

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG

YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: 1830 North Blue Heights Drive

Project Location: 1830-1849 North Blue Heights Drive (APN No. 5558015019), Los Angeles, California, 90069

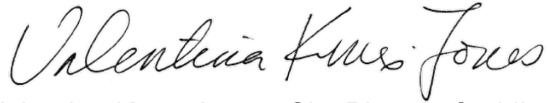
Project Description: The construction, use, and maintenance of a new 7,983 square-foot, two-story, single-family dwelling with an attached four-car garage and 7,158 square feet of exempt floor area within one basement level on an approximately 44,122.8 square-foot vacant lot located at 1830 North Blue Heights Drive. The residence also includes a driveway bridge, pool and spa, five retaining walls, and a two-car carport. The Project will also include a soil nail wall located on an approximately 71,203.8 square-foot vacant lot located at 1849 North Blue Heights Drive.

The applicant is requesting the approval a Zone Variance pursuant to 12.27 to allow cumulative grading quantities and export grading quantities in excess of the maximum permitted grading quantities as provided in LAMC Section 12.21 C.10(f) on a lot zoned RE11 and fronting a Substandard Hillside Limited Street.

Additionally, the applicant has previously applied for the following requests that are pending approval from the City: a 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; a Zoning Administrator's Adjustment to allow a 2'-7" northwesterly side yard setback; Haul Route Approval; and Urban Forestry Approval for protected trees.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning January 27, 2022, for 30 days, ending February 28, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed negative declaration and all documents referenced in the proposed negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 621, Los Angeles, CA 90012.



Signature: Valentina Knox-Jones, City Planner for Liku Abera Date: 1/21/2022