Project.

16. The Project shall comply with all applicable water conservation ordinances and regulations of the City of Beverly Hills at all times.

17. Amplified music shall be prohibited in outdoor open spaces, courtyards, and rooftop patios and amenities.

18. The Applicant shall provide signage in the subterranean parking garages to direct guests to the guest parking spaces in the garage. All guest parking spaces shall be clearly marked as such. Directional signs and guest parking space identification shall be designed and installed to the satisfaction of the Director of Community Development.

19. The Project shall operate at all times in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions.

20. The Project shall operate at all times in compliance with Municipal Code requirements for Noise Regulation.

21. In the event of any court action or proceeding challenging the validity of any of the Project approvals or the City's CEQA determinations regarding the Project, the Applicant or its successor-in-interest (collectively, "Applicant") shall indemnify, defend, and hold harmless the City at its own expense. In addition, the Applicant shall reimburse City for City's actual costs in defending any court action or proceeding challenging the validity of any of the Project approvals or the City's CEQA determinations regarding the Project and the Applicant shall also pay any award of costs, expenses and fees that the court having jurisdiction over such challenge makes in favor of any challenger and against the City. Applicant shall cooperate with City in any such defense as City may reasonably request and may not resolve such challenge without the agreement of City. In the event Applicant fails or refuses to reimburse the City for its costs to defend any challenge to this the Project and/or the CEQA determinations, City shall have the right to rescind the Project Approvals, after providing Applicant with notice and opportunity to be heard. In all events, City shall have the right to resolve any challenge in any manner, in its sole discretion. In order to ensure compliance with this condition, within twenty days after notification by the City of the filing of any claim, action or proceeding to attack, set aside, void or annul the Project Approvals or the CEQA determinations prepared and adopted for the Project, the Applicant shall deposit with the City cash or other security in the amount of \$25,000,

satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to the City of all costs related to any action triggering the obligations of this condition. If the City is required to draw on that cash or security to indemnify or reimburse itself for such costs, the applicant shall restore the deposit to its original amount within fifteen (15) days after notice from the City. Additionally, if at any time the City Attorney determines that an additional deposit or additional security is necessary to secure the obligations of this section, the Applicant shall provide such additional security within fifteen (15) days of notice from the City Attorney. The City shall promptly notify the Applicant of any claim, action or proceeding within the scope of this condition and the City shall cooperate fully in the defense of any such claim or action, but shall have the right to resolve any challenge, in any manner, in its sole discretion. The provisions of this condition shall survive the expiration, withdrawal, rescission, abandonment, or invalidation of the approvals granted herein.

22. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

23. RECORDATION. The resolution approving a Development Plan Review and Vesting Tentative Tract Map shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the

Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

24. EXPIRATION. Development Plan Review and Vesting Tentative Tract Map: The exercise of rights granted in such approval shall be commenced within two (2) years after the adoption of such resolution unless otherwise extended in accordance with the provisions of Section 10-3-207 of the Beverly Hills Municipal Code.

25. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in City enforcement actions seeking any and all remedies, including seeking to recovery of City's costs associated with any such enforcement actions.

26. Approval of the vesting tentative tract map from the City of Los Angeles shall be required for that portion of the proposed tract within the City of Los Angeles. Proof of such approval shall be provided to the City of Beverly Hills before the City of Beverly Hills will consider final map approval.

27. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

28. This project approval shall become null and void in the event that the mitigated negative declaration adopted by the City of Los Angeles for the project, upon which the City of Beverly Hills must rely in its role as a responsible agency, is found to be invalid in a final decision by a court of competent jurisdiction, specifically including, but not limited to, the pending Los Angeles Superior Court Case No. BS155977.

Standard Conditions

29. Prior to the issuance of a building permit, all applicable Park and Recreation Facilities Taxes required by the Municipal Code shall be paid.

30. The Applicant shall remove and replace all public sidewalks surrounding the Project site that are rendered defective as a result of Project construction, as determined by the City Engineer.

