

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2015-394 EAF ZA Case No.: _____ CPC Case No.: _____
Council District No.: 2 Community Plan Area: Van Nuys - North Sherman Oaks
PROJECT ADDRESS: 14305 Sherman Way and 7223 Tyrone Avenue

CPC 2015-0393

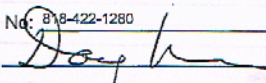
Major Cross Streets: Sherman Way and Tyrone
Name of Applicant: Tyrone Villas at Van Nuys, LLC
Address: 7203 Rubio Avenue #101, Lake Balboa, CA 91406
Telephone No.: 818-422-1280 Fax No.: _____ E-mail: danny@rukardgroup.com

OWNER

Name: Tyrone Villas at Van Nuys, LLC

Address: 7203 Rubio Avenue #101, Lake Balboa, Ca 91406

Telephone No.: 818-422-1280

Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Eric Lieberman
(Contact Person)

Address: 14549 Archwood Street, 308 Van Nuys, CA 91405

Telephone No.: 818-997-8033

Signature: _____
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdividers statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Development of a 38 unit, 3 to 5 story apartment complex, up to 58 feet in height with 13,550 sq ft of usable open space and one level of at grade parking containing 77 auto parking spaces and 42 bike spaces. The land use entitlement request includes a General Plan Amendment from Low Residential to Medium Residential and a Zone and Height District Change from R1-1 and R3-1 to R3-1L.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

None

II. Existing Conditions:

- A. Project Site Area 35,129 sq ft
Net and 0.8 Acres Gross Acres
- B. Existing Zoning R1-1 and R3-1
- C. Existing Use of Land Abandoned Parking Lot and one single family dwelling
Existing General Plan Designation Low Residential and Medium Residential
- D. Requested General Plan Designation Medium Residential
- E. Number 1 type Single Family and age \pm 50 yrs +/- of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: one single family and average rent: 1,100
Is there any similar housing at this price range available in the area? If yes, where?
Yes. In and around the Van Nuys community.
- F. Number 14 Trunk Diameter 8" to 12" and type Various of existing trees.
- G. Number 14 Trunk Diameter 8" to 12" and type Various of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100 Less than 10% slope 10-15% slope over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
500 cy 0-500 cubic yards.
if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 0

DATE

DATE

APPLICATION ACCEPTED BY

ENVIRONMENTAL ASSIGNMENT APPROVED BY

RECEIPT NO.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (If not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment 38 _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms 22 _____
Three bedrooms 18 _____ Four or more bedrooms _____
- C. Total number of parking spaces provided 77 autos and 42 bikes _____
- D. List recreational facilities of project 13,555 sq ft of usable open space including a 800 sq ft recreation room _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories 5 _____, height 58 _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas and Electric _____
Gas heated swimming pool? None _____
- H. Describe night lighting of the project Residential security lighting _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 70% _____
Paving 10% _____
Landscaping 20% _____
- J. Total Number of square feet of floor area 50,532 sq ft _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____, height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A _____
- California Register of Historic Resources N/A _____
- City of Los Angeles Cultural Historic Monument N/A _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. None

- A. Regulatory Identification Number (if known) _____
 B. Licensing Agency _____
 C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Sherman Way and Van Nuys Blvd
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. Mitigations resulting from the Initial Study that reduce any identifiable impacts to less than significant

- * Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, TYRONE VILAS of VAN NYS, LLCOwner (Owner in escrow)*
(Please Print)

I, _____

Consultant*
(Please Print)

Signed: _____

Owner

Signed: _____

Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On January 19 2015 before me, Lindsay A Fordham, Notary Public personally appeared Danny Kurian (Insert Name of Notary Public and Title) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lindsay A Fordham
Signature

(Seal)

