

DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



WEST LOS ANGELES AREA PLANNING
COMMISSION

Date: March 4, 2009
Time: After 4:30 p.m.
Place: Henry Medina West Los Angeles Parking
Enforcement Facility
2nd Floor Roll Call Room
11214 W. Exposition Boulevard
Los Angeles, CA 90064

Case No.: APCW-2008-295-SPE-
CUB-CDP-SPP
CEQA No.: ENV-2008-294-MND
Council No.: 11
Plan Area: VENICE
Specific Plan: VENICE COASTAL ZONE
Certified NC: Grass Roots Venice
GPLU: General Commercial
Zone: [Q]C2-1-CDO
Applicant: Gerald Milne, Witzend
Representative:

Public Hearing: October 31, 2008
Appeal Status: Appealable to City Council
Expiration Date: January 14, 2008
Multiple Approval: Pursuant to LAMC Section 12.36 E

PROJECT LOCATION: 1711-1717 S. Lincoln Boulevard

PROPOSED PROJECT: Change of use from retail to one restaurant totaling 2,432 square-feet with seating for 45 patrons and zero parking spaces. The restaurant proposes to provide a full line of alcoholic beverages with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday. The proposed project is located on a 3,345.8 square foot site classified in the C2-1 Zone and is also located within the boundaries of the Venice Coastal Zone Specific Plan.

REQUESTED ACTION:

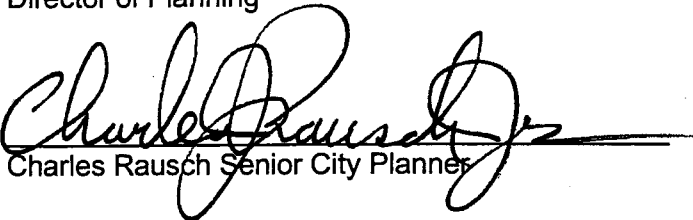
1. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero on-site parking spaces in lieu of the minimum two parking spaces otherwise required. Instead of on-site parking, off-site parking will be provided by a lease agreement at 1600 Lincoln Boulevard.
2. Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** for the on site sale and consumption of a full line of alcoholic beverages in conjunction with one restaurant with seating for a total of 45 patrons had having hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
3. Pursuant to Section 12.20.2 a **Coastal Development Permit** for a change of use from retail to restaurant totaling 2,432 square feet, with zero parking, seating 45 patrons, serving a full line of alcoholic beverages and with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.

4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. Pursuant to Section 21082.1(c)(3) of the California State Public Resources Code **Adoption** of a Mitigated Negative Declaration and required Findings for the above referenced project.

RECOMMENDED ACTIONS:

1. **Deny a Specific Plan Exception** from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero parking spaces in lieu of the minimum two parking spaces otherwise required. Required parking will be provided by a lease agreement at 1600 Lincoln Boulevard.
2. **Approve a Conditional Use Permit** for the on site sale and consumption of a full line of alcoholic beverages.
3. **Approve a Coastal Development Permit** for a change of use from retail to one restaurant.
4. **Approve a Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
5. **Adopt Mitigated Negative Declaration No. ENV-2008-294 MND and Environmental Findings** contained in the staff report.
6. **Adopt the attached Findings.**
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning


Charles Rausch Senior City Planner


Lynda J. Smith, Hearing Officer
Telephone: (213) 978-1170

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PROJECT ANALYSIS

Project Summary

Change of use from retail to restaurant totaling 2,432 square-feet with seating for 45 patrons and zero on-site parking spaces. Hours of operation will be from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.

Background

The initial project was for a Change of use from retail to two restaurants totaling 2,532 square-feet with seating for 103 patrons and zero parking spaces. Both restaurants proposed to provide a full line of alcoholic beverages with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday. The revised project is for a change of use from retail to one restaurant totaling 2,432 square-feet with seating for 45 patrons and zero parking spaces. The restaurant proposes to provide a full line of alcoholic beverages with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.

The intensity of the project has been greatly decreased and the Applicant has secured parking within 750 of the subject site, as permitted by the Los Angeles Municipal Code (LAMC), through a lease option. The Venice Specific Plan is silent with regard to the location of required off-street parking, therefore the LAMC requirements take affect. Staff has recommended denial of the subject Specific Plan Exception, which would effectively permit no additional parking for the new use. Since off-street parking is being provided through a lease agreement, the Applicant is meeting the parking requirement. The Applicant will be required to show a secured parking lease agreement, each year that the restaurant occupies the subject site. In addition, a Project Permit Compliance and Coastal Development Permit are being recommended for approval.

The Applicant has applied for approval of a Conditional Use Permit for Beverages which would permit the on-site sale and consumption of a full line of alcoholic beverages. As the CUB approval is contingent upon the Conditions of Approval enclosed and is incidental to food service, approval is being recommended. A review of local uses shows that there are no other sit-down full service restaurants in the area. There are several liquor uses in the area however, that have CUB for the off-site sale and consumption of a full line of alcoholic beverages. The Conditions of Approval attached to the subject CUB are standard and support a restaurant use, not adult entertainment uses, such as a stand-alone bar or night club.

Surrounding Land Uses

The proposed project is located within the Venice Community Plan area and within the Milwood subarea of the Venice Coastal Specific Plan area. The subject site is zoned [Q]C2-1-CDO and has a General Plan Designation (GPLU) of General Commercial. The subject parcel is located at the corner of Lincoln Boulevard and Superba Avenue. The subject site is located within the newly adopted Lincoln Boulevard Community Design Overlay (CDO), however, is exempt from the requirements as the proposed project is a change of use within an existing structure.

Lincoln Boulevard is classified as a Major Highway Class II, improved to a width of 90 feet adjacent to the subject site. Lincoln Boulevard contains improved sidewalks and street parking on both the north and south sides of the street.

Development to the immediate north consists of parcels zoned [Q]C2-1-CDO and R1-1VLD, with a General Plan Land Use designations of General Commercial and Low Residential. Parcels are developed with commercial uses and one unit low density residential dwellings.

Development to the immediate south consists of parcels zoned R2-1, with a GPLU designation of Low Medium I Residential. Parcels are developed with one and two unit dwellings.

Development to the east and west along Venice Boulevard contain the same zone and GPLU as the subject site.

Conclusion

Comments received in correspondence regarding parking have been addressed through the requirement for off-site parking through the lease agreement. A Plan Approval for condition Compliance has also been recommended. The Plan Approval in conjunction with the yearly review of the parking lease will allow local neighbors an opportunity to identify any problems or concerns that may arise from approval of the CUB.

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CONDITIONS OF APPROVAL**A. Entitlement Conditions – Project Permit Compliance.**

1. **Use.** The use of the property shall be limited to the use and maintenance of a restaurant in the [Q]C2-1-CDO Zone. The project as approved is for the change of use from retail to restaurant totaling 2,432 square-feet with seating for 45 patrons. Hours of operation will be from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
2. **Site Plan.** The development of the subject property shall be in substantial compliance with the site plan and floor plan labeled "Exhibit A" dated January 21, 2009, and attached to the subject case file. Prior to the issuance of any permits for the subject project, detailed development plans shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions.
3. **Parking Lease.** The applicant shall submit on an annual basis to the Planning Department, valid agreements between the restaurant and the lessor of property where off-site parking is provided for the subject restaurant (1600 Lincoln Boulevard). The agreement shall identify the location, hours, and number of parking spaces provided.
4. **Landscaping.** Any portion of the lot which is not used for buildings, parkways, driveways or other access features, shall be landscaped.
5. **Light.** All lighting shall be directed away from residential development and any identified Environmentally Sensitive Habitat Area(s).
6. **Trash.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

B. Conditional Use Permit Conditions. Pursuant to Section 12.24 U 26 of the Municipal Code, a Conditional Use for the on site sale and consumption of a full line of alcoholic beverages in conjunction with one restaurant use.

4. This Conditional Use authorization granted herein for the sale of alcoholic beverages for consumption ON the premises shall be limited to a total of 1 license, in conjunction with a restaurant use.
5. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A, except as maybe revised as a result of this action.
6. The hours of operation shall be from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.
7. The quarterly sales of alcoholic beverages shall not exceed the gross sales of food for the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly

basis and shall be made available to the Department of City Planning and Los Angeles Police Department upon reasonable notice.

