



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

January 9, 2020

Nor Brand, LLC  
Mr. Mike Balian, Managing Partner  
127 North Madison Avenue, Suite 200  
Pasadena, CA 91101

**RE: Density Bonus Application PDBP1720852**  
**1838 South Brand Boulevard (& 1845 Topock Street), Glendale CA 91204**  
*Revised from the original approval letters, dated June 26, 2018 and August 6, 2018*

Dear Mr. Balian:

Pursuant to provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Planning Division has processed your revised application for a Density Bonus (PDBP1720852) to construct a new five-story, 80-unit affordable housing project with five units being reserved for very low income households in the SFMU (Commercial-Residential Mixed Use) Zone, located at **1838 South Brand Boulevard (including 1845 Topock Street)**, being on Lots 1, 2 and 3 in Block 2 of Tract No. 1578, as per Map recorded in Book 20, Pages 158 and 159 of Maps, in the County Recorder's Office, as well as Lot 22 of Block 2 of Tract No. 1578, in the City of Glendale, County of Los Angeles, State of California. This is in conjunction with the payment of in-lieu fees for five additional affordable housing units in compliance with the City of Glendale's Inclusionary Housing Ordinance.

ENVIRONMENTAL RECOMMENDATION: Exempt from CEQA review as an "Residential Infill" exemption, pursuant to Section 15195 of the State CEQA Guidelines, because the project site and proposed 80-unit residential project comply with the size, location, unit number, affordability, and other criteria listed in Section 15195, as detailed in the attached exemption summary.

**REQUIRED/MANDATED FINDINGS**

The applicant is seeking a mandatory density bonus under Glendale Municipal Code ("GMC") Section 30.36. Under GMC Section 30.36.050(A), upon submittal of an application for a housing development or donation of land, a density bonus and incentives or concession shall be granted when the applicant agrees to construct and reserve at least 5% of the total units of a housing development for very low income households as defined in Section 50105 of the California Health and Safety Code. The

project involves the development of a new five-story, 80-unit residential rental housing project. The project will reserve greater than 5% of the units at rents affordable to very-low income households. The project is located in the SFMU (Commercial/Residential Mixed Use) zone that permits a maximum density of 100 units per acre, when the SFMU zone does not abut a single-family or multi-family residential zone. A total of 64 units (63.4 rounded up) are permitted by right on the 27,603 SF (0.56 acre) project site. Under this proposal, 5 of the 64 base number of units will be affordable to very low income households, as noted in the Density Bonus Housing Plan. Because the developer is agreeing to rent and restrict occupancy of 7.8% (rounded up to 8%) of the of the total number units to very-low income households, Government Code Section 65915 and GMC Section 30.36.060 require the City to grant a density bonus of 20% plus 2.5% for each percentage of affordability over 5%, up to a 35% maximum bonus. Since the applicant is providing 8% of the units for very low income households, it is entitled to receive a 27.5% density bonus (20% plus 7.5% for the additional 3% over the base 5% minimum required affordability). This mandatory density bonus allows the project to propose 80 units. The Density Bonus Housing Plan (attached) meets the requirements of Section 30.36. The Plan has been reviewed and found acceptable by the Community Development Department, Housing Division, as well as the City Attorney's Office. This project will also include a Density Bonus Housing Agreement, which ensures long-term affordability (55 years per state law) and is subject to approval by the Housing Authority and the City Attorney.

Therefore, this mandatory density bonus is **GRANTED**.

The applicant is not seeking approval of any concessions pursuant to Government Code § 65915 and GMC Section 30.36 (Density Bonus Incentives).

The applicant is requesting to use the parking concession under GMC 30.36.090. Pursuant to Government Code Section 65915(p), upon request of the Developer, the City cannot require a vehicle parking ratio greater than one (1) space per unit for studios and one-bedroom units, and two (2) spaces per unit for two- and three-bedroom units, inclusive of guest and handicap parking for a density bonus project. The Glendale Municipal Code normally requires two (2) spaces per unit for studios, one-bedroom, and two bedroom units, and 0.25 spaces per unit for guest parking, when a development has four or more units. The Project will provide a total of 139 parking spaces: 127 parking spaces for the residents (33 studio and 1-bedroom units, 38 2-bedroom units, and 9 3-bedroom units) and 12 parking spaces for guests. The required parking for the residential units is above what is required by the provisions of SB1818 (the Government Code) and Glendale Municipal Code Section 30.36.090.

Per GMC Section 30.35, the applicant will be required to pay the applicable in-lieu fees for five additional affordable housing units in compliance with the City's applicable Inclusionary Housing Ordinance.

