

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**

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> 2
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<b>PROJECT TITLE</b> ENV-2009-2926-MND	<b>CASE NO.</b> ZA-2009-2925-ZAD-F
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**PROJECT LOCATION**  
6346 W SISTER ELSIE DR

**PROJECT DESCRIPTION**  
 The construction, use and maintenance of a single family residence with the following discretionary actions:

- 1) A Zoning Administrator Adjustment Pursuant to LAMC Section 12.28 B, to allow the construction, use and maintenance of a single family residence with less than the minimum required front yard setback required of five (5) feet in Section 12.21.17 (a);
- 2) A Conditional Use pursuant to LAMC Section 12.24.X.7 to construct a seven (7) foot front yard fence in lieu of the maximum fence height required by LAMC Section 12.22.c.20(f)2 of 3.5 feet; and
- 3) A Conditional Use Permit pursuant to LAMC Section 12.24.X.21 to allow the construction, use and maintenance of the subject single family residence without the improvements required per LAMC Sections 12.21.A.17(e)2 and 12.21.A.17(e)3.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 Ali Mahdi  
 22194 Carissa Ct  
 Woodland Hills, CA 9367

**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
RONY GIRON	City Planning Assistant	(818) 374-9907

ADDRESS	SIGNATURE (Official)	DATE (End of Publication)
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		June 30, 2010

**VI-10. Seismic**

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

**VI-30. Erosion/Grading/Short-Term Construction Impacts (Hillside Grading Areas)**

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a less than significant level by the following measures:
- The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

**VI-50. Geotechnical Report**

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- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

**XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

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- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 2 - VACANT	<b>DATE:</b> 6/3/10
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2009-2926-MND		<b>RELATED CASES:</b> ZA-2009-2925-ZAD-F	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> NEW SFD WITH ATTACHED TWO CAR GARAGE WITH REDUCED SIX (6) SIDE YARD IN LIEU OF 12 FT. & ZERO FRONT YARD IN LIEU OF 5-FEET. SEVEN FOOT RETAINING WALL IN PUBLIC WAY AND ROADWAY REDUCTION.			
<b>ENV PROJECT DESCRIPTION:</b> The construction, use and maintenance of a single family residence with the following discretionary actions:  1) A Zoning Administrator Adjustment Pursuant to LAMC Section 12.28 B, to allow the construction, use and maintenance of a single family residence with less than the minimum required front yard setback required of five (5) feet in Section 12.21.17 (a);  2) A Conditional Use pursuant to LAMC Section 12.24.X.7 to construct a seven (7) foot front yard fence in lieu of the maximum fence height required by LAMC Section 12.22.c.20(f)2 of 3.5 feet; and  3) A Conditional Use Permit pursuant to LAMC Section 12.24.X.21 to allow the construction, use and maintenance of the subject single family residence without the improvements required per LAMC Sections 12.21.A.17(e)2 and 12.21.A.17(e)3.			
<b>ENVIRONMENTAL SETTINGS:</b> The irregular shaped lot is within the Alquist Priolo Earthquake Fault Map as delineated by the most recent Map issued by the State Geologist, has an approximate area of 6,205 square feet, is currently vacant and has an elevation range of approximately 56 feet at the lowest portion at the site - the southern property line. Surrounding properties to the north and east are vacant; whereas properties to the south and east are developed with single family residences and zoned RE40-1 with corresponding Minimum Residential land use designation. The site is proposed to take access from an unimprove roadway, Sister Elsie Drive to the south.			
<b>PROJECT LOCATION:</b> 6346 W SISTER ELSIE DR			
<b>COMMUNITY PLAN AREA:</b> SUNLAND - TUJUNGA - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan  <input type="checkbox"/> Does NOT Conform to Plan		<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> SUNLAND - TUJUNGA
<b>EXISTING ZONING:</b> RE40-1		<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> NA	
<b>GENERAL PLAN LAND USE:</b> MINIMUM RESIDENTIAL		<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> NA	<b>LA River Adjacent:</b> NO