8. The alcoholic beverage license for the restaurant shall not be exchanged for "public premises" licenses unless approved through a new conditional use authorization. "Public Premises" is defined as a premises maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as a bona fide eating place.
9. The hours of alcohol sales shall be determined by the Department of Alcoholic Beverage Control permits.
10. Twelve months from the issuance of the Certificate of Occupancy (temporary or permanent) the property owner/operator shall file an application for conditional use "plan approval" for review for compliance and impact.
11. The purpose of the Plan Approval review is to review the proposed restaurant permitted under this authorization in greater detail for such matters as individual premises' security, signs, parking arrangements, hours of operation, etc. (the detail of which cannot be known under the instant grant).-
12. The Los Angeles Police Department requests notification of all applications for a plan approval of an alcohol sale site and for all reviews for all sites. Additionally notification shall be sent to the local Council Office and Neighborhood Council.
13. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program that is recognized by the State Department of Alcoholic Beverage Control for the responsible service of alcohol. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.
14. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beverages. Interior displays of beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.
15. A 24-hour telephone hot line shall be provided to residents, local neighborhood associations and the Certified Neighborhood Council for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the use or violations of the permit.
16. A phone number to a responsible representative of the owner shall be posted at the establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of the facility.
17. Amplified music shall not be audible outside the premises.
18. A "Designated Driver Program" shall be operated to provide an alternative driver for restaurant patrons unable to safely operate a motor vehicle. The restaurant operator shall submit the details of the program to the Department of City Planning for review and approval prior to the opening of any restaurant offering alcoholic beverages.
19. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

20. All personnel acting in the capacity of a manager of the premises and all personnel who serve alcoholic beverages shall attend the Standardized Training for Alcohol Retailers (STAR) sponsored by the Los Angeles Police Department at the session immediately following the opening of the restaurant. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.
21. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by the Petitioner(s).
22. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
23. The Applicant and any future ABC Licensee shall ensure that no alcoholic beverages, which are purchased within the establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Licensee.
24. The Applicant shall be responsible for maintaining the site free of litter.
25. All graffiti on the site shall be removed or painted over to match the color of the wall surface to which it is applied within 24 hours of its occurrence.
26. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
27. The ~~Grass Roots~~ Venice Neighborhood Council shall be notified should there be an attempt to modify or add any conditions to the existing conditions for this project.
28. The following shall apply:
 - a. This establishment may include a bar or lounge area, which is separate from the main food service area of the establishment.
 - b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
 - c. Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
 - d. Entertainment activities, such as live or recorded music, may be permitted so long as no less than 70% of the restaurant floor area is dedicated to food preparation, food service, eating areas, and entertainment and not to other areas where alcoholic beverages are not sold, such as dance floors, bowling alleys, stages and other performance areas and associated back of house areas, performance viewing areas, restrooms and storage areas.
 - e. There shall be a full-service kitchen and a full menu.
29. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Department to impose additional corrective conditions, if, it is determined by the City Planning Department that such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property
30. Any future operator or owner for this site must file a new Plan Approval application to allow the City of Los Angeles to review the "mode and character" of the usage.

31. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the City Planning Department will have the right to require the Petitioner(s) to file for a Plan Approval application together with the associated fees and to hold a public hearing to review the Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

C. Environmental Conditions.

32. **Aesthetics (Graffiti).** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, 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 public street or alley, pursuant to Municipal Code Section 91,8104.15.
33. **Aesthetics (Signage).** On-site signs shall be limited to the maximum allowable under the Code. Multiple temporary signs in the store windows and along the building walls are not permitted.
34. **Air Pollution (Stationary).** COMMERCIAL/INSTITUTIONAL - 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 12, to the satisfaction of the Department of Building and Safety.
35. **Air Quality (Objectionable Odors).** The trash receptacle shall be relocated at least 50 feet from the property line of any adjacent residential property.
36. **Food Service Industry (Restaurants, Bakeries, Food Processors).** Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of restaurants, bakeries, and food producers. However, the potential impacts will be mitigated to a level of insignificance 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/rwgcb4/>).

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.

Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.

Reduce and recycle wastes, including oil and grease.

Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.

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.

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 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.

Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org.

37. **Flooding/Tidal Waves.** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.
38. **Land Use.** The applicant shall abide by Sections 9 and 10.g. and Exhibit 4b of the Venice Coastal Specific Plan.

39. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
40. **Public Services (Police General).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces; which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
41. **Insufficient Parking Capacity (Commercial Parking).** The applicant shall provide parking spaces to the satisfaction of the Area Planning Commission.
42. **Utilities (Local or Regional Water Supplies).** 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). If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse) Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:

a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.

b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.

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.)

(Change of Use to a Restaurant, Bar, or Nightclub). Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:

- a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
- b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- c. Install and utilize only restroom faucets of a self-closing design.
- d. 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.

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.)

43. **Utilities (Solid Waste).** 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.

D. Administrative Conditions.

44. **Review of Compliance and Project Impact (Compliance Report).** Within one year after the issuance of the Certificate of Occupancy for the Change of Use and each year for a period of 2 years, the applicant/owner shall be required to file an annual Compliance Report (using Plan Approval forms), with the Director of Planning, the applicable Council District Office, and any other applicable/effected entities, as determined by the Director of Planning, for the purpose of evaluating compliance with the operating requirements of this permit authorization and to evaluate the parking and CUB approval impacts of the Project upon the surrounding community. The Plan Approval may require a public hearing to be determined by the Director of Planning. Public notice shall be made to owners and occupants of property located within a radius of 500 feet.
45. **Approval, Verification and Submittal(s).** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
46. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
47. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding

on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

48. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
49. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
50. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
51. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, design or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Design Review Board.
52. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
53. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Director of Planning to impose additional corrective conditions, if, in the Director of Planning's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
54. **Utilization of Entitlement.** The applicant/owner shall have a period of two years from the effective date of the subject grant to effectuate the terms of this entitlement by either securing a building permit or a certificate of occupancy for the authorized use, or unless prior to the expiration of the time period to utilize the privileges, the applicant files a written request and is granted an extension to the termination period for up to one additional year pursuant to Section 12.24 J of the Municipal code. Thereafter, the entitlement shall be deemed terminated and the property owner shall be required to secure a new authorization for the use.

FINDINGS

1. General Plan/Charter Findings

The subject property is located within the Venice Community Plan area. The Community Plan Update was adopted by the City Council September 29, 2000 (Case No. CPC 97-0047 CPU). The Plan map designates the subject property as General Commercial with a corresponding zone(s) of C1.5, C2, C4, CR, RAS3 and RAS4).

2. Venice Coastal Zone Specific Plan.

The subject site is located within the area covered by the Venice Coastal Zone Specific Plan which was adopted by the City Council on December 10, 2003 Ordinance No. 173693 (Effective Date 1/19/2004). The Purpose of the Venice Coastal Zone Specific Plan is as follows:

To implement the goals and policies of the Coastal Act.

To implement the Local Coastal Program (LCP) for that portion of the Venice community within the Coastal Zone as designated by the State Legislature.

To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.

To assure that public access to the coast and public recreation areas is provided as required by the Coastal Act and the LCP.

To prepare specific provisions tailored to the particular conditions and circumstances of Venice Coastal Zone, consistent with the general policies of the adopted Los Angeles General Plan.

To regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmentally sensitive areas.

3. Specific Plan Exception (Denial) Findings. Specific Plan Exception from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero on-site parking spaces in lieu of the minimum two parking spaces otherwise required. (Required parking will be provided off-site by a lease agreement at 1600 Lincoln Boulevard).

- a. ***The strict application of the policies, standards and regulations of the specific plan to the subject property will not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.***

The proposed project is a change of use from retail to restaurant. Pursuant to Section 13.C of the Venice Coastal Specific Plan, the change in intensity of the use (increased required parking) requires compliance with the parking requirements of the Specific Plan. The Applicant has requested an Exception from the Venice Coastal Zone Specific Plan's parking requirement of one parking space for every 50 square feet of service area. The proposed use is located within an existing commercial structure, and will be comprised of approximately 670 square feet of service area, requiring two additional parking spaces. There are currently 11 parking spaces grandfathered for the commercial use, but there are no existing on-site parking spaces attached to the use, and the existing structure is built to the rear property line. Without removal of a portion of the physical structure no additional on-site parking spaces can be provided.

Pursuant to Section 12.21 A 4 (g) of the Los Angeles Municipal Code required parking spaces shall be provided either on the same lot as the use or on another lot not more than 750 feet distant there-from. The Venice Coast Specific plan does not prohibit the placement of required parking off-site, therefore required parking can be located pursuant to LAMC requirements. The intent of the LAMC location is to allow an alternative for required off-street where existing development has occurred and there are no feasible options for placing parking on-site. The required two additional parking spaces for the subject change of use can be provided within 750 feet of the subject lot, and therefore, no practical difficulty or unnecessary hardship has been presented.