## CONDITIONS OF APPROVAL

**APPROVAL** of this State Density Bonus Law shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
5. That the applicant shall work with the Housing Division to execute a Density Bonus Housing Agreement/Inclusionary Housing Agreement approved by the Community Development Director and/or the City Attorney restricting the rental or sale of the required percentage of dwelling units in the housing development to persons or families of very low, low or moderate income households. The applicant shall record such agreement prior to issuance of any and all required building permits.
6. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.

## APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented.

It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within **fifteen (15) days**

following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before January 24, 2020**, in the Building & Safety Division, 633 East Broadway, Room 101.

**APPEAL FORMS available on-line**

**<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>**

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

**TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

**VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation.

**REVOCAION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

**NOTICE – subsequent contacts with this office**

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vilia Zemaitaitis, AICP, Principal Planner, during normal business hours at 818-937-8154 (email address: [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@glendaleca.gov)).

Sincerely,



Philip Lanzafame  
Director of Community Development Department

PL:VZ:vz 

Attachments:

1. Density Bonus and San Fernando Road Corridor Inclusionary Zoning Housing Plan, dated January 9, 2020
2. Residential Infill Exemption

cc: City Attorney's Office (Yvette Neukian)  
Community Development - Housing Division (Peter Zovak/Mike Fortney)

# **Density Bonus and San Fernando Road Corridor Inclusionary Zoning Housing Plan**

1838 South Brand Boulevard  
Glendale, CA 91204

January 9, 2020

Nor Brand, LLC  
127 North Madison Avenue, Suite 200  
Pasadena, CA 91101

City of Glendale  
Community Development Department  
Housing Division  
141 North Glendale Avenue, Room 2020  
Glendale, CA 91206

**Number of Dwelling Units Proposed:**

Nor Brand, LLC (“Applicant”), has proposed the development of a new, five-story 80-unit multi-family residential, rental housing project (the “Project”). The Project will provide a total of five affordable housing units (7.8 (rounded up to 8) percent of the total number of units (of the base density of 64)) to very-low income households.

**Maximum Number of Units Permitted per Glendale Municipal Code (“GMC”):**

The Project is located in the SFMU (Commercial/Residential Mixed Use) Zone which permits a maximum density of 35 dwelling units per acre when abutting the R1, R1R or ROS zones; 87 dwelling units per acre when abutting the R-3050, R-2250, R-1650 and R-1250 zones; and 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zones. The subject site does not abut any single or multi-family residential zones; therefore, the maximum permitted density is 100 dwelling units per acre. Based on the 27,603 square foot lot area, a maximum of 64 residential units (63.37, rounded up to 64, per GMC) are permitted by right.

**Number of Affordable Units Meeting Density Bonus Requirement:**

A total of five units of the 64 maximum allowed units (8%) will be made available as rental units for very low income households. The affordable units were selected pursuant to the Density Bonus and Inclusionary Zoning Implementation Policies and are detailed below:

Unit Number	Square Footage	Bedroom(s)	Bathroom(s)
104	1,125	2	2
211	707	1	1
307	501	Studio	1
401	1,090	2	2
508	701	1	1

**Amount of Density Bonus Requested:**

Applicant is entitled to a 27.5% density bonus (but is only requesting a 25% density bonus) by providing five very low income units (7.8% of the base number of units (64), rounded up to 8%). This request complies with GMC 30.36.060 (Amount of Density Bonus), which allows for a density bonus of 20% plus 7.5% for the additional 3% over the base 5% minimum required affordability, up to a 35% maximum bonus, in exchange for the provision of very low income units. GMC 30.36.070 (Number of Incentives and Concessions) also allows for one incentive/concession for the Project based on the level of affordability, but the applicant is not requesting any incentives or concessions other than the mandatory parking concession.

**Number and Description of Incentives and Concessions Requested:**

No incentives and/or concessions are requested.

**Amount of Parking Concessions Requested:**

The applicant is requesting to use the parking concession under GMC 30.36.090.

**Child Care Space:**

Not Applicable

**Inclusionary Housing Requirement:**

On May 7, 2019, the City adopted a City-wide Inclusionary Zoning Ordinance, Ordinance No. 5928, GMC 30.35 (collectively, the "IZO"). The IZO became effective after a 30-day period on June 7, 2019. Applicant was able to pull a shoring permit for the Project on June 4, 2019. This action exempted the Project from the adopted City-wide IZO.

The Project is, however, subject to the San Fernando Road Corridor IZO, Ordinance No. 5416, Section 30.35 (collectively, the "SFRC IZO"). The SFRC IZO requires 15% of the base units be reserved for very low, low and moderate income households, with 6% at very low and 9% at low and moderate incomes. Developers have the option of paying an in-lieu fee rather than providing these units.

