

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

**ENVIRONMENTAL ASSESSMENT FORM**

EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
 Council District No.: \_\_\_\_\_ Community Plan Area: \_\_\_\_\_  
 PROJECT ADDRESS: 4244 W. Los Nietos Dr.  
Los Angeles, CA 90027  
 Major Cross Streets: Almaden St.  
 Name of Applicant: Ikhlas Akraa  
 Address: 4244 W. Los Nietos Dr., Los Angeles, CA 90027  
 Telephone No. (323) 445-7991 Fax No.: (213) 387-6360 E-mail: Grace.5172@mail.com

**OWNER**

Name: Ikhlas Akraa  
4244 Los Nietos Dr.  
 Address: Los Angeles, CA 90027  
 Telephone No: (323) 445-7991  
 Signature: [Signature]

**APPLICANT'S REPRESENTATIVE  
(Other than Owner)**

Name: Gary Gillett  
 (Contact Person) Warner, CA  
 Address: 5908 Corbin Ave 91356  
 Telephone No: (818) 606-3524  
 Signature: [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:** a UNDATED check in the amount of \$50 made out to the **County of Los Angeles** 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>).

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED	
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:

Remodel the house adding 749 sq. ft. to the existing  
rooms.

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:

No.

**II. Existing Conditions:**

- A. Project Site Area 5,140 sq. ft.  
Net and \_\_\_\_\_ Gross Acres .118
- B. Existing Zoning R1-1
- C. Existing Use of Land Single family dwelling  
Existing General Plan Designation Low II Residential
- D. Requested General Plan Designation \_\_\_\_\_
- E. Number \_\_\_\_\_ type \_\_\_\_\_ and age ± \_\_\_\_\_ 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: \_\_\_\_\_ and average rent: \_\_\_\_\_  
Is there any similar housing at this price range available in the area? If yes, where?  
Yes. Within the neighborhood.
- F. Number 0 Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ of existing trees.
- G. Number 0 Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ 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)  
0 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.

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 1 Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom \_\_\_\_\_ Two bedrooms \_\_\_\_\_  
Three bedrooms 1 Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided 3
- D. List recreational facilities of project \_\_\_\_\_
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories 2, height 25' 2" feet. (back of house) 14' (front of house)
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas  
Gas heated swimming pool? No
- H. Describe night lighting of the project existing lighting  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:  
Building 80%  
Paving 15%  
Landscaping 5%
- J. Total Number of square feet of floor area 3,326 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 \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument. \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

**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. No

- 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):  
\_\_\_\_\_
- 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. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* 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, IKHLAS AKRA  
Owner (Owner in escrow)\*  
(Please Print)

Signed: *Ikhl Akra*  
Owner

I, GARY GILLET  
Consultant\*  
(Please Print)

Signed: *Gary Gillet*  
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.

State of California, County and City of Los Angeles

<p>Signed: <u><i>Tracey Lamprecht</i></u> Notary</p> <p>Subscribed and sworn to before me this <u>15<sup>th</sup></u> day of <u>August</u>, 20 <u>07</u></p>	<p>Signed: <u><i>Tracey Lamprecht</i></u> Notary</p> <p>Subscribed and sworn to before me this <u>15<sup>th</sup></u> day of <u>August</u>, 20 <u>07</u></p>
<p>(NOTARY SEAL) TRACEY LAMPRECHT Commission # 1592345 Notary Public - California Ventura County My Comm. Expires Jul 2, 2009</p>	<p>(NOTARY SEAL) TRACEY LAMPRECHT Commission # 1592345 Notary Public - California Ventura County My Comm. Expires Jul 2, 2009</p>

\* If acting for a corporation, include capacity and company name.

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. \_\_\_\_\_

APPLICATION TYPE \_\_\_\_\_  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 4244 W. Los Nietos Dr. Zip Code 90027  
 Legal Description: Lot 30 Block none Tract 9159  
 Lot Dimensions 55 x 93.5 Lot Area (sq. ft.) 5,140 Total Project Size (sq. ft.) 749 sq. ft.

**2. PROJECT DESCRIPTION**

Describe what is to be done: Remodel current structure adding 749 sq. ft. to existing rooms at rear of home.