- b. ***There are not exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.***

The proposed change of use will occur within an existing structure located within the Venice Coastal Zone Specific Plan area. The immediate area is comprised of other existing structures, the majority of which were in place prior to the adoption of the Specific Plan. The area is also characterized by limited street parking along Lincoln Boulevard and low density residential uses to both the north and south. While the existing

structure is built to the property line and does not allow for the development of on-site parking, the area is subject to overflow parking from commercial use along Lincoln Boulevard onto adjacent residential streets.

The Venice coastal Specific Plan requires compliance with the parking requirements contained in Section 13 D of the Plan, or payment of an in-lieu fee into the Venice Coastal Parking Impact Trust fund. The subject Exception request would permit zero required parking for the subject change of use, and would therefore, permit a use that is not compliant with the parking requirements of the Venice Coastal Specific Plan. The subject site is located within the established Lincoln Boulevard commercial area and is similar in size, development and use to other existing properties within the commercial area. There are therefore, no exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.

- c. ***The requested exception is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.***

Section 13 D of the Venice Coastal Specific Plan states, ***EXISTING DEVELOPMENTS.*** *A Change of Use that results in a Change in Intensity of Use shall be required to comply with the parking standards set forth in Subsections D and E as if it were a new project or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for any deficiency created due to the change of use.* The Specific Plan requires payment of an in lieu fee when a project cannot meet the Specific Plan parking requirements unless an Exception to the parking requirements is approved. In addition, the Specific Plan is silent when addressing the permitted location of this parking, therefore LAMC requirements shall apply. The LAMC permits required off-street parking to be located within 750 feet of the subject use. The subject use is being required to provide off-street parking within 750 feet of the subject site through a lease agreement.

The intent of the Venice Coastal Specific Plan in-lieu and LAMC location requirements is to allow those properties or uses that cannot physically provide required parking off-street, options for compliance. There are no special circumstances, practical difficulties or

unnecessary hardships associated with the proposed use that would limit the property rights of the property owner, therefore, the subject Exception to permit zero required parking spaces is not substantiated, as other options for compliance exist.

- d. ***The granting of the exception will be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.***

The granting of the subject Exception request will permit a use that has a greater intensity than the existing retail use and no additional parking, in an area where street parking is not readily available. The subject use is located on major commercial corridor, immediately adjacent to low density residential uses. Overflow parking into these adjacent residential areas would be more likely if the subject Exception for zero required parking spaces is approved. By requiring the project parking within 750 feet of the subject site, it is more likely than patrons who drive will use that off-street parking, instead of parking on local residential streets.

- e. ***The granting of the exception is NOT consistent with the principles, intent and goals of the specific plan and the General Plan.***

Section 3 of the Venice Coastal Specific Plan is as follows: The purposes of this Specific Plan are as follows:

- A. To implement the goals and policies of the Coastal Act.
- B. To implement the Local Coastal Program (LCP) for that portion of the Venice community within the Coastal Zone as designated by the State Legislature.
- C. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- D. To assure that public access to the coast and public recreation areas is provided as required by the Coastal Act and the LCP.
- E. To prepare specific provisions tailored to the particular conditions and circumstances of Venice Coastal Zone, consistent with the general policies of the adopted Los Angeles General Plan.
- F. To regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmentally sensitive areas.

The proposed Specific Plan Exception is inconsistent with the general intent and purpose of the Venice Coastal Plan in that it does not protect existing residential uses from encroachment of over-flow parking on residential streets.

4. **Project Permit Compliance Findings:**

- a. ***The project does substantially comply with the applicable regulations, standards and provisions of the specific plan.***

The proposed project does comply with the applicable regulations, standards and provisions of the specific plan in that the proposed change of use from retail to restaurant is permitted by the Specific Plan and is in compliance with all other regulations of the Specific Plan. Parking for the subject site is being provided within 750 of the subject site through a lease agreement as permitted by Section 4B of the Venice Coastal Specific Plan and as pursuant to LAMC Section 12.21 A 4 (g).

- b. ***That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.***

A Mitigated Negative Declaration (ENV-2008-294 MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.

- c. ***The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.***

As indicated above, the subject change of use from retail to restaurant located within an existing structure on Lincoln Boulevard does not create a new physical structure or change the scale of the existing structure. The existing structure is compatible in scale and

character with the existing neighborhood and no change in the physical design of the building is proposed.

- d. ***That the Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.***

The subject Venice Coastal Development Project is in conformity with the Certified Venice Local Coastal Program (Land Use Plan) which states:

Policy I. B. 11. Intensification of Commercial Uses. Intensification of existing commercial uses, including, but not limited to additions to commercial structures, expansion of indoor or outdoor dining areas, and conversions of retail uses to sit-down restaurants, shall be required to provide adequate parking to meet the demands of the intensification consistent with LUP Policies II.A.3 and II.A.4.

The subject Exception to permit zero required parking spaces for the proposed change of use is not in conformity with the intent of the Venice LCP. Required parking is being provided through a lease agreement within 750 feet of the subject site as permitted by LAMC Section 12.21 A4(g). Therefore the proposed project is consistent with the intent and purposes of the Venice Coastal Specific Plan and is therefore, in conformity with the subject Certified Venice Local Coastal Program.

- e. ***That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.***

The subject request is for a change of use from retail to restaurant and does not contain any approved Replacement Affordable housing units, therefore, the subject Replacement Affordable unit requirement is not applicable.

- f. ***That the Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).***

The proposed project is exempt from Mello Act Compliance (See Finding below).

5. **Conditional Use Findings.** Pursuant to Section 12.24 U 26 of the Municipal Code, a Conditional Use for the on site sale and consumption of a full line of alcoholic beverages in conjunction with one restaurant with seating for a total of 45 patrons had having hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Friday and Saturday.

a. ***The location of the project will be desirable to the public convenience and welfare.***

The location of the project will be desirable to the public convenience and welfare as it augments existing uses and supports the intent of the redevelopment of the community to bring neighborhood serving uses into the Venice Community. The addition of a neighborhood serving restaurant will contribute to a positive street presence, creating an active environment and additional neighborhood serving uses for the local residents.

The proposed restaurant will be open from 10:00 am to 10:00 pm Sunday through Thursday and from 10:00am to 12:00am Friday and Saturday. These hours will allow for food service augmented by alcohol service throughout the day. The project has been conditioned to meet the needs of a full service sit-down restaurant.

b. ***The proposed project will be proper in relation to adjacent uses or the development of the community.***

The proposed project will be proper in relation to adjacent uses because surrounding land uses include other neighborhood serving commercial uses such as hardware stores, medical office and office supply stores. There are no other sit-down neighborhood restaurants in the immediate area (only fast food), so the proposed use will fill a needed gap in services provided.

c. ***The Project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements of the General Plan.***

The Project will not be detrimental to the character of development in the area because the proposed uses are in keeping with surrounding uses. Other commercial developments are located in the immediate vicinity and the area is characterized by a mix of retail outlets and service-oriented businesses. The scale and intensity of the existing building and the proposed sit-down restaurant use are compatible with surrounding buildings and uses, and

are appropriate for the Lincoln Boulevard commercial corridor. The Project is in harmony with the General Plan through its support of the goals of the Venice Land Use Plan. The Project will help facilitate the following policy related to Neighborhood Commercial Areas as it a neighborhood serving use, located in an existing commercial building immediately adjacent to low density residential uses:

Neighborhood Commercial Areas

Policy I. B. 5. Neighborhood Commercial Land Use. *The Neighborhood Commercial designation is intended to accommodate local neighborhood commercial facilities and services which provide daily convenience goods and services to persons living in nearby residential areas. Small scale neighborhood stores and community services shall be preserved and encouraged. Neighborhood retail goods and services include, but are not limited to the following: art galleries; barber shops or beauty parlors; dry cleaners; laundry services; shoe repair; tailors; florists; hardware stores; drug stores; food/grocery stores; newsstands; medical facilities; and job service centers. Drive-thru facilities and billboards shall be prohibited on properties designated as neighborhood commercial. Community services include day-care, community-meeting rooms, recreational, religious or cultural facilities and similar uses. The clustering of uses minimizes multiple vehicle trips and encourages walking to and from adjacent residential neighborhoods. Areas designated for Neighborhood Commercial Land Use are shown in Exhibits 9 through 12. Physically, Neighborhood Commercial areas are generally characterized by one and two story low-rise structures. Pedestrian activities shall be encouraged by the emphasis on local serving uses, design of buildings, and the incorporation of streetscape amenities.*

The proposed project will be proper in relation to adjacent uses because surrounding land uses include other neighborhood serving commercial uses such as hardware stores, medical office and office supply stores. There are no other sit-down neighborhood restaurants in the immediate area (only fast food), so the proposed use will fill a needed gap in neighborhood oriented services provided locally.