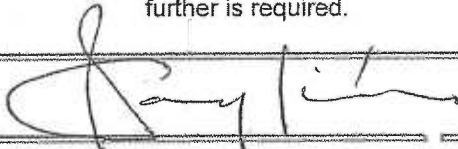
	PROPOSED PROJECT DENSITY: NA	
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Determination (To Be Completed By Lead Agency)

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	(818) 374-9907
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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever 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 type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

Ali Mahdi

**PHONE NUMBER:**

(818) 914-4932

**APPLICANT ADDRESS:**

22194 Carissa Ct  
Woodland Hills, CA 9367

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

09/08/2009

**PROPOSAL NAME (if Applicable):**



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
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 within a state 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?			✓
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or 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 local or regional plans, policies, regulations or by the California Department of Fish and Game or US 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?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
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?			✓
<b>V. CULTURAL RESOURCES</b>				



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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?		✓	
<b>VI. GEOLOGY AND SOILS</b>				
a.	Expose 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.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?	✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose 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 potentially 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?			✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
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?			✓
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 people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned 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 a 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 hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area 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?				✓
<b>X. LAND USE AND PLANNING</b>					
a.	Physically divide an established community?				✓
b.	Conflict with any 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, local 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?				✓
<b>XI. MINERAL RESOURCES</b>					
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?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons 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?		✓		



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
<b>XIII. POPULATION AND HOUSING</b>					
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?				✓
<b>XIV. PUBLIC SERVICES</b>					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
<b>XV. RECREATION</b>					
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?				✓
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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 due 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.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>					
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 storm water 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 resources, 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 project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a 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 major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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 will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



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-2009-2926-MND** and the associated case(s), **ZA-2009-2925-ZAD-F**. 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/](http://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:
RONY GIRON	City Planning Assistant	(818) 374-9907	06/01/2010

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

<b>I. AESTHETICS</b>		
a.	NO IMPACT	The proposed single family residence will not have an adverse effect on a scenic vista.
b.	NO IMPACT	The proposed single family residence will not damage scenic resources.
c.	NO IMPACT	The proposed single family residence will degrade the existing visual character or quality of the site and its surroundings.
d.	NO IMPACT	The proposed single family residence will not create a new source of light or glare which would adversely affect day or nighttime view of the area.
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The proposed single family residence will not convert primary farmland or unique farmland or farmland with statewide importance.
b.	NO IMPACT	The proposed single family residence will not conflict with existing zoning for agricultural use.
c.	NO IMPACT	The proposed single-family residence will not conflict with existing zoning or will cause rezoning of forest land.
d.	NO IMPACT	The proposed single family residence will not result in the loss of forest land to non-forest use.
e.	NO IMPACT	The proposed single family residence will not involve other changes in the existing environment which could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.
<b>III. AIR QUALITY</b>		
a.	NO IMPACT	The proposed single family residence will not conflict with the implementation of the applicable air quality plan.
b.	NO IMPACT	The proposed single family residence will not violate any quality air standard or contribute substantially to an existing or projected air quality violation.
c.	NO IMPACT	The proposed single family residence will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.



Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The proposed single family residence will not will not expose sensitive receptors to pollutant concentrations.	
e.	NO IMPACT	The proposed single family residence will not create objectionable odors affecting a substantial number of people.	

**IV. BIOLOGICAL RESOURCES**

a.	NO IMPACT	The proposed single family residence will not have any adverse impacts, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulations or by the California Department of Fish and Wildlife Service.	
b.	NO IMPACT	The proposed single family residence will not have any adverse impacts on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, or regulations or by the California Department of Fish and Wildlife Service.	
c.	NO IMPACT	The proposed single family residence will not have any adverse effect on federally protected wetlands.	
d.	NO IMPACT	The proposed single family residence will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native or migratory wildlife corridors, or impede the use of native wildlife nursery sites., either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulations or by the California Department of Fish and Wildlife Service.	
e.	NO IMPACT	The proposed single family residence will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.	
f.	NO IMPACT	The proposed single family residence will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	

**V. CULTURAL RESOURCES**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed single family residence will not cause substantial adverse change in the significance of a historical resource as defined in § 15064.5.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The proposed single family residence will not cause substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed single family residence will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed single family residence will not disturb any human remains, including those interred outside of formal cemeteries.	