31. The Applicant shall remove and replace all curbs and gutters surrounding the Project site that are rendered defective as a result of Project construction, as determined by the City Engineer.

32. The Applicant shall protect all existing street trees adjacent to the subject site during construction of the Project. Every effort shall be made to retain mature street trees. No street trees, including those street trees designated on the preliminary plans, shall be removed and/or relocated unless written approval from the Recreation and Parks Department and the City Engineer is first obtained.

33. Removal and/or replacement of any street trees shall not commence unless and until the Applicant has provided the City with an improvement security to ensure the establishment of any relocated or replaced street trees. The security amount will be

determined by the Director of Community Services, and shall be in a form approved by the Director of Community Development.

34. The Applicant shall provide that all roof and/or surface drains discharge to the street. All curb drains installed shall be angled at 45 degrees to the curb face in the direction of the normal street drainage flow. The Applicant shall provide that all groundwater discharges to a storm drain. All ground water discharges must have a permit (NPDES) from the Regional Water Quality Control Board. Connection to a storm drain shall be accomplished in the manner approved by the City Engineer and the Los Angeles County Department of Public Works. No concentrated discharges onto the alley surfaces will be permitted.

35. The Applicant shall provide for all utility facilities, including electrical transformers required for service to the proposed structure(s), to be installed on the subject site. No such installations will be allowed in any City right-of-way.

36. The Applicant shall underground, if necessary, the utilities in adjacent streets and alleys per requirements of the Utility Company and the City.

37. The Applicant shall make connection to the City's sanitary sewer system through the existing connections available to the subject site unless otherwise approved by the City Engineer and shall pay the applicable sewer connection fee.

38. The Applicant shall make connection to the City's water system through the existing water service connection unless otherwise approved by the City Engineer. The size, type, and location of the water service meter installation will also require approval from the City Engineer.

39. The Applicant shall obtain the appropriate permits from the Community Development Department for the placement of construction canopies, fences, etc., for construction of any improvements in the public right-of-way, and for use of the public right-of-way for staging and/or hauling certain equipment and materials related to the Project.

40. The Applicant shall remove and reconstruct any existing improvements in the public right-of-way damaged during construction operations performed under any permits issued by the City.

41. Condensation from HVAC and refrigeration equipment shall drain to the sanitary sewer, not curb drains.

Section 10. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: October 13, 2016

Farshid Joe Shooshani
Chair of the Planning Commission of the
City of Beverly Hills

Attest:

Ryan Gohlich, AICP
Secretary of the Planning Commission

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Ryan Gohlich, AICP
Assistant Director / City Planner
Community Development Department

Exhibit A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration prepared and adopted by the City of Los Angeles identifies certain mitigation measures that will be implemented to reduce the impacts associated with the 332-336 North Oakhurst Drive New 31-Unit Condominium Project. The California Environmental Quality Act (CEQA) requires a responsible agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Beverly Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures as to that portion of the project in Beverly Hills, unless otherwise stipulated.

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
					Initial	Date
AESTHETICS						
AES-1	<ul style="list-style-type: none"> Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from the street or alley. 	<p>The Applicant shall include provisions in CC&Rs requiring that condo owners maintain building and premises in a clean and orderly manner, provide for regular landscape maintenance, and abate graffiti within 24 hours.</p>	<p>CC&R's to be reviewed and recorded at such time as a Final Map is recorded.</p>	<p>Applicant to prepare and submit CC&Rs; City of Beverly Hills Community Development Department and Civil Engineering Division to review for compliance.</p>		
AES-2	<ul style="list-style-type: none"> Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. 	<p>Submittal of detailed lighting plan as part of Architectural Review, subject to review and approval by the Architectural Commission.</p>	<p>Lighting plan to be reviewed and approved prior to issuance of a building permit. Verification of lighting prior to issuance of Certificate of Occupancy.</p>	<p>Beverly Hills Community Development Department and Beverly Hills Architectural Commission.</p>		
AIR QUALITY						

