



Environmental Review

City Hall • 200 N. Spring Street, Room, Room 750 • Los Angeles, CA 90012

DRAFT ENVIRONMENTAL IMPACT REPORT

HOLLYWOOD COMMUNITY PLAN AREA MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA

New Leaf Hills Master Plan

***ENV 2007-2769-EAF
State Clearinghouse No. 2007071145***

Council District 4

Project Address: 2500 - 2529 N. Woodstock, 2500 – 2548 Thames, 2500 – 2551 Leicester, Los Angeles, CA 90046

Project Description: A residential project in the Mt. Olympus area of the City of Los Angeles. At the time the Notice of Preparation (NOP) for this project was sent out the project included the construction of 11 new homes (compared to the one new home now proposed) and remodeling of the five existing unfinished homes (now the applicant proposes to complete these five homes rather than substantially remodel and complete them). Since publication of the NOP the project applicant has held extensive discussions with surrounding property owners and has agreed to reduce the project to the currently proposed plan. The applicant, Alan Kapilow, now proposes to construct one new home and complete 5 partially constructed homes on a 3.37-acre site. About 0.40 acres of unimproved street would remain on the site (Leicester Drive). The full improvement of about 0.39 acres of public streets (Woodstock Road) is proposed; Woodstock Road through the site is currently graded but not paved. Woodstock Road and Leicester Drive pass through the site and terminate just southwest of the site. A large area of the site (13 lots) would be maintained as an open space easement through donation to the Santa Monica Mountains Conservancy or other means.

APPLICANT:

Alan Kapilow

PREPARED BY:

Planning Department, Valley Office
Los Angeles City Planning Department

August 2008