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the proposed single family residence will not expose people or structures to potential substantial adverse effects.	VI-10 The proposed single family residence will be constructed observing all the Uniform Building Code requirements and distances from the Geologic Fault for properties containing geologic formations such as the one on the subject site.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the proposed single family residence will not expose people or structures to potential substantial adverse effects.	VI-30, VI-50 The proposed single family residence will be constructed observing all the Uniform Building Code requirements and distances from the Geologic Fault for properties containing geologic formations such as the one on the subject site.
c.	NO IMPACT	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the proposed single family residence will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving Seismic-related ground failure, including liquefaction. See Sections VI. a and VI.b.	
d.	NO IMPACT	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the proposed single family residence will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving Seismic-related ground failure, including Landslides. See Sections VI. a and VI.b.	
e.	NO IMPACT	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the project will be prevented to be constructed to prevent substantial soil erosion or the loss of topsoil. See	



Impact?	Explanation	Mitigation Measures
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		Sections VI. a and VI.b.	
f.	NO IMPACT	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the project will be prevented to be constructed on unstable soil or to become unstable as a result of the project, and potentially result in on-site or off-site landslide lateral spreading, subsidence, liquefaction or collapse. See Sections VI. a and VI.b.	
g.	NO IMPACT	The proposed single family residence is within the most recent Alquist Priolo Earthquake Fault Zoning Map. As conditioned, the project will be prevented to be constructed on expansive soil. See Sections VI. a and VI.b.	
h.	NO IMPACT	The proposed single family residence will be built in an area served by sewer system.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	NO IMPACT	The proposed single family residence will not generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment.	
b.	NO IMPACT	The proposed single family residence will not conflict with an applicable plan, policy or regulations adopted for the purpose of reducing the emissions of greenhouse gases.	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed single-family residence will not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials.	
b.	NO IMPACT	The proposed single-family residence will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.	
c.	NO IMPACT	The proposed single-family residence will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	
d.	NO IMPACT	The proposed single-family residence will not 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 create a significant hazard to the public or	

Impact?	Explanation	Mitigation Measures
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		the environment. create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials.	
e.	NO IMPACT	The proposed single-family residence will not be located within an airport land use plan.	
f.	NO IMPACT	The proposed single-family residence will not be located within the vicinity of a private air strip.	
g.	NO IMPACT	The proposed single-family residence will not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	
h.	NO IMPACT	The proposed single-family residence will not expose people or structure to a significant risk of loss injury or death involving wildland fires.	

**IX. HYDROLOGY AND WATER QUALITY**

a.	NO IMPACT	The proposed single-family residence will not violate any water quality standards or waste discharge requirements.	
b.	NO IMPACT	The proposed single-family residence will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	
c.	NO IMPACT	The proposed single-family residence will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river.	
d.	NO IMPACT	The proposed single-family residence will not alter the existing drainage pattern of the site or area.	
e.	NO IMPACT	The proposed single-family residence will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional source of polluted runoff.	
f.	NO IMPACT	The proposed single-family residence will not degrade water quality.	
g.	NO IMPACT	The proposed single-family residence will not place housing within a 100-year flood hazard area.	
h.	NO IMPACT	The proposed single-family residence will not place housing within a 100-year flood hazard area.	
i.	NO IMPACT	The proposed single-family residence will not expose people or structures to a significant risk of loss, injury or death involving flooding.	



Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	The proposed single-family residence will not place housing a zone prone to inundation, seiche, tsunami or mudflow.	
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**X. LAND USE AND PLANNING**

a.	NO IMPACT	The proposed single-family residence will not physically divide an established community.	
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b.	NO IMPACT	The proposed single-family residence will not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	
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c.	NO IMPACT	The proposed single-family residence will not conflict with any applicable habitat conservation plan or natural community conservation plan.	
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**XI. MINERAL RESOURCES**

a.	NO IMPACT	The proposed single-family residence will not 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.	
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b.	NO IMPACT	The proposed single-family residence will not result in the loss of availability of a known mineral resource delineated on a local general plan, specific plan or other land use plan.	
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**XII. NOISE**

a.	NO IMPACT	The proposed single-family residence will not expose persons to or generate noise levels in excess of standards established in the noise ordinance.	
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b.	NO IMPACT	The proposed single-family residence will not expose persons to or generate excessive groundborne vibration or groundborne noise levels.	
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c.	NO IMPACT	The proposed single-family residence will not permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed single-family residence will increase temporary ambient noise level in the project vicinity during construction. As conditioned, the noise impact associated during construction will be reduced to less than significant levels. permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	XII-20
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Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The proposed single-family residence will not be located within a current or future airport land use plan.	
f.	NO IMPACT	The proposed single-family residence will not be located within a private air strip.	

### XIII. POPULATION AND HOUSING

a.	NO IMPACT	The proposed single-family residence will not induce population growth.	
b.	NO IMPACT	The proposed single-family residence will not displace existing housing necessitating the construction of replacement housing elsewhere.	
c.	NO IMPACT	The proposed single-family residence will not displace people necessitating the construction of replacement of housing elsewhere..	

### XIV. PUBLIC SERVICES

a.	NO IMPACT	The proposed single-family residence will not result in substantial adverse physical impacts associated with the provision of new physically altered governmental facilities or need for new or physically altered governmental facilities associated with fire protection.	
b.	NO IMPACT	The proposed single-family residence will not result in substantial adverse physical impacts associated with the provision of new physically altered governmental facilities or need for new or physically altered governmental facilities associated with police protection.	
c.	NO IMPACT	The proposed single-family residence will not result in substantial adverse physical impacts associated with the provision of new physically altered governmental facilities or need for new or physically altered governmental facilities associated with school services.	
d.	NO IMPACT	The proposed single-family residence will not result in substantial adverse physical impacts associated with the provision of new physically altered governmental facilities or need for new or physically altered governmental facilities associated with park services.	
e.	NO IMPACT	The proposed single-family residence will not result in substantial adverse physical impacts associated with the provision of new physically altered governmental facilities or need for new or physically altered governmental facilities associated with other public facilities.	

### XV. RECREATION



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The proposed single-family residence will not increase the use of existing neighborhood and regional parks or other recreational facilities.	
b.	NO IMPACT	The proposed single-family residence will not require the construction or expansion of recreational facilities.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	The proposed single-family residence will not conflict with an applicable plan, ordinance establishing measure of effectiveness for the performance of the circulation system taking into account all modes of transportation systems including mass transit and nono-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, pedestrian and bicycle paths and mass transit .	
b.	NO IMPACT	The proposed single-family residence will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	
c.	NO IMPACT	The proposed single-family residence will not result in air traffic patterns.	
d.	NO IMPACT	The proposed single-family residence will not increase hazards due to a design feature.	
e.	NO IMPACT	The proposed single-family residence will not result in inadequate emergency access.	
f.	NO IMPACT	The proposed single-family residence will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities supporting alternative transportation.	

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	The proposed single-family residence will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	
b.	NO IMPACT	The proposed single-family residence will not 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.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The proposed single-family residence will not 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.	NO IMPACT	The proposed single-family residence will have sufficient water supplies available to serve the project.	
e.	NO IMPACT	The proposed single-family residence will result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand.	
f.	NO IMPACT	The proposed single-family residence will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal.	
g.	NO IMPACT	The proposed single-family residence will comply with Federal, State and local statutes and regulations related to solid waste.	