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
					Initial	Date
AIR-1	<ul style="list-style-type: none"> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off. 	<p>Applicant shall incorporate all Air Quality Mitigation Measures into a Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department prior to the issuance of any demolition or building permit for the Project.</p>	<p>Before issuance of demolition or building permit; at Pre-Construction Meeting and throughout construction period.</p>	<p>Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.</p>		
AIR-2	<ul style="list-style-type: none"> An air filtration system shall be installed and maintained with filters meeting or exceeding the ASH RAE Standard 62.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety. 	<p>Incorporate notes onto building plans specifying type of air filtration system.</p>	<p>During building and safety plan check prior to issuance of a building permit and prior to issuance of a</p>	<p>Applicant to incorporate notes onto plans. Beverly Hills Community Development</p>		

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion		
				Initial	Date	Comments
<p>BIOLOGICAL RESOURCES</p> <ul style="list-style-type: none"> • Prior to the issuance of a building permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right-of-way. • All significant (8-inch or greater trunk diameter, or cumulative trunk diameter of multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inc box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of way, may be counted toward replacement tree requirements. • Removal or planting of any tree in the public right-of-way requires approval by the City of Beverly Hills. Contact Urban Forest Manager at: (310) 285-2537. All trees in the public right-of-way shall be provided per the current standards of the Urban Forest Manager or his/her designee. 	<p>Applicant shall submit a detailed Landscape Plan and consult with Beverly Hills Urban Forest Manager regarding trees in the public right-of-way.</p>	<p>Prior to issuance of a Building Permit and prior to the removal of any trees on the project site and on the public right-of-way.</p>	<p>Applicant.</p>			
<p>BIO-1</p>			<p>Department to verify plans prior to issuance of building permit and verify installation prior to issuance of Certificate of Occupancy.</p>			
<p>GEOLOGY AND SOILS</p>						

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	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
					Initial	Date
GEO-1	<ul style="list-style-type: none"> The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Beverly Hills Community Development Department. 	<p>Applicant shall submit plans for plan check to ensure conformance to applicable California Building Code standards.</p>	<p>Prior to issuance of a Building Permit.</p>	<p>Applicant to submit plans to Beverly Hills Community Development Department for review and approval.</p>		
GEO-2	<ul style="list-style-type: none"> The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Beverly Hills Community Development Department and the project applicant. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer. 	<p>Applicant shall incorporate GEO-2 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department.</p>	<p>Prior to issuance of a demolition or building permit; with monitoring at Pre-Construction Meeting and throughout construction period.</p>	<p>Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.</p>		
GEO-3	<ul style="list-style-type: none"> Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Beverly Hills Community Department for review and approval. The project shall comply with all applicable California Building Code 	<p>Applicant shall submit geotechnical report, Geology and Soils Approval</p>	<p>Prior to issuance of a Building or grading Permit.</p>	<p>Applicant to submit plans to Beverly Hills Community Development</p>		

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
					Initial	Date
GEO-4	<p>provisions. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</p> <ul style="list-style-type: none"> The project shall comply with the conditions contained within the City of Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or registered civil engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movements or reduction in foundation bearing soil-capacity, and discuss mitigation measures that may include building design consideration. Building design consideration shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacement or any combination of these measures. The project shall comply with the conditions contained within the City of Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. 	<p>Letter, and building plans for plan check to ensure conformance to applicable California Building Code standards.</p>		<p>Department for review and approval.</p>		

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GHG-1	<p>GREENHOUSE GAS EMISSIONS</p> <ul style="list-style-type: none"> Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project. 	Incorporate notes onto building plans specifying types of paints, sealants, adhesives, and solvents to be utilized in the construction of the project. Proposed materials shall be low- and non-VOC.	During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.	Applicant to incorporate notes onto plans. Beverly Hills Community Development Department to verify plans prior to issuance of building permit and monitor throughout project construction.		
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	<ul style="list-style-type: none"> Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Beverly Hills Community Development Department from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations. Prior to the issuance any permit for the demolition or alteration of any existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Beverly Hills Community Development Department. Should lead-based paint materials be identified, standard handling and disposal practices 	Applicant shall submit required materials to the Beverly Hills Community Development Department for review and approval prior to the issuance of a building permit.	During building and safety plan check prior to the issuance of a building permit.	Applicant to provide materials. Beverly Hills Community Development Department to review and approve prior to issuance of a building permit. Beverly Hills Community Development		