- d. ***The approval of the Conditional Use at this location will not adversely affect the welfare of the pertinent community.***

Approval of the Conditional Use Permit (the "CUB") will not adversely affect the welfare of the community because the proposed sit-down restaurant is a service in the area, currently not provided. The approval of the CUB, which will allow the sale of alcohol as ancillary to meal service, will merely ensure that the restaurant provides a full range of service expected of such a commercial establishment. The sale and limited on-site consumption of alcohol at this location will not impact the welfare of the community since proper identification will be checked by trained store employees prior to service, and no off-site consumption of sales are permitted. The Property will remain well lighted and well

maintained.

The CUB approval will contribute to the enhancement of the level of services available to the surrounding community inherent in providing a quality full-service restaurant, and will not affect the physical appearance of the property in any way. Individuals within the neighborhood and communities beyond, facilitated by the nearby public transportation system, will have easy access to the restaurant.

- e. ***The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.***

The subject use will be a sit-down restaurant with no off-site sale of alcoholic beverages. Beverage service will be incidental to food sales. There are currently no other establishments in the immediate area that have been approved for the on-site sale and consumption of alcohol. The subject site will not be approved for off-site sales but for consumption and sale on-site only and as incidental to food service.

- f. ***The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.***

Approval of the CUB will not detrimentally affect the residential character of the area as the proposed use is a sit-down restaurant that will not have off-site sales of alcohol. The restaurant will fit appropriately with nearby properties in terms of scale and character and complement the goods and services offered in the area. As mentioned, no other existing

establishments within a half-mile vicinity offer similar amenities to those proposed in this Project. As such, the approval of the CUB in relation to a restaurant use that is not a fast food provider, will supply a needed amenity for residents of the area. In this way, the proposed use will enhance public convenience and contribute positively to the livability of the area and to the commercial environment.

The proposed use is not an adult entertainment/night club use, but attempts to enhance the services ancillary to a full service restaurant. Live music/entertainment is proposed. Parking will be provided within 750 feet of the use.

6. **Coastal Development Permit.** Pursuant to Section 12.20.2 G 1 of the Municipal Code:

a. ***The development is in conformity the Certified Local Coastal Program LCP.***

The Venice Local Coastal Program (LCP) was certified June 14, 2001, by the California Coastal Commission for this location, pursuant to the California Coastal Act of 1976. The proposed project will be in conformance with development standards contained in the Venice Coastal Specific Plan.

The project site is located in the Venice Community Plan and the Venice Coastal Specific plan areas. The proposed restaurant project is permitted for this location in these Plans and it is consistent with the existing Zone and General Plan Land Use. The property is not adjacent to the shoreline and will not affect visual, scenic, ecological coastal resources.

The project has been designed to comply with the numerous development standards applicable to the site and would not be materially detrimental to adjoining lots or the immediate neighborhood.

b. **That the Coastal Development is in conformity with all applicable provisions of any adopted community plan and specific Plan for the area.**

The requested Specific Plan Exception for reduced parking is not consistent with the intent of the Venice Community Plan or with the Venice Coastal Specific Plan and has been recommended for denial as required parking will be provided within 750 feet of the subject use through a lease agreement.

- c. **If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, that the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

The subject property is not located between the sea shoreline of a body of water within the coastal zone and the nearest public road to such geographical features, but is located within the jurisdiction of the Venice Coastal Specific Plan. The project site is also located at the corner of Lincoln Boulevard, a designated Major Class II Highway and Superba Avenue. The proposed project is in conformity with intent and purposes of the Venice Coastal Specific Plan.

7. CEQA Findings.

A Mitigated Negative Declaration (ENV-2008-294 MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing on this matter was held Friday October 31, 2008 at the West Los Angeles Municipal Building. There were approximately eight persons in attendance. Testimony was presented by the Applicant's representative.

Comments For:

- Changes to the project suggested by local organizations have been made;
- There will be 2 off-site parking spaces located within 750 feet of the use;
- New details: patrons served will be 45; customer area is 670sf; required additional parking is 2 (11 grandfathered); one restaurant is proposed;
- Many new residents want to see improvements along Lincoln Boulevard;
- Café/restaurant use is welcome and the alcohol is part of the restaurant use and incidental to food service;
- There may be parking available along Lincoln if abandoned vehicles are removed;
- Plan Approval may help make the CUB a more positive thing;
- Applicant has done due diligence;
- Project is nice, Staples has large parking lot maybe applicant can use that after hours;

Comments Against:

- The Venice Neighborhood Council was unable to review previous project in time for public hearing;
- Proposed restaurant is in same block as proposed parking, but tenants will use the parking;
- Parking will be more limited due to new projects;
- Previous restaurant/bar (??) was disruptive to neighborhood;
- Homes are near project site, use may push parking into residential area;
- Commercial business customers already have limited parking;
- Parking on about ½ of local streets are walk streets, there is minimal parking on Venice already;
- Applicant's parking calculations are not correct;
- Use may promote drinking and loitering in area, safety is issue, alcohol should be removed;

- Nightclub/CUB type use will become problem.

Correspondence received:

6 letters and 37 form letters in opposition to the previous project were received and are contained in the administrative file. The subject letters all indicated that no Exceptions should be granted from the Specific Plan, especially any that proposes reduced parking for such an intensive use as a restaurant, as the area suffers from a shortage of street parking which currently creates issues for residents and visitors.

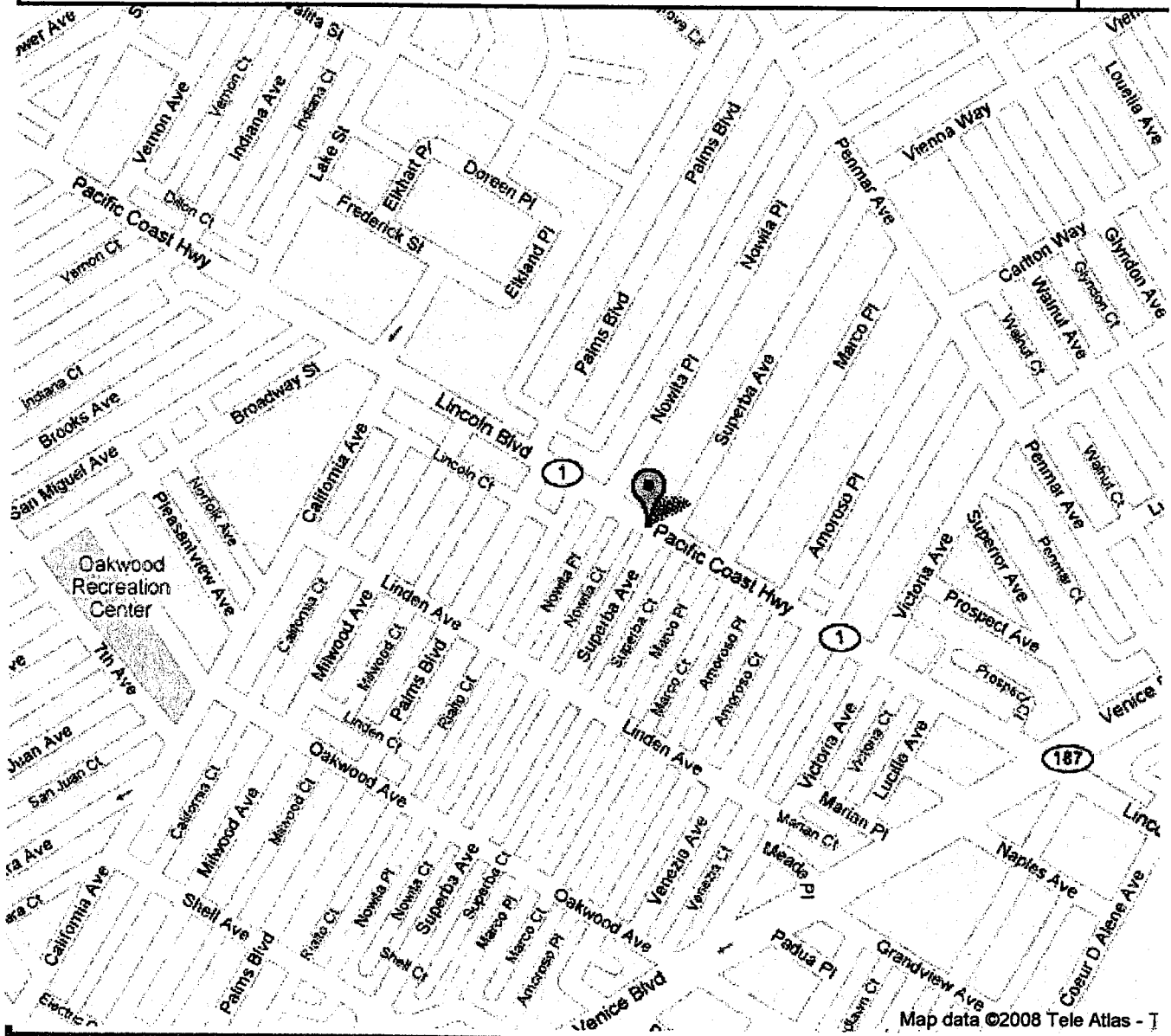
Two letters in support were received and are contained in the administrative file. One letter indicated the need for nice sit-down restaurants in the area that neighbors can walk to, and the other indicated support as long as the Applicant addresses the parking issue, solid waste and recycling is required and some form of conflict resolution is granted.

