

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 2
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PROJECT TITLE ENV-2009-3052-MND	CASE NO. ZA-2009-3051-ZV-ZAA, DIR-2010-483-DB
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PROJECT LOCATION
6144 North Whitsett Avenue

PROJECT DESCRIPTION
 The proposed Project is the demolition of an existing, 4-unit (7-bedroom), 3,550 square-foot (sq. ft.) apartment building (built in 1948) and an existing, 1-unit (3-bedroom), 1,852 square-foot (sq. ft.) townhouse (built in 1957), and the construction of a new, 19-unit (2-bedroom), 30,060 sq. ft. apartment building (minimum 800 sq. ft. per unit) and a new, 1-unit (3-bedroom), 2,830 sq. ft. townhouse. The maximum building height of the proposed apartment building is 43 feet, 6 inches. The Project requires a Density Bonus, pursuant to Section 12.22-A,25(g) of the Los Angeles Municipal Code (L.A.M.C.), to permit an additional 5 units, for a total of 19 units, in lieu of the maximum 14 permitted by Section 12.10-C,4 of the L.A.M.C., and to permit 30,060 sq. ft. of floor area, in lieu of the maximum 21,087 sq. ft. (approximate) permitted by Section 12.21.1-A,1 of the L.A.M.C., on a 11,220 sq. ft. lot; a Zoning Administrator's Adjustment, pursuant to Section 12.28, to permit a 5-foot rear yard setback, in lieu of 15 feet required by Section 12.10-C,3 of the L.A.M.C., and to permit a 10-foot passageway, in lieu of 14 feet required by Section 12.21-C,2(b) of the L.A.M.C.; and a Zone Variance, pursuant to Section 12.27 of the L.A.M.C., to permit required parking in a more restrictive zone, and to permit required open space within a more restrictive zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Juliette Bouzoglou
 5056 Varna Avenue
 Los Angeles, California 91423


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
OLIVER NETBURN	Planning Assistant	(818) 374-5038

ADDRESS	SIGNATURE (Official)	DATE (End of Publication)
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		July 21, 2010

TOM GLICK
 LOS ANGELES DEPARTMENT OF CITY PLANNING
 6262 VAN NUYS BLVD., STE 351
 VAN NUYS, CA 91401

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