Applicant's inclusionary units are not above and beyond the affordable units required by GMC 30.36 (Density Bonus Incentives). A total of ten affordable units are required for both density bonus and the SFRC IZO. There is no option to pay an in-lieu fee for the density bonus units. Applicant is providing five affordable units to meet the density bonus requirement and will be required to enter into a recorded agreement to ensure the affordable units are provided. This meets one-half of the Project's requirements under the SFRC IZO. Applicant has the option of providing an additional five units or paying the in-lieu fee for the additional five units. Applicant has selected the latter. The in-lieu fee for the SFRC IZO is \$17 per square foot.

**In-Lieu Fee Calculation and Payment:**

The in-lieu fee for the Project is calculated at \$17 per square foot in compliance with the City's Fee Schedule as applied to the SFRC IZO. The gross livable floor area, including private balconies, decks and patios is 83,842 square feet, which amounts to \$1,425,314 at \$17 per square foot. Since Applicant has selected to build one-half of the inclusionary units, \$1,425,314 is divided by two. This amounts to \$712,657, of which Applicant is required to pay an in-lieu fee of \$570,125.60 (80% of the base number of units (64)).

Applicant's in-lieu fee of \$570,125.60 is due and payable prior to building permit issuance for the approved Project.



## CEQA RESIDENTIAL INFILL EXEMPTION

**PROJECT LOCATION:** 1838 S. Brand Boulevard and 1845 Topock Street

**PROJECT DESCRIPTION:** To demolish the existing industrial buildings (1838 S. Brand Blvd.) and one single family residence (1845 Topock St.), and to construct a new five-story, 80-unit multi-family residential (rental housing) project, featuring a total of five affordable housing units (12.5 percent of total number of base units) for very-low households, and a total of 139 parking spaces (127 parking spaces for the residents and 12 parking spaces for guests), on a 27,603 SF lot, zoned SFMU (Commercial/Residential Mixed Use). The project features a total of 15,568 SF of outdoor space: 9,750 SF of common outdoor space (common courtyard on the ground floor, a rooftop patio deck, community room and gym) and 5,818 SF of private outdoor space (private balconies and patios). As part of the project scope and as a project design feature, the developer will signalize the intersection of Brand Boulevard and Vassar Avenue. Per GMC Section 30.35, the applicant intends to pay the in-lieu fees for five additional affordable housing units in compliance with the City of Glendale's Inclusionary Housing Ordinance.

**CEQA REVIEW:** The proposed multi-family residential project, located at 1838 South Brand Boulevard and 1845 Topock Street, is exempt from CEQA as a "Residential Infill Exemption", pursuant to § 15195 of the State CEQA Guidelines.

### CCR § 15195. Residential Infill Exemption.

(a) Except as set forth in subdivision (b), CEQA does not apply to any development project that meets the following criteria:

- (1) The project meets the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code. *Yes, see subsequent section below.*
- (2) The project meets both of the following size criteria:
  - (A) The site of the project is not more than four acres in total area. *The site area is 27,603 square feet, which is 0.63 acres, and complies with the site size criteria.*
  - (B) The project does not include any single level building that exceeds 100,000 square feet. *The proposed five-story building has a gross floor area of 91,392 square feet, and complies with the building size criteria.*
- (3) The project meets both of the following requirements regarding location:
  - (A) The project is a residential project on an infill site. *The project includes 80 residential units on an infill site surrounded by various lower-scale commercial uses and high-density affordable housing projects along South Brand Boulevard, and single family homes and low-density residential projects to the east along Topock Street and beyond. Therefore, the project meets this site-specific location requirement.*
  - (B) The project is within one-half mile of a major transit stop. *The project site is located 0.4 miles from the Glendale Transportation Center, located at 400 W. Cerritos Avenue.*
- (4) The project meets both of the following requirements regarding number of units:
  - (A) The project does not contain more than 100 residential units. *The project contains 80 residential units.*

