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CITY PLANNING**

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INFORMATION
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Date: October 16, 2014

**To: Dana A. Sayles, AICP
ThreeSixty
4309 Overland Avenue
Culver City, CA 90230**

**RE: RECONSIDERATION, ENV-2013-2877-MND-REC1, 853-857 NORTH
HYPERION AVENUE; SILVER LAKE-ECHO PARK-ELYISAN VALLEY
COMMUNITY PLAN AREA**

The Department of City Planning has issued a Reconsideration of the previously issued Mitigated Negative Declaration (ENV-2013-2877-REC1) for a project located at 853 North Hyperion Avenue and originally described as:

A Vesting Tentative Tract Map for a Small Lot subdivision to create five lots for five single-family dwellings and a Zoning Administrator's Adjustment to permit: 1) a reduced front yard setback of 6 feet, in lieu of the required 15 feet; 2) a reduced southerly side yard of 5 feet, in lieu of the required 6 feet; 3) a reduced rear yard of 10 feet, in lieu of the required 15 feet; 4) an approximately 0-foot separation between buildings, in lieu of the required 11 feet; and 5) no open space per dwelling unit, in lieu of the required 175 square feet per dwelling unit. The project site is an approximately 7,493 square-foot lot in the R3-1VL Zone.

In a letter dated September 11, 2014, the applicant's representative requested a reconsideration of Mitigated Negative Declaration ENV-2013-2877-MND, issued on June 25, 2014. Since the effective date of the MND, the subject property has been sold and the new ownership has modified the project. The property assemblage now includes two lots located at 853-857 North Hyperion Avenue. The revised project includes the creation of eight lots for the construction, use and maintenance of eight single-family dwellings pursuant to the Small Lot Subdivision Ordinance.

Since the effective date of the MND, the Los Angeles City Council approved an amendment to the Small Lot Ordinance (Ordinance No. 183,165) to allow construction of small lot projects prior to final map recordation. The previously requested Zoning Administrator Adjustments are therefore no longer necessary.

As such, the project description is revised to read as follows:

A Vesting Tentative Tract Map for a Small Lot subdivision to create eight lots for eight single-family dwellings. The project site is an approximately 14,956 square-foot lot in the R3-1VL Zone.

The project location is revised to read:

853-857 North Hyperion Avenue.

As the previously issued Mitigated Negative Declaration ENV-2013-2877-MND addressed the potential environmental impacts of the proposed project, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

Sincerely,



Jon Foreman
Senior City Planner

JF:JV