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Help



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1717 Lincoln Blvd
Venice, CA 90291-3907

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APCW 2008

EXHIBIT A-1
VICINITY MAP
APCW-2008-295-SPE-CUB-
CDP-SPP

Plot Plan

1/4" = 1'

PROPERTY OWNER

GERALD MILGROM
(310) 792-2785

PROJECT ADDRESS

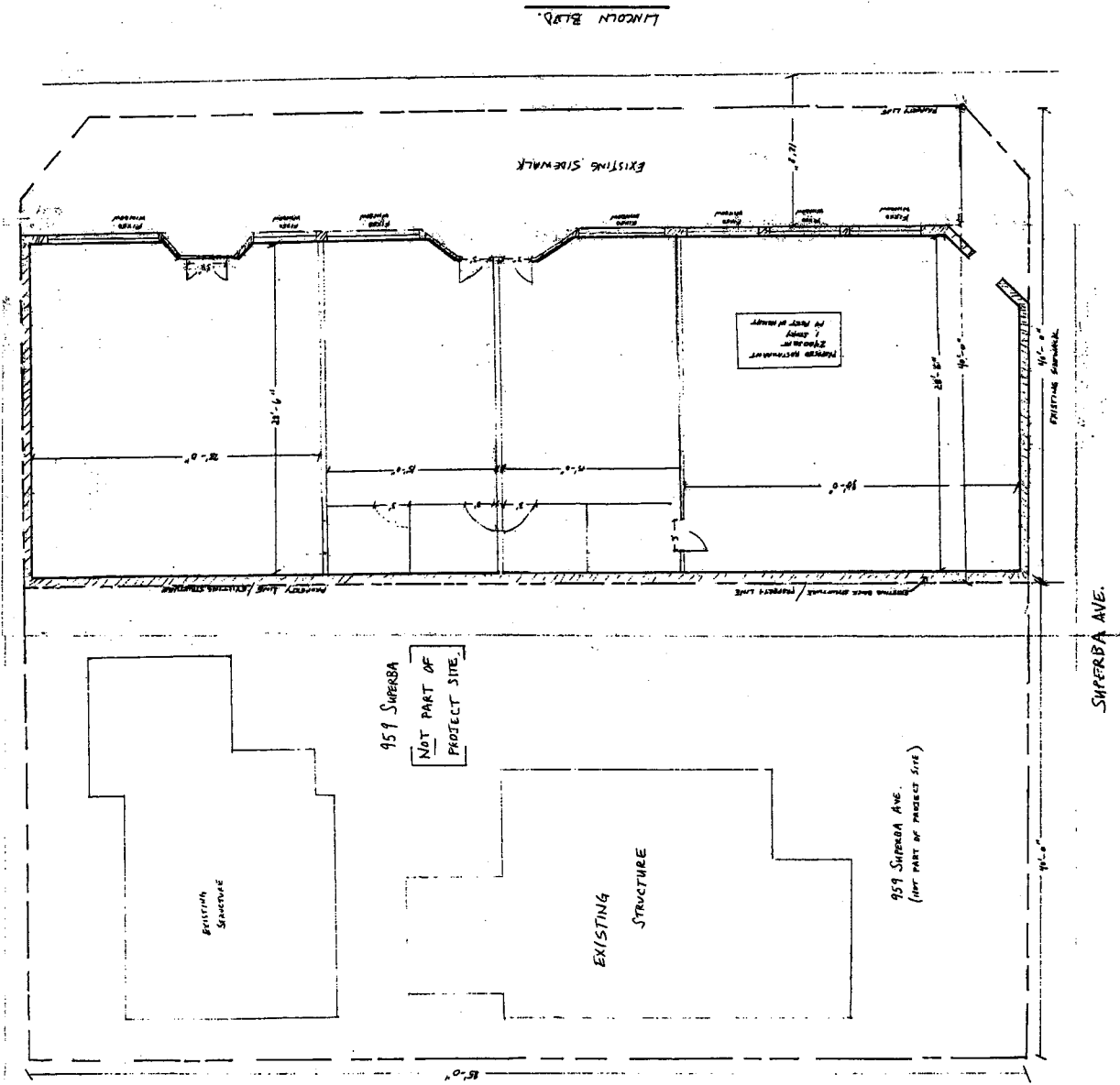
1711 LINCOLN BLVD.
959 SUPERBA AVE. (NOT PART OF PROJECT SITE)
VENICE CA 90291

LEGAL DESCRIPTION

LOT: 31 (NOT PART OF PROJECT SITE)
FR 32
TRACT: VENICE ANNEX
BLOCK: 15

PERMITS REQUIREMENT

PLANNED VARIANCE: AREA = 670 SQ FT
REQUIREMENT: (1) NOT IN FACT, PERM. AREA
= 13 PERMITS ONLY
STREET FRONTAGE: 40'
MINIMUM DEVELOPMENT DEPTH: 11 (NOT 215 SQ FT)
MINIMUM SETBACK FROM: 1. 2.
THAT STREET NUMBER: 13