Present Use: Single family dwelling Proposed Use: Single family dwelling  
 Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

- Check all that apply:
- |   |  |   |                                     |
|---|--|---|-------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations            | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial       | <input type="checkbox"/> Industrial    | <input checked="" type="checkbox"/> Residential |                                     |
- Additions to the building:
- |  |                                |                                 |                                    |
|--|--------------------------------|---------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|--|--------------------------------|---------------------------------|------------------------------------|

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21.A.17.c.2 Code Section which authorizes relief: 12.24.X.21  
Proposed addition to a single family dwelling on a lot that does not have an improved street width with a minimum 20' wide in front of residence

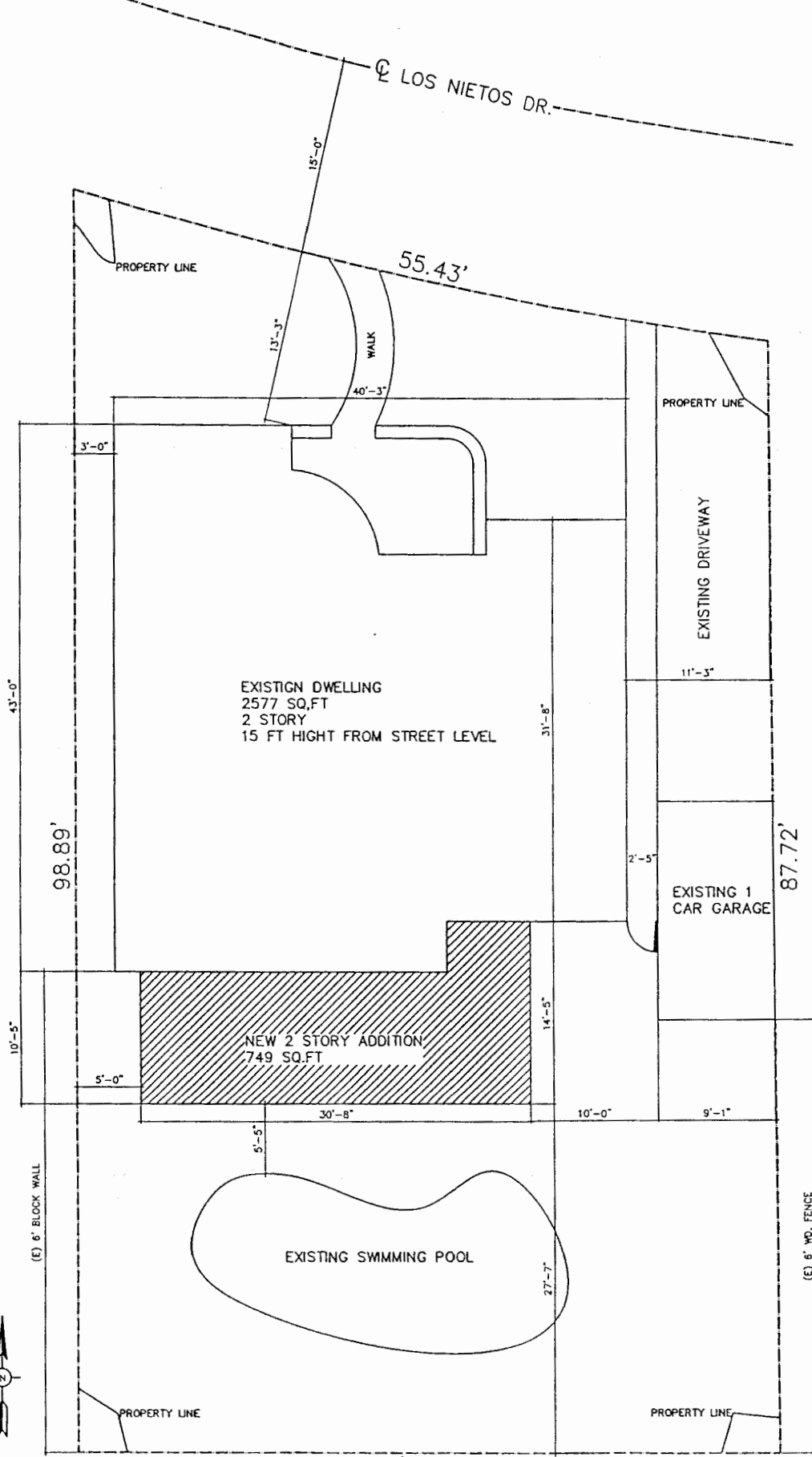
Code Section from which relief is requested: 12.21.A.17.c.2 Code Section which authorizes relief: 12.24.X.21  
Proposed additional 749 sq. ft. to single family dwelling on a lot that does not have improved street vehicular access route from a street improved with a minimum 20' front-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the hillside.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
None