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	The proposed single-family residence will not degrade the quality of the environment, substantially reduce the habitat of a 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 major periods in California history or prehistory.	
b.	NO IMPACT	The proposed single-family residence will not have impacts that are individually limited, but cumulative considerable.	
c.	NO IMPACT	The proposed single-family residence will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	

March 11, 2013

To: Ali Akbar Mahdi (A)  
4337 Clarinda Avenue  
Tarzana, CA 91356

Oscar Ensafi (R)  
Approved Plans, Inc.  
6321 Van Nuys Boulevard  
Van Nuys, CA 91401

**RE: ADDENDUM (RECONSIDERATION), ENV 2009-2926-MND-REC1, 6342 WEST SISTER ELSIE DRIVE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON**

The Department of City Planning has issued an Addendum (Reconsideration) of the previously issued Mitigated Negative Declaration (ENV 2009-2926-MND) for a project described as:

The construction, use and maintenance of a single family residence with the following discretionary actions:

- 1) A Zoning Administrator Adjustment Pursuant to LAMC Section 12.28 B, to allow the construction, use and maintenance of a single family residence with less than the minimum required front yard setback required of five (5) feet in Section 12.21.17 (a);
- 2) A Conditional Use pursuant to LAMC Section 12.24.X.7 to construct a seven (7) foot front yard fence in lieu of the maximum fence height required by LAMC Section 12.22.c.20(f)2 of 3.5 feet; and
- 3) A Conditional Use Permit pursuant to LAMC Section 12.24.X.21 to allow the construction, use and maintenance of the subject single family residence without the improvements required per LAMC Sections 12.21.A.17(e)2 and 12.21.A.17(e)3.

On August 16, 2011, the North Valley Area Planning Commission approved Case No. ZA 2009-2925(ZAD)(ZAA)-1A, and adopted Mitigated negative Declaration No. ENV 2009-2926-MND as the environmental clearance. At that time, the Area Planning Commission granted an appeal in part, resulting in the approval of entitlements to allow the construction, use and maintenance of an approximately 2,500 square-foot single-family dwelling that did not have access to a Hillside street having the minimum required width, a zero-foot front yard setback, and a 5-foot 8-inch east side setback; a request to waive street frontage improvements was dismissed.

Since the action of the Area Planning Commission, the Zoning Code has changed, and the applicant was not able to secure the necessary building permits in time to utilize the granted entitlements.

On December 4, 2012, requests were filed, Case No. ZA 2012-3329(ZV)(ZAD), for 1) the construction of an approximately 2,400 square-foot single-family dwelling with attached two-car garage, in lieu of the maximum 1,147 square feet otherwise permitted; 2) to allow the construction on a lot fronting and taking access from on a Hillside street that does not have the minimum required street width or improvements otherwise required; 3) to allow a zero-foot front yard setback in lieu of the 5 feet otherwise required and a 5-foot 8-inch side yard setback in lieu



of the 12 feet otherwise required; and 4) to allow a height of 36 feet in lieu of the maximum 30 feet otherwise permitted.

A review and comparison of the project as originally analyzed and presently proposed revealed no substantial change in the physical size, massing, height, location, or use of the project. As such, the project description is revised to read as follows:

Construction, use and maintenance of an approximately 2,400 square-foot, 36-foot in height, single-family dwelling in lieu of the maximum 1,147 square-foot, 30-foot in height dwelling otherwise permitted, observing a zero-foot front yard setback in lieu of the 5 feet otherwise required and a minimum 5-foot 8-inch eastern side yard setback in lieu of the 12 feet otherwise required, taking access from a Hillside street, without having the minimum required street frontage improvement or improved street width to the boundary of the Hillside Area.

No new impacts have been identified, and no new mitigation measures are proposed. A 20-day recirculation period of the MND is required due to the age of originally prepared environmental review analysis.

Sincerely,



Faisal A. Roble  
Senior City Planner

FAR:JAH