RECEIVED
CITY OF LOS ANGELES

OCT 20 2008

CITY PLANNING
COMMUNITY PLANNING BUREAU

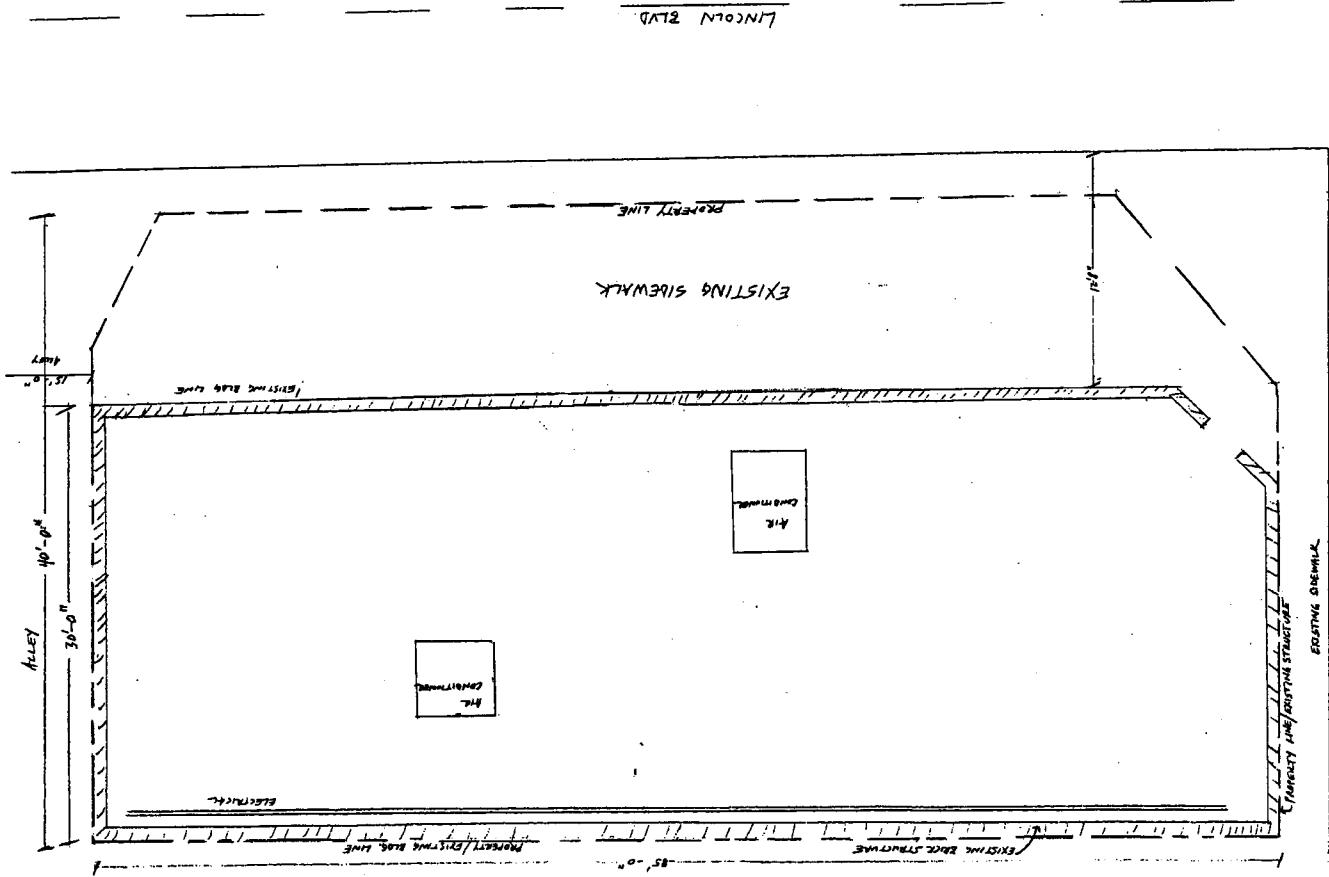
EXHIBIT B-1
PLOT PLAN
APCW-2008-295-SPE-CUB-
GDP-SPP

ROOF PLAN
 SCALE 1/4" = 1'

PROPERTY OWNER
 HERALD MILNE
 (310) 702-6765

PROJECT ADDRESS
 1711 LINCOLN BLVD.
 VENICE CA 90291

LEGAL DESCRIPTION
 LOT: FR 32 Block: 15
 TRACT: VENICE Annex



SUPERBA AVE.

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 11
--	-------------------------------

PROJECT TITLE ENV-2008-294-MND	CASE NO. APCW-2008-295-SPE-CUB-CDP-SPP
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PROJECT LOCATION
1711 S LINCOLN BOULEVARD; VENICE

PROJECT DESCRIPTION
 Coastal Development Permit and Specific Plan Project Permit to allow change of use from retail to two restaurants, totaling 2,532 square-feet with seating for 103 patrons; Conditional Use to permit the on-site sale and consumption of a full line of alcoholic beverages for two restaurants, totaling 2,532 square-feet with seating for 103; Specific Plan Exception to allow zero parking spaces in lieu of the required seven for change of use from retail to restaurant; with hours of operation from 10:00 am to 10:00 pm Sunday through Thursday, and 10:00 am to 12:00 am Saturday and Sunday, for both restaurants on a 3,345.8 square-foot site, within the C2-1 Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Gerald Milne
 1717 Lincoln Boulevard
 Venice, CA 90291

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 TANNER BLACKMAN	TITLE CITY PLANNING ASSISTANT	TELEPHONE NUMBER (213) 978-1353
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ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE 08/04/2008
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EXHIBIT C
ENV-2008-294-MND
APCW-2008-295-SPE-CUB-
CDP-SPP

I b4. Aesthetics (Graffiti)

- 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 level of insignificance 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 graffiti, 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 public street or alley, pursuant to Municipal Code Section 91,8104.15.

I b5. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- On-site signs shall be limited to the maximum allowable under the Code.
- Multiple temporary signs in the store windows and along the building walls are not permitted.

III d1. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
- **COMMERCIAL/INSTITUTIONAL** - 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 12, to the satisfaction of the Department of Building and Safety.

III e1i. Air Quality (Objectionable Odors)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a level of insignificance by the following measure:
- The trash receptacle shall be relocated at least 50 feet from the property line of any adjacent residential property.

VIII c4. Food Service Industry (Restaurants, Bakeries, Food Processors)

- Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of restaurants, bakeries, and food producers. However, the potential impacts will be mitigated to a level of insignificance 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.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- Reduce and recycle wastes, including oil and grease.
- Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
- 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 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.
- Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org. (See Exhibit A).

VIII f,g&h. Flooding/Tidal Waves

- Environmental impacts may result due to the location of the proposed project in an area which is potentially subject to flood hazards. However, any flood hazard that exists will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

IX d. Land Use

- The proposed project may not conform to the requirements of the _____ Specific Plan. However, this potential impact will be mitigated to less than significant level by complying with the recommendations of the _____ Design Review Board.
- The applicant shall abide by Sections 9 and 10.g. and Exhibit 4b of the Venice Coastal Specific Plan.

XIII a. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII b1. Public Services (Police General)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XV f5. Insufficient Parking Capacity (Commercial Parking)

- Environmental impacts may result from project implementation due to insufficient planned parking. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall provide parking spaces to the satisfaction of the Area Planning Commission.

XVI d. Utilities (Local or Regional Water Supplies)

- 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 level of insignificance 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).
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- **(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
 - a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.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.)
- **(Change of Use to a Restaurant, Bar, or Nightclub)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - c. Install and utilize only restroom faucets of a self-closing design.
 - d. 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.

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.)

XVI f. Utilities (Solid Waste)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- 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.

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.
- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

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 11 - BILL ROSENDAHL	DATE: 06/02/2008
RESPONSIBLE AGENCIES: CITY OF LOS ANGELES		
ENVIRONMENTAL CASE: ENV-2008-294-MND	RELATED CASES: APCW-2008-295-SPE-CUB-CDP-SPP	
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: CHANGE OF USE FROM RETAIL/COMMERCIAL TO 2 RESTAURANTS TOTTALLING 2400 SQ FT WITH SEATING FOR 103 AND OPERATION FROM 10AM-10PM SUN-THUR, 10AM-12AM FRI-SAT WITH AN EXEMPTION FOR ADDITIONAL PARKING.		
ENV PROJECT DESCRIPTION: Coastal Development Permit and Specific Plan Project Permit to allow change of use from retail to two restaurants, totaling 2,532 square-feet with seating for 103 patrons; Conditional Use to permit the on-site sale and consumption of a full line of alcoholic beverages for two restaurants, totaling 2,532 square-feet with seating for 103; Specific Plan Exception to allow zero parking spaces in lieu of the required seven for change of use from retail to restaurant; with hours of operation from 10:00 am to 10:00 pm Sunday through Thursday, and 10:00 am to 12:00 am Saturday and Sunday, for both restaurants on a 3,345.8 square-foot site, within the C2-1 Zone.		
ENVIRONMENTAL SETTINGS: The subject site is a level (100% less than 10% sloping), rectangular-shaped, corner, through lot, fronting for approximately 80 feet on the southwest side of Lincoln Boulevard (a Major Highway Class 11, dedicated to 90' at the subject site) and approximately 40 feet on Superba Avenue and Nowitta Court (both Local streets), within the Venice Community Plan Area. The subject site is bounded by Lincoln Boulevard to the northeast, Superba Ave to the southeast, Nowitta Ct to the northwest, and residential uses to the southwest. The subject site is not within an airport hazard zone, very high fire hazard severity zone, Fire District No. 1, flood zone, hazardous waste/border zone properties, methane hazard site, high wind velocity area, hillside grading zone, oil wells area, Alquist-Priolo fault zone, or landslide zone. The site is within a coastal zone (Calvo Exclusion Area, Coastal Zone Commission Authority), Fire District No. 2, and a liquefaction zone, within 5.978 kilometers of the nearest fault zone. Additionally, the site is subject to the Los Angeles Coastal Transportation Corridor Specific Plan, the Venice Coastal Zone Specific Plan, and Venice Plan Footnotes. There are no schools or parks within 500 feet of the site. The land use and zoning within a 500 foot radius of the subject site are as follows: commercially-zoned office and retail uses front along either side of Lincoln throughout the radial area (zoned C2-1 and [Q]C2-1); single-family residential uses front along Palms Blvd, Nowita Pl, Superba Ave, Marco Pl, and Amoroso northeast of Lincoln Blvd (zoned R1-1VLD); multiple-family residential uses front along Palms Blvd, Nowita Pl, Superba Ave, Marco Pl, and Amoroso southwest of Lincoln Blvd (zoned R2-1). The 3,345.8 square-foot site is currently developed as a single-story (14'), 2,532 s.f. (per Assessor) commercial structure, built in 1955. The project proposes a change of use to two restaurants, accommodating 103 total patrons and requesting entitlements for Coastal Development Permit and Specific Plan Project Permit, Conditional Use for the on-site sale and consumption of a full line of alcohol for both restaurants, and Specific Plan Exception for reduced parking, with hours of operation from 10 a.m. to 10 p.m., Sunday-Thursday, and 10 a.m. to 12 a.m., Saturday and Sunday. (NOTE: the applicant's submitted application documents variously list the proposed restaurants' square footages as: 1276 s.f. plus 1000 s.f. [i.e. 2,276 s.f.], 2300 s.f. total on the submitted E.A.F., and 2400 s.f. total on the submitted M.L.U. – due to this discrepancy, the Assessor's gross square footage of 2,532 s.f. has been used for the purpose of this MND). No demolition or new construction will occur, only interior alteration. No trees will be impacted.		
PROJECT LOCATION: 1711 S LINCOLN BOULEVARD; VENICE		

