

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018041031

Project Title: 1830 Blue Heights Residence Project

Lead Agency: Department of City Planning, City of Los Angeles

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Project Location: 1830 & 1849 North Blue Heights Drive, Los Angeles
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The Project is the construction of a new 7,983 square-foot, two-story, single-family dwelling with an attached four-car garage and 7,158 square feet of exempt floor area within one basement level on an approximately 44,122.8 square-foot vacant lot located at 1830 North Blue Heights Drive, with a driveway bridge, pool and spa, five retaining walls, and a two-car carport. Private street improvements include a 20-foot-wide minimum roadway from the adjoining parcel to the intersection with Sunset Plaza Drive, and the construction of a soil nail wall on a vacant lot located at 1849 North Blue Heights Drive. Grading (BHO exempt and non-exempt) will consist of 6,838 cubic yards of cut, 846 cubic yards of fill (88 cubic yards for street improvements), and 5,992 cubic yards of export. Non-exempt grading per BHO will be a cumulative total of 6,271 cubic yards of cut and fill, and a total of 6,271 cubic yards of export.

Proposed Action: Zone Variance to allow cumulative and export grading quantities and in excess of maximum permitted grading on a lot zoned RE11 and fronting a Substandard Hillside Limited Street.

Pending Actions: Private Street approval to provide legal frontage and legal access for a new single-family dwelling on an existing lot; Zoning Administrator's Determinations to allow eight (8) retaining walls, a 10-foot tall retaining wall within the northwesterly side yard setback, and a five-foot front yard setback; Zoning Administrator's Adjustment to allow a 2'-7" northwesterly side yard setback; Haul Route Approval; and Urban Forestry Approval for protected trees.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

N/A. The City finds as the Lead Agency that the circulated MND does not need mitigation measures as previously identified in the circulated MND and instead, a Negative Declaration (ND) is the adequate environmental clearance for the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Mountains Recreation & Conservation Authority (MRCA), a trustee agency, raised the following issues during the initial circulation of the MND: floor area and size to be considered out of character with the surrounding neighborhood, proposed soil nail wall creating an adverse aesthetic impact, black walnut tree removal, the project's impact to biological resources due to its location within Block No. 58 of the Santa Monica Mountains Conservancy (SMMC) Eastern Santa Monica Mountains Habitat Linkage Planning Map.

Issues raised by the Appellant, the Doheny/Sunset Plaza Neighborhood Association (DSPNA) and Laurel Canyon Association include: Construction (a lack of enforcement, insufficient construction mitigations, and excessive construction); Aesthetics (no aesthetic impact analysis of the soil nail wall, floor area does not match the scale of surrounding area, excess amount of walls (7 retaining walls and soil nail wall) due to scale of the residence, and no enforcement body for landscaping); Emergency Response/Evacuation (public and private street closures during construction result in unsafe evacuation for Kirkwood Bowl community, history of road blockage for other construction in the area); Population and Housing (street widening will further densification, residence will set a precedent to build out of scale buildings, large size of residence will not add any more housing than a moderately size home); Habitat Loss (nearby residents observe the property as a habitat, light pollution due to interior light); Greenhouse Emissions and Air Quality (frequent violation of SCAQMD standards, fails to consider emissions increase from other sites); Cumulative Impacts; General Plan and Zoning inconsistencies (not in conformance with Baseline Hillside Ordinance, Hillside Construction Regulations, and Hollywood Community Plan).

Issues raised by the public include: Project creating issues to homes directly below the site; out-of-scale construction; wildlife sitings, narrow private street is the only emergency evacuation route; drainage to abutting properties and Sunset Plaza Drive; construction vehicles impacting hillside stability, road infrastructure and traffic; heavy haul route schedule; oppose soil nail wall, 5-ft front yard setback, seven retaining walls, and driveway bridge.

Provide a list of the responsible or trustee agencies for the project.

Department of City Planning, City of Los Angeles (Lead Agency / Responsible Agency)

Department of Fish and Wildlife, State of California (Trustee Agency)

Mountains Recreation & Conservation Authority, State of California (Trustee Agency)

Santa Monica Mountains Conservancy, State of California (Trustee Agency)