


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 CD 14 - JOSE HUIZAR	
PROJECT TITLE ENV-2010-482-MND		CASE NO. TT-71245	
PROJECT LOCATION 5370 N MT ROYAL DR			
PROJECT DESCRIPTION Tentative Tract Map to allow an 8 lot single family subdivision including a 34 foot wide ingress/egress private street, in the R1-1 zone. Zoning Administrator's Adjustment is requested to allow 15-foot front yard setbacks, in lieu of the 20 feet required; a Zoning Administrator's Determination to allow 12 to 14 retaining walls, and have them stand 2 to 18 feet, 6 inches high, in lieu of the maximum of two 10-foot-high(maximum) retaining walls allowed; to allow walls in the side yards of up to 14 feet in lieu of 6 the feet allowed; to allow fences in front yards of up to 14 feet in lieu of the 3 feet, 6 inches allowed.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Sean Nguyen 7251 Owensmouth #2 Canoga Park, CA 91303			
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 <p style="text-align: center;">(CONTINUED ON PAGE 2)</p> SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM		TITLE	TELEPHONE NUMBER
KEVIN GOLDEN		City Planner	(213) 978-1396
ADDRESS	SIGNATURE (Official)	DATE	
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		MAY 12, 2014	

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CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 14 - JOSE HUIZAR	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2010-482-MND	RELATED CASES: TT-71245	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: THE SUBDIVISION OF ONE LOT INTO NINE PARCELS OF LAND		
ENV PROJECT DESCRIPTION: Tentative Tract Map to allow an 8 lot single family subdivision including a 34 foot wide ingress/egress private street, in the R1-1 zone. Zoning Administrator's Adjustment is requested to allow 15-foot front yard setbacks, in lieu of the 20 feet required; a Zoning Administrator's Determination to allow 12 to 14 retaining walls, and have them stand 2 to 18 feet, 6 inches high, in lieu of the maximum of two 10-foot-high(maximum) retaining walls allowed; to allow walls in the side yards of up to 14 feet in lieu of 6 the feet allowed; to allow fences in front yards of up to 14 feet in lieu of the 3 feet, 6 inches allowed.		
ENVIRONMENTAL SETTINGS: The subject site is an irregular shaped parcel of land consisting of approximately 69,360 square feet. The subject site is located on the east side of Mount Royal Drive(a designate local street), 50 feet south of the Ventura Freeway(Route 134). The subject site is currently vacant. The surrounding properties consist of single family dwellings to the south and west, and vacant land to the north and east. The subject property is within the ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses area, Low Residential General Plan Land Use area, Hillside area, Baseline Hillside Ordinance area, Very High Fire Hazard Severity Zone, Special Grading Area (BOE Basic Grid Map A-13372), and it is 0.2 Kilometers from the nearest Fault.		
PROJECT LOCATION: 5370 N MT ROYAL DR		
COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: EAGLE ROCK
EXISTING ZONING: R1-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1 dwelling unit per lot.	LA River Adjacent: NO
GENERAL PLAN LAND USE: LOW RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 1 d.u. per lot or 5000 sq. ft. of lot area per d.u.	

PROPOSED PROJECT DENSITY:
8 lots and 1 d. u. per lot.