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	<ul style="list-style-type: none"> shall be implemented pursuant to OSA regulations. Prior to the issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal. The project shall be independently analyzed by a qualified engineer hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Beverly Hills Community Development Department and Beverly Hills Fire Department approval. The project shall have adequate ventilation of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Beverly Hills Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. 	<p>Applicant shall submit building plans and a letter from a qualified engineer to the satisfaction of the Beverly Hills Community Development Department relating to the items listed in Mitigation Measure HAZ-2.</p> <p>Applicant to work with Beverly Hills Fire Department to prepare and submit an emergency response plan to the satisfaction of the Beverly Hills Fire Department and the Beverly Hills Community</p>	<p>During building and safety plan check prior to the issuance of a building permit.</p>	<p>Department to monitor during project construction.</p> <p>Applicant to provide plans and letter from a qualified engineer. Beverly Hills Community Development Department to review and approve.</p> <p>Applicant to prepare and submit emergency response plan. Beverly Hills Fire Department and Beverly Hills Community Development</p>			
HAZ-2							
HAZ-3							

**332-336 North Oakhurst Drive New 26-Unit Condominium Project
 Final Initial Study-Mitigated Negative Declaration
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date
	Development Department.		Department to review and approve.		
HYDROLOGY AND WATER QUALITY					
<ul style="list-style-type: none"> Implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. Any connection to the City of Beverly Hills sanitary sewer must have authorization from the City of Beverly Hills Civil Engineering Division. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. 	<p>Applicant shall submit documentation and plans incorporating all the provisions of Mitigation Measure HYDRO-1 to the Beverly Hills Community Development Department and Beverly Hills Civil Engineering Division for review and approval.</p>	<p>During building and safety plan check and prior to the issuance of a building permit.</p>	<p>Applicant shall prepare and submit documentation and plans. Beverly Hills Community Development Department and Beverly Hills Civil Engineering Division shall review and approve.</p>		
HYDRO-1					

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date
<ul style="list-style-type: none"> • Legibility of stencils and signs must be maintained. • Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs. • The storage area must be paved and sufficiently impervious to contain leaks and spills. • The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area. • The owner(s) of the property will prepare and execute a covenant and agreement satisfactory to the Beverly Hills City Attorney binding the owners to post construction maintenance on the Structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions. • Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles. • Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains. 					

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	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
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	<ul style="list-style-type: none"> Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers. 					
LAND USE AND PLANNING						
LU-1	<ul style="list-style-type: none"> In the City of Los Angeles, 37 residential units are allowed by-right in the [Q]R4-1 zone. The applicant is requesting from the City of Los Angeles a Vesting Tract map for the subdivision for condominium purposes, and concurrently, an increase in FAR by 20% to 3.6:1 FAR in lieu of maximum 3:1 FAR. Appropriate findings will be required to grant this request. The project will otherwise comply with all applicable regulations and meet the requirements of the Los Angeles Municipal Code. 	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.	Not applicable to the City of Beverly Hills since the project complies with Beverly Hills zoning code requirements.		
NOISE						
N-1	<ul style="list-style-type: none"> The project shall comply with the City of Beverly Hills Noise Ordinance (BHMC Article 5 Chapter 1) and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Construction and demolition shall be restricted to the hours of 8:00am to 6:00pm Monday through Saturday. No construction or demolition shall occur on Sundays. Demolition and construction activities shall be scheduled so as to 	Applicant shall incorporate N-1 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the	Prior to the issuance of a demolition or building permit; at Pre-Construction Meeting and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department		