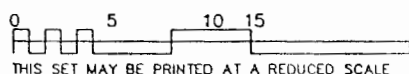


PROPERTY ADDRESS:  
4244 LOS NIETOS DR.  
LOS ANGELES, CA 90027

LEGAL DESCRIPTION:  
LOT: 30 TRACT: 9159

(E) GROUND "STREET LEVEL" FLOOR=	1,470 SQ.FT
(E) LOWER LEVEL FLOOR=	1,107 SQ.FT
(E) TOTAL=	2,577 SQ.FT
(N) GROUND "STREET LEVEL" ADDITION=	340 SQ.FT
(N) LOWER LEVEL ADDITION=	409 SQ.FT
(N) TOTAL=	749 SQ.FT

PLOT PLAN  
SCALE: 1/8" = 1'-0"

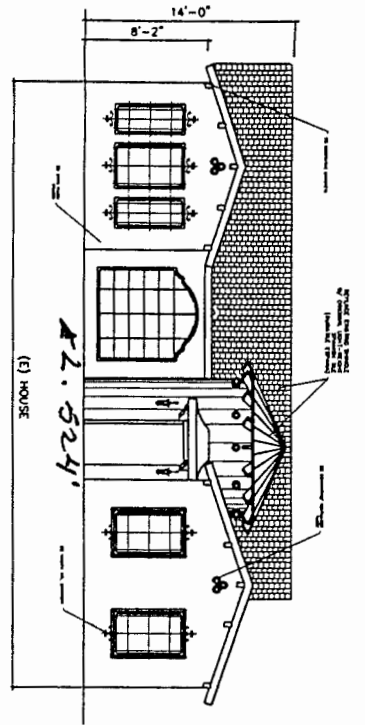


THIS SET MAY BE PRINTED AT A REDUCED SCALE

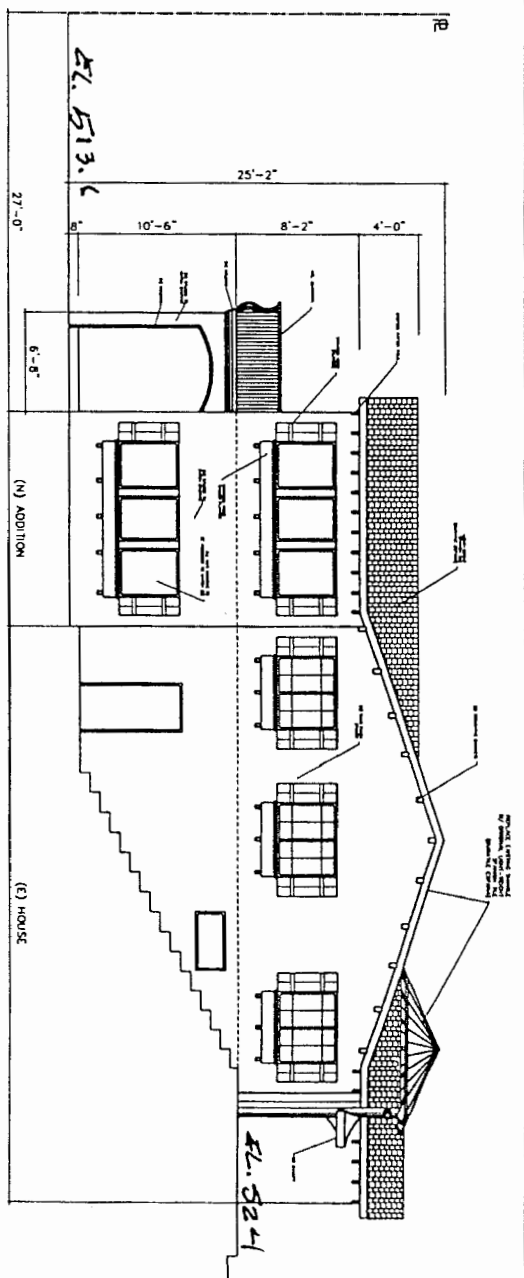
HILLSIDE DEVELOPMENT PROJECT  
PARKING

RE: 4244 Los Nietos Dr.  
Los Angeles, CA

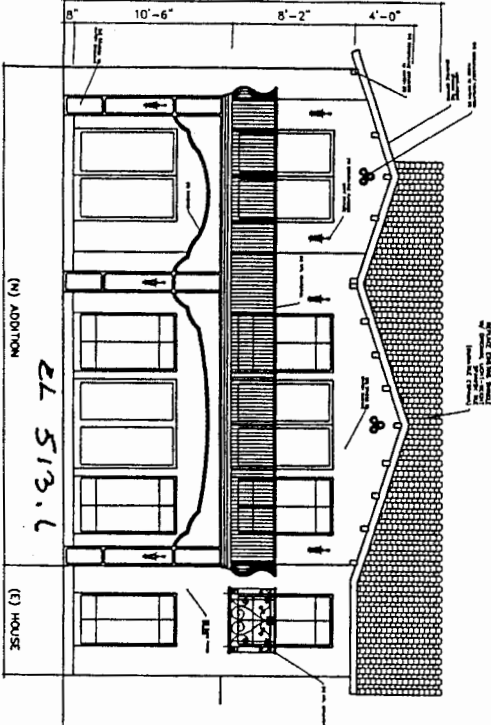
- 1) This project will not create an adverse impact on street access nor circulation in the surrounding neighborhood because there are no changes to the density of the single family dwelling. No additional traffic.