- (B) The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
1. A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing. *The project has a proposed density of 126 units per acre (100 units per acre permitted by right in the SFMU zone, with a density bonus of 27.5% for the affordable housing component).*
  2. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise. *The proposed exceeds the permitted density of the surrounding SFMU properties (up to 100 units per acre), and the adjacent R-3050 residential zone to the south-east (seven units per acre)*
- (5) The project meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low or very low income families as set forth in either A or B below:
- (A) The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
1. At least 10 percent of the housing is sold to families of moderate income, or
  2. Not less than 10 percent of the housing is rented to families of low income, or
  3. Not less than 5 percent of the housing is rented to families of very low income.  
*The project exceeds the minimum 5 percent very low income requirement (4 units minimum for the 64 base number of units) by providing five very low affordable units.*
- (B) If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).
- (b) A project that otherwise meets the criteria set forth in subdivision (a) is not exempt from CEQA if any of the following occur:
- (1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances. *There are no unusual circumstances regarding the proposed 5-story, 80-unit residential project on the subject property located on an infill lot in the SFMU zone.*
  - (2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted. *No substantial changes with respect to the project or related to the project have occurred since the certification of the South Glendale Community Plan (SGCP) EIR. The project itself has not changed and certification of the SGCP EIR and adoption of the Tropico Plan, as amended, by the City Council on July 31, 2018, did not make any changes to the General Plan or to the underlying zoning in South Glendale that would have any effect on the project.*
  - (3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been known at the time that community-level environmental review was certified or

*adopted. No new information has become available regarding the circumstances under which the project is being undertaken that is related to the project that was not known at the time the SGCP EIR was certified and the Tropico Plan, as amended, was adopted.*

If a project is not exempt from CEQA due to subdivision (b), the analysis of the environmental effects of the project covered in the EIR or the negative declaration shall be limited to an analysis of the project-specific effect of the projects and any effects identified pursuant to subdivisions (b)(2) and (3).

In order to qualify for an exemption set forth in section 15195 (subject exemption above), the residential infill housing project must meet all of the threshold criteria set forth below:

CCR § 15192. Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

(a) The project must be consistent with:

- (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; *The proposed affordable residential project on the subject site complies with its a land use designation of Mixed Use (Land Use Element), provides housing consistent with the Housing Element, is not identified for open space or a public park (Open Space and Conservation Element and Recreation Element), is adjacent to Brand Boulevard, which is a Major Arterial (Circulation Element), with vehicular access off of a local street (Topock Street), and will be constructed in compliance with the Noise element thresholds.* and
- (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan. *The affordable housing project complies with all of the development standards for the SFMU zone, including height, open space, landscaping, as well as parking, per GMC 30.36.090.*

(b) Community-level environmental review has been adopted or certified. *A Mitigated Negative Declaration was certified for the 2004 San Fernando Rezoning Project, which included the new SFMU zone and anticipated future development in compliance with the new zoning standards. The project site is located within the Tropico Study Area, as reviewed in the South Glendale Community Plan EIR, certified by City Council on July 31, 2018.*

(c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees. *The project will be adequately served by existing utilities.*

(d) The site of the project:

- (1) *Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.*
- (2) *Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.*

- (3) *Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.*
- (4) *Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.*
- (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. *The subject site is not listed on the Hazardous Waste and Substances Site List requiring site cleanup.*
- (f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. *Phase I Environmental Assessment Reports were prepared for 1838 South Brand Boulevard (APN 5640-041-029), dated October 16, 2015, and for 1845 Topock Street (APN 5640-041-002), dated October 25, 2016, by Robin Environmental Management (REM). These Phase I Reports concluded that there is no potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties.*

In addition, the following steps have been taken in response to the results of this assessment:

- (1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements. *NA*
- (2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements. *NA*
- (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code. 6. *The existing industrial buildings located at 1838 S. Brand and the existing single family residence at 1845 Topock are to be demolished as part of the project; these structures are not eligible for the local, state or federal historic register and demolition has been approved by the City's Historic Preservation Planner. A Historic Evaluation of 1845 Topock Street, LSA Memo, dated September 7, 2017, was submitted, concluding the above determination.*
- (h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard. *The project site is not located in a High Fire Hazard Zone, according to the City's 2003 Safety Element's Summary of Hazards Map (II) (Plate P-2).*
- (i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties. *See finding (f) above.*
- (j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. *See finding (f) above.*

- (k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard. *The project site is located in the Hollywood Fault Zone, according to the City's 2003 Safety Element's Fault Map (Plate 1-2); however, the Fault Hazard Management Zone is for Critical Facilities only. The site is not identified on the Seismic Hazards Map (Plate 1-3). Compliance with applicable building codes would minimize structural damage to the residential building and ensure safety in the event of a moderate or major earthquake.*
- (l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood. *The project site is not located in a liquefaction hazard zone or landslide hazard zone, according to the City's 2003 Safety Element's Summary of Hazards Map (Plate P-1).*
- (m) The project site is not located on developed open space. *NA*
- (n) The project site is not located within the boundaries of a state conservancy. *NA*
- (o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195. *NA*