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	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
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	avoid operating several pieces of equipment simultaneously, which causes high noise levels. • The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	Beverly Hills Community Development Department.		shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.		
POPULATION AND HOUSING						
POP-1	• Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.	Not applicable to the City of Beverly Hills.	Not applicable to the City of Beverly Hills.	Not applicable to the City of Beverly Hills.		
PUBLIC SERVICES						
PS-1	• The applicant shall pay any school fees that may be due to the Beverly Hills Unified School District to offset the impact of additional student enrollment at schools serving the area.	Applicant shall pay all required school fees to the Beverly Hills Community Development Department prior to the issuance of a building permit.	At the time of payment of building permit fees, prior to the issuance of a building permit.	Applicant shall be responsible for paying the fee to the Beverly Hills Community Development Department.		
RECREATION						
REC-1	• The applicant shall pay the applicable Park and Recreation Facilities Tax for the construction of dwelling units in Beverly Hills.	Applicant to pay required Park and Recreation Facilities Tax prior to the issuance of a building permit.	Prior to the issuance of a building permit.	Applicant shall be responsible for paying the tax as required by the Beverly Hills Municipal Code.		
TRANSPORTATION/TRAFFIC						

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	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
					Initial	Date
TRANS-1	<ul style="list-style-type: none"> The applicant shall submit a parking and driveway plan to the Fire Department and the Department of Transportation for approval that provides code-required emergency access. 	Applicant to prepare and submit a parking and driveway plan to the Beverly Hills Fire Department and Beverly Hills Transportation Division for review and approval of code-required emergency access.	During building plan check, prior to the issuance of a building permit.	Applicant shall prepare and submit plan. Beverly Hills Fire Department and Beverly Hills Transportation Division to review and approve.		
UTILITIES AND SERVICE SYSTEMS						
USS-1	<ul style="list-style-type: none"> if conditions dictate, the Beverly Hills Public Works Department may postpone new water connections for this project until water supply capacity is adequate. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into CC&Rs and/or tenant lease agreements. (Single-pass cooling refers to the use of 	Incorporate notes onto building plans containing specifications set forth in Mitigation Measure USS-1. Obtain approval from Beverly Hills Civil Engineering Division for all water connections located in the City of Beverly Hills.	During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.	Applicant to incorporate notes onto plans and obtain approval for water connections from Beverly Hills Civil Engineering Division. Beverly Hills Community Development Department to verify plans prior to issuance of building permit		

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
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	<p>potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)</p>			and verify installation prior to issuance of Certificate of Occupancy.		
	<ul style="list-style-type: none"> • Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute. • Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. 	<p>Incorporate notes onto building plans containing specifications set forth in Mitigation Measure USS-1. Obtain approval from Beverly Hills Civil Engineering Division for all water connections located in the City of Beverly Hills.</p>	<p>During building and safety plan check prior to issuance of a building permit and prior to issuance of a Certificate of Occupancy.</p>	<p>Applicant to incorporate notes onto plans and obtain approval for water connections from Beverly Hills Civil Engineering Division. Beverly Hills Community Development Department to verify plans prior to issuance of building permit and verify installation prior to issuance of Certificate of Occupancy.</p>		
USS-2						

332-336 North Oakhurst Drive New 26-Unit Condominium Project Final Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Verification of Completion	
				Initial	Date
<ul style="list-style-type: none"> Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Beverly Hills Community Development Department. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program. 	Clearly identify on the plans the locations of recycling bins on property. Submit a copy of contract from waste disposal company to Beverly Hills Community Development Department. Incorporate USS-3 Mitigation Measures into Construction Management Plan. Such Construction Management Plan shall be subject to review and approval by the Beverly Hills Community Development Department.	Prior to issuance of a building permit, during project Pre-Construction Meeting, and throughout construction period.	Applicant shall prepare and submit to City of Beverly Hills Community Development Department. Beverly Hills Community Development Department shall review and approve. Beverly Hills Community Development Department shall monitor to ensure compliance.		
USS-3					



Attachment L
Architectural Plans
(Provided as a Separate Attachment)



Planning Commission Report

332-336 North Oakhurst Drive

October 13, 2016

Attachment M

Vesting Tentative Tract Map No. 070499
(Provided as a Separate Attachment)