- 2) The project will not be materially detrimental or injurious to the adjacent property or improvements because it has been as is since 1928. (See attached neighborhood acknowledgements).
- 3) The project will not have a materially adverse safety impact on the surrounding neighborhood because there are no changes to the density of the single family dwelling. No additional traffic.
- 4) There is not enough space to allow for the construction of a double car garage. We believe that the existing single car garage and long driveway allowing for two additional spaces allows adequate off street parking for the residence.



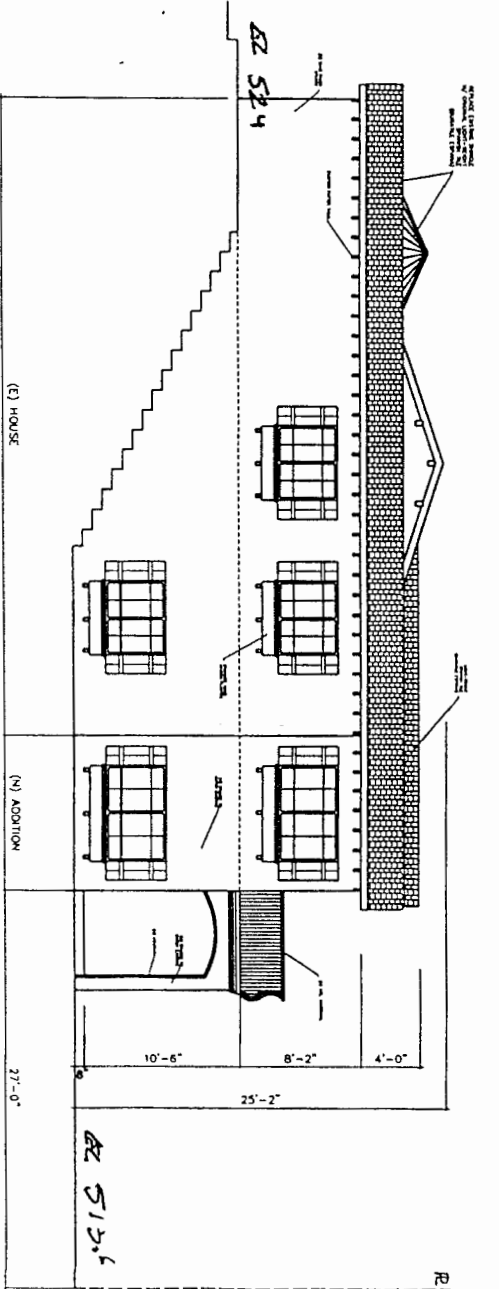
NORTH ELEVATION  
 SCALE 1/8" = 1'-0"  
 THIS SET MAY BE PRINTED AT A REDUCED SCALE



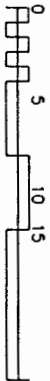
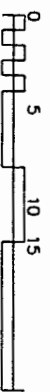
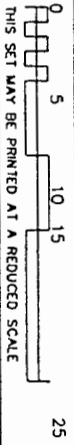
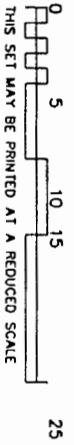
EAST ELEVATION  
 SCALE 1/8" = 1'-0"  
 THIS SET MAY BE PRINTED AT A REDUCED SCALE