COMMUNITY PLAN AREA: VENICE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: GRASS ROOTS VENICE
EXISTING ZONING: C2-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	LA River Adjacent: NO
GENERAL PLAN LAND USE: GENERAL COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
	PROPOSED PROJECT DENSITY:	

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 PLANNING ASSISTANT

(213) 978-1353

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 Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - 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 whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

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

Background

PROPONENT NAME:

Gerald Milne

PHONE NUMBER:

(310) 305-4790

APPLICANT ADDRESS:

1717 Lincoln Boulevard
Venice, CA 90291

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:

01/25/2008

PROPOSAL NAME (if Applicable):

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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED 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. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT 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 AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓	
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 MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
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?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
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					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 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.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS 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.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?			✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF 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 POTENTIAL 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. 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?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
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?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND 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 AN 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 PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN 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?		✓		

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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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 APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?		✓		
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

X. 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?				✓

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE 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?				✓
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?				✓

XII. 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?				✓

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?		✓		
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
XV. TRANSPORTATION/CIRCULATION					
a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?			✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD 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 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.	RESULT IN INADEQUATE PARKING CAPACITY?	✓			
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓
XVI. UTILITIES					
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 STORMWATER 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 RESOURCE, 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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?		✓		
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).		✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		✓	

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-2008-294-MND** and the associated case(s), **APCW-2008-295-SPE-CUB-CDP APCW-2008-295-SPE-CUB-CDP-SPP**. 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:
TANNER BLACKMAN	CITY PLANNING ASSISTANT	(213) 978-1353	06/04/2008

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

I. AESTHETICS		
a.	NO IMPACT	THE PROJECT LIES WITHIN THE VENICE COASTAL SPECIFIC PLAN AND IS SUBJECT TO SECTIONS 9 AND 10.G. AND EXHIBIT 4b THEREOF; NO IMPACT.
b.	NO IMPACT	NO IMPACTS TO DESIGNATED HISTORIC OR CULTURAL RESOURCES ARE ANTICIPATED.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT SHALL COMPLY WITH SIGNAGE AND MAINTENANCE REQUIRMENTS AS REFERENCED. I b4, I b5
d.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT SITE IS IN AN URBANIZED AREA AND LIGHTING SHOULD NOT BE A MATTER OF CONCERN AND CONSIDERED LESS THAN A SIGNIFICANT IMPACT.
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	THE SITE IS ZONED FOR COMMERCIAL USE AND DOES NOT CONTAIN ANY FARMLAND OF ANY TIME; NO IMPACT WILL RESULT.
b.	NO IMPACT	THE SITE IS ZONED FOR COMMERCIAL USE AND DOES NOT CONTAIN ANY FARMLAND OF ANY TIME; NO IMPACT WILL RESULT.
c.	NO IMPACT	THE REQUEST WOULD HAVE NO IMPACT ON OFF-SITE AGRICULTURAL USES.
III. AIR QUALITY		
a.	NO IMPACT	THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT EITHER PLAN.
b.	NO IMPACT	MATTERS RELATED TO AIR QUALITY ARE CONSIDERED NO IMPACT.
c.	LESS THAN SIGNIFICANT IMPACT	THE IMPACTS RELATED TO CUMULATIVE NET INCREASES IN POLLUTANTS RELATIVE TO FEDERAL AND STATE STANDARDS ARE CONSIDERED LESS THAN SIGNIFICANT.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT SITE DIRECTLY ABUTS A MAJOR HIGHWAY CLASS II (LINCOLN BLVD), THE REFERNCED MITIGATION MEASURE SHALL APPLY TO REDUCE OPERATIONAL IMPACTS TO ON-SITE USERS OF THE SITE TO A LESS THAN SIGNIFICANT LEVEL. III d1

Impact?	Explanation	Mitigation Measures
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED RESTAURANT USE DIRECTLY ABUTS RESIDENTIAL USES; ODOR AND VECTOR CONTROL ISSUES SHALL BE MITIGATED THROUGH APPLICATION OF THE REFERENCED MEASURE.	III e1i
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	THE SUBJECT SITE IS LOCATED IN A HIGHLY URBANIZED AREA ON A SITE THAT HAS CONTAINED COMMERCIAL USES FOR AT LEAST 50 YEARS, CONTIGUOUS TO ALREADY DEVELOPED PARCELS; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
b.	NO IMPACT	THE SUBJECT SITE IS LOCATED IN A HIGHLY URBANIZED AREA ON A SITE THAT HAS CONTAINED COMMERCIAL USES FOR AT LEAST 50 YEARS, CONTIGUOUS TO ALREADY DEVELOPED PARCELS; NO IMPACTS TO RIPARIAN HABITATS OR OTHER SENSITIVE NATURAL COMMUNITIES ARE ANTICIPATED.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS; NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SUBJECT SITE IS LOCATED IN A HIGHLY URBANIZED AREA ON A SITE THAT HAS CONTAINED COMMERCIAL USES FOR AT LEAST 50 YEARS, CONTIGUOUS TO ALREADY DEVELOPED PARCELS; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
e.	NO IMPACT	NO TREES WILL BE IMPACTED.	
f.	NO IMPACT	NO IMPACTS TO ANY OF INDICATED PLANS ARE ANTICIPATED.	

V. CULTURAL RESOURCES

a.	NO IMPACT	NO IMPACTS TO DESIGNATED HISTORIC RESOURCES ARE ANTICIPATED.	
b.	NO IMPACT	NO IMPACTS TO ARCHEAOLOGICAL RESOURCES ARE ANTICIPATED.	
c.	NO IMPACT	NO IMPACTS TO UNIQUE PALEONTOLOGICAL RESOURCES ARE ANTICIPATED.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO EXIST AT THE SITE.	

VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE; NO IMPACT WOULD RESULT.	
b.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT SITE IS WITHIN 5.98 KILOMETERS OF A FAULT ZONE, CONTAINS EXISTING STRUCTURES, AND IS A MATTER CONSIDERED LESS THAN SIGNIFICANT BECAUSE NO MAJOR CONSTRUCTION IS PROPOSED.	
c.	NO IMPACT	THE SUBJECT SITE IS LOCATED IN A LIQUEFACTION ZONE; HOWEVER, NO IMPACTS ARE ANTICIPATED AS NO MAJOR CONSTRUCTION OR EXCAVATION IS PROPOSED.	
d.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN A LANDSLIDE AREA; NO IMPACTS ARE ANTICIPATED.	
e.	NO IMPACT	NO GRADING IS PROPOSED AND THE MATTER IS CONSIDERED NO IMPACT.	
f.	NO IMPACT	NO MAJOR CONSTRUCTION OR EXCAVATION IS PROPOSED; NO IMPACTS ARE ANTICIPATED.	
g.	NO IMPACT	THE SUBJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS; NO IMPACTS ARE ANTICIPATED.	
h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED, THEREFORE, NO IMPACTS.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED AS PART OF THE PROJECT.	
b.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT PROJECT WILL OCCUPY AN EXISTING BUILDING AND ANY MATTERS RELATED TO HAZARDS OR HAZARDOUS MATERIAL ARE CONSIDERED LESS THAN SIGNIFICANT BECAUSE NO MAJOR CONSTRUCTION AND EXCAVATION IS PROPOSED.	
c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL; NO IMPACTS ARE ANTICIPATED.	
d.	NO IMPACT	THE SITE IS NOT LOCATED IN A METHANE ZONE; IMPACTS ARE NOT CONSIDERED SIGNIFICANT AS NO MAJOR CONSTRUCTION OR EXCAVATION IS PROPOSED.	
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN; NO IMPACTS ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP, THEREFORE, NO IMPACTS.	
g.	NO IMPACT	THE PROPOSED PROJECT DOES NOT SEEM TO IMPAIR IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN; NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE; NO IMPACTS ARE ANTICIPATED.	

VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	THE PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS, THEREFORE, NO IMPACT.	
b.	NO IMPACT	THE PROJECT SHOULD NOT DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE; THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY LA DWP.	
c.	NO IMPACT	NO MAJOR CONSTRUCTION OR EXCAVATION PROPOSED, THEREFORE, NO IMPACTS ARE ANTICIPATED.	
d.	NO IMPACT	NO MAJOR CONSTRUCTION OR EXCAVATION PROPOSED, THEREFORE, NO IMPACTS ARE ANTICIPATED.	
e.	LESS THAN SIGNIFICANT IMPACT	PER SUSMP, POTENTIAL RESTAURANT-RELATED RUNOFF ISSUES SHALL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL THROUGH THE BELOW REFERENCED MEASURES.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	PER SUSMP, PROPOSED RESTAURANT USES REQUIRE IMPLEMENTATION OF THE REFERENCED MITIGATION MEASURES TO REDUCE POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	VIII c4
g.	NO IMPACT	THE SUBJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE; NO IMPACT.	
h.	NO IMPACT	THE SUBJECT SITE DOES NOT LIE WITHIN A FLOOD ZONE; NO IMPACT.	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	THE PROPOSED PROJECT IS NOT LOCATED IN A DAM INUNDATION ZONE; NO IMPACTS ARE ANTICIPATED.	
j.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT SITE IS LOCATED WITHIN A COASTAL ZONE; THE REFERENCED MITIGATION MEASURES SHALL APPLY.	VIII f,g&h

IX. LAND USE AND PLANNING

a.	NO IMPACT	NO MAJOR CONSTRUCTION OR EXCAVATION PROPOSED, THEREFORE, NO IMPACTS ARE ANTICIPATED.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT LIES WITHIN THE VENICE COASTAL SPECIFIC PLAN; THE REFERENCED MITIGATION MEASURE SHALL APPLY.	IX d
c.	NO IMPACT	NO CONFLICTS WITH REFERENCED PLANS ARE ANTICIPATED.	

X. MINERAL RESOURCES

a.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	
b.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	

XI. NOISE

a.	NO IMPACT	NOISE LEVELS IN EXCESS OF STANDARDS IN GENERAL PLAN OR NOISE ORDINANCE ARE NOT EXPECTED.	
b.	NO IMPACT	EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS ARE NOT ANTICIPATED.	
c.	LESS THAN SIGNIFICANT IMPACT	IMPACTS RELATED TO PERMANENT SUBSTANTIAL INCREASE AMBIENT NOISE LEVELS ARE CONSIDERED LESS THAN SIGNIFICANT IN THE CONTEXT OF SURROUNDING COMMERCIAL USES.	
d.	NO IMPACT	TEMPORARY SUBSTANTIAL INCREASE AMBIENT NOISE LEVELS ARE NOT ANTICIPATED.	
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN, THEREFORE, NO IMPACTS ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A PRIVATE AIRSTRIP, THEREFORE, NO IMPACTS ARE ANTICIPATED.	
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XII. POPULATION AND HOUSING

a.	NO IMPACT	THE CHANGE OF USE TO TWO RESTAURANTS WILL NOT INDUCE SUBSTANTIAL GROWTH IN THE AREA.	
b.	NO IMPACT	NO HOUSING WILL BE DISPLACED.	
c.	NO IMPACT	NO PEOPLE WILL BE DISPLACED.	

XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE L.A. FIRE DEPARTMENT WILL REVIEW THE PROJECT AND IMPOSE ANY NECESSARY MITIGATION MEASURES TO ENSURE ADEQUATE FIRE PROTECTION AND REDUCE POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THIS PROJECT SHALL BE REVIEWED BY THE LAPD RELATED TO THE BEER & WINE REQUEST AND RELATED PUBLIC SAFETY MATTERS.	XIII b1
c.	NO IMPACT	NO SCHOOLS WILL BE IMPACTED.	
d.	NO IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED NO IMPACT.	
e.	NO IMPACT	NO IMPACTS ARE ANTICIPATED IN MATTERS RELATING TO THIS CATEGORY.	

XIV. RECREATION

a.	NO IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED NO IMPACT.	
b.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	

XV. TRANSPORTATION/CIRCULATION

a.	LESS THAN SIGNIFICANT IMPACT	PER ISAF PREPARED BY S. YOSHIKAWA OF LADOT ON 04/22/08, INCLUDED IN THE MND BY REFERENCE, IMPACTS RELATED TO AN INCREASE IN TRAFFIC ARE CONSIDERED LESS THAN SIGNIFICANT.	
b.	LESS THAN SIGNIFICANT IMPACT	PER ISAF PREPARED BY S. YOSHIKAWA OF LADOT ON 04/22/08, INCLUDED IN THE MND BY REFERENCE, THE PROJECT WILL NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT.	
d.	NO IMPACT	PER ISAF PREPARED BY S. YOSHIKAWA OF LADOT ON 04/22/08, INCLUDED IN THE MND BY REFERENCE, NO IMPACTS RELATED TO DESIGN FEATURES OR INCOMPATIBLE USES ARE ANTICIPATED.	
e.	NO IMPACT	PER ISAF PREPARED BY S. YOSHIKAWA OF LADOT ON 04/22/08, INCLUDED IN THE MND BY REFERENCE, EMERGENCY ACCESS WILL NOT BE IMPACTED.	
f.	POTENTIALLY SIGNIFICANT IMPACT	PER ISAF PREPARED BY S. YOSHIKAWA OF LADOT ON 04/22/08, INCLUDED IN THE MND BY REFERENCE, IMPACTS TO PARKING CAPACITY ARE CONSIDERED POTENTIALLY SIGNIFICANT; HOWEVER, PARKING CAPACITY IS ADDRESSED IN APPLICANT'S REQUEST AND SHALL BE SUBJECT TO THE DETERMINATION OF THE DECISIONMAKER.	XV f5
g.	NO IMPACT	ALTERNATIVE TRANSPORTATION POLICIES, PLANS, AND PROGRAMS WILL NOT BE IMPACTED.	

XVI. UTILITIES

a.	NO IMPACT	NO IMPACTS TO WASTEWATER TREATMENT REQUIREMENTS ARE ANTICIPATED.	
b.	NO IMPACT	THE PROJECT WILL NOT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES.	
c.	NO IMPACT	THE PROJECT WILL NOT REQUIRE THE CONSTRUCTION OR EXPANSION OF EXISTING STORMWATER DRAINAGE FACILITIES, THEREFORE, NO IMPACT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT HAS THE POTENTIAL TO CUMULATIVELY IMPACT EXISTING WATER SUPPLIES; THE REFERENCED MITIGATION MEASURE SHALL APPLY TO REDUCE POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	XVI d
e.	NO IMPACT	NO IMPACTS IN THIS CATEGORY ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
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f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THIS PROPOSED PROJECT WILL COMPLY WITH ON-SITE RECYCLING TO REDUCE THE AMOUNT OF TRASH GOING TO LANDFILLS.	XVI f
g.	NO IMPACT	ANY IMPACTS RELATED TO SOLID WASTE WILL BE MITIGATED THROUGH IMPLEMENTATION OF THE ABOVE REFERENCED MITIGATION MEASURE XV1.	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	THIS PROJECT DOES NOT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, OR THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY - NO IMPACTS WILL RESULT.	
b.	LESS THAN SIGNIFICANT IMPACT	THIS PROJECT HAS IMPACTS THAT ARE INDIVIDUALLY LIMITED BUT CUMULATIVELY CONSIDERABLE. HOWEVER, EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES. AS SUCH, THE PROPOSED PROJECT WILL NOT RESULT IN ANY CUMULATIVE IMPACTS.	
c.	LESS THAN SIGNIFICANT IMPACT	AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE PROPOSED PROJECT DOES NOT HAVE SIGNIFICANT IMPACTS TO HUMAN BEINGS.	