

CITY OF LOS ANGELES  
OFFICE OF THE CITY  
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HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY

<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 includes development of the Project site with 42 single-family residential homes, one home per parcel. 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. Of the 102 protected trees, 34 would be retained in place, and 68 would be removed. Of the 72 non-protected trees, 8 would be retained in place, and 64 would be removed. All removed trees would be replaced in accordance with City requirements. Refer to Section II (Project Description) for more details. 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) 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; 3) Zoning Administrator’s Determination (ZAD) per LAMC Section 12.24 X.26 – Request is to allow twenty-three (23) walls varying in height from 3½ feet to 7.5 feet in lieu of the maximum of two (2) 10-foot retaining walls otherwise required in LAMC Section 12.21 C.8(a); and 4) Haul Route Approval from the Board of Building and Safety Commission for export of approximately 28,500 cubic yards of soil.

**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.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
<i>Gregory S Shog</i>	<i>City Planner</i>	<i>213-928-1243</i>
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 6th FLOOR LOS ANGELES, CA. 90012	<i>Blake Lent</i>	<i>JUNE 13, 2016</i>

