

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**

RECEIVED City Clerk's Office	No. 17-054-PL No.	Certified by <u>CS</u> Date: 4-3-17
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<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> 14
<b>PROJECT TITLE</b> El Sereno	<b>CASE NO.</b> ENV-2015-1918-MND, VTT-73531, APCE 2015-2048-ZC-ZAD

**PROJECT LOCATION**  
2520, 2532, 2608, 2668, North Eastern Avenue and 2647, 2649, 2651 Lombardy Boulevard, Los Angeles, California, 90032

**PROJECT DESCRIPTION**

The Project site includes three contiguous infill lots totaling approximately 218,270 square feet, located at the south corner of Eastern Avenue and Lombardy Boulevard in the Northeast Los Angeles Community Plan Area of the City of Los Angeles. The land use designation for the Project site is Low Residential, and the Project site is zoned [Q]R1-1D and [Q]RD6-1D. The Project includes development of the Project site with 42 single-family residential homes. Each house would have 3-4 bedrooms and a two-car garage. The homes would range in size from approximately 1,729 square feet to 2,279 square feet. In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City: 1) Vesting Tract Map (VTT) for Small Lot Purposes per LAMC Section 17.03 – Request is for a Vesting Tentative Tract Map to create forty-two (42) single-family lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 in the Northeast Los Angeles Community Plan; 2) Tree Removal Permit – Request is authorization from the Board of Public Works or the Advisory Agency to allow for the removal of up to 39 protected trees pursuant to LAMC Section 17.05R1(b); 3) Vesting Zone Change (ZC) per LAMC Section 12.32 – Request to permit a change of zone from [Q]R1-1D and [Q]RD6-1D to (T)(Q)RD5-1D; 4) Zoning Administrator's Determination (ZAD) per LAMC Section 12.24 X.26 – Request is to allow fifty-four (54) walls varying in height from 3.5 feet to 6.0 feet in lieu of the maximum of two (2) 10-foot retaining walls otherwise required in LAMC Section 12.21 C.8(a); and 5) Haul Route Approval from the Board of Building and Safety Commission or Advisory Agency.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Clearwater Communities, LLC  
4685 MacArthur Court, Suite 375  
Newport Beach, CA 92660

**FINDING:**

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

(CONTINUED ON PAGE 2)

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

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

**THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.**

<b>NAME OF PERSON PREPARING THIS FORM</b>  <i>Gregory S Shoop</i>	<b>TITLE</b>  <i>City Planner</i>	<b>TELEPHONE NUMBER</b>  <i>213-978-7243</i>
<b>ADDRESS</b>  200 N. SPRING STREET, 6th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b>  <i>Becky Lamb</i>	<b>DATE</b>  APRIL 26, 2017