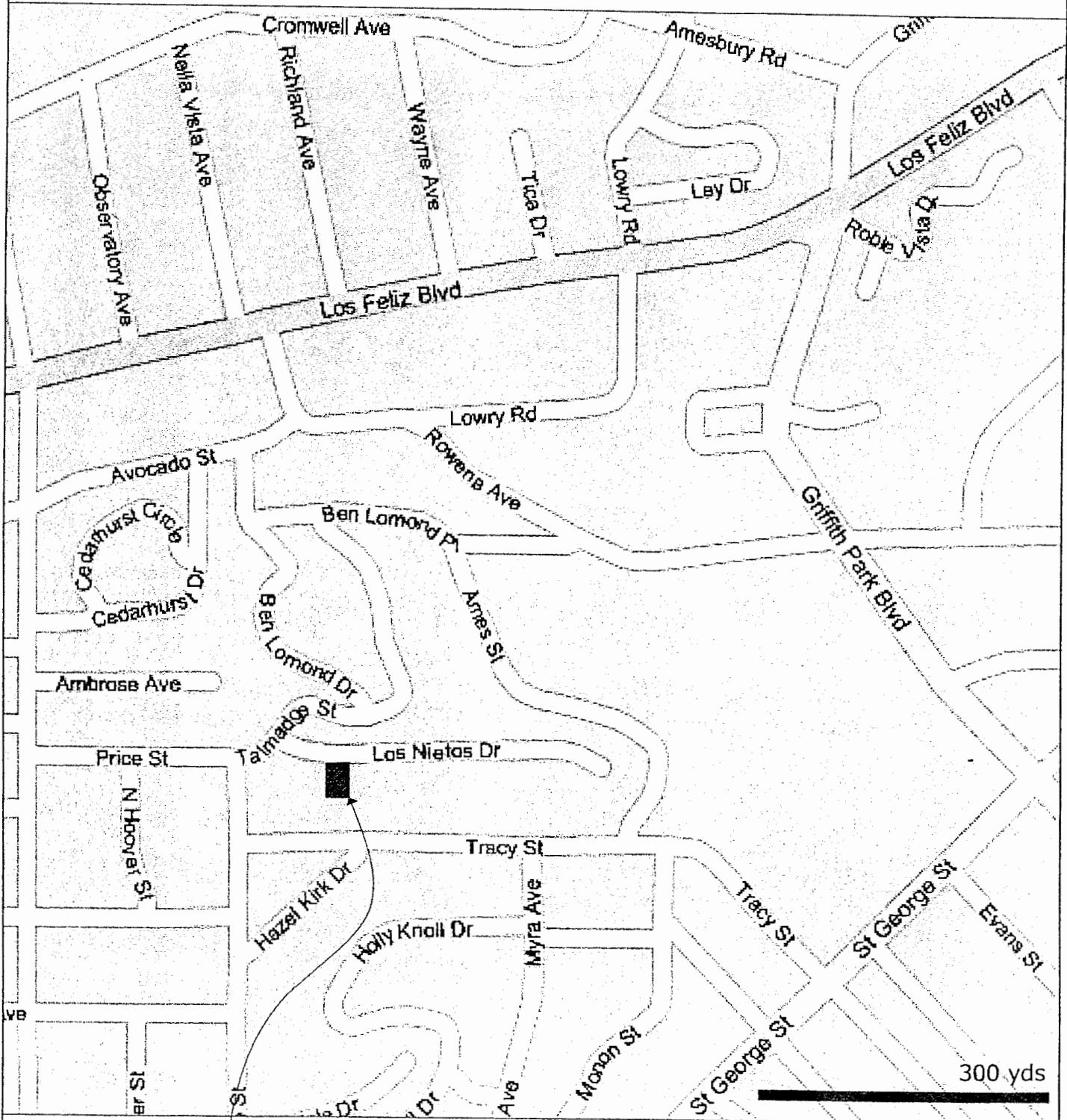


SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"  
 THIS SET MAY BE PRINTED AT A REDUCED SCALE



WEST ELEVATION  
 SCALE 1/8" = 1'-0"  
 THIS SET MAY BE PRINTED AT A REDUCED SCALE





VICINITY MAP  
 N.T.S  
 PROPERTY ADDRESS:  
 4244 LOS NIETOS DR.  
 LOS ANGELES, CA90027