

THIS NOTICE WAS POSTED

ON May 29 2026UNTIL June 29 2026

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION
(Article I – City CEQA Guidelines)

2026 118222

FILED
May 29 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by ISaura Correa

REGISTRAR – RECORDER/COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167.

LEAD CITY AGENCY AND ADDRESS:

City of Los Angeles, Bureau of Street Services, Urban Forestry Division
1149 S. Broadway, Suite 400, 1149 S. Broadway, Suite 400, Los Angeles, CA 90015

COUNCIL DISTRICT

3

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)
22255 West Mulholland Drive Protected Tree Removal Project

CASE NO. **BPW-2026-0270**

PROJECT DESCRIPTION AND LOCATION:

The Property owner/Applicant, Harridge San Feliciano, LLC/David Schwartzman, is proposing the subdivision of a 6.2-acre property (two parcels) into 19 lots for the construction of 17 detached, single-family residences at 22255 West Mulholland Drive located within the Canoga Park - Winnetka - Woodland Hills - West Hills area in Council District 3. The project was approved by the City Council and Department of City Planning pursuant to Case Numbers CF 20-0631, EIV-2005-2301-EIR, DIR-2025-3597-SPPC-DRB-MSP and VTT-67505. The property owner's representative submitted a tree removal permit application to StreetsLA, Urban Forestry Division (UFD) for review for the removal of seventeen (17) Coast Live Oak (*Quercus agrifolia*) trees and one (1) Valley Oak tree (Project). A total of thirty-six (36) Oak trees which includes thirty-four (34) 36-inch box size Coast Live Oak trees and (2) 36-inch box size Valley Oak trees will be planted adjacent to the affected areas.

PROJECT APPLICANT/RECIPIENT OF PROJECT:

Harridge San Feliciano LLC/David Schwartzman

CONTACT PERSON

Bryan Ramirez

STATE CLEARING HOUSE NUMBER

2005111054

TELEPHONE NUMBER

(323)447-5776

This is to advise that on May 27, 2026, the Board of Public Works, as reflected in the agenda and staff report, approved the Project described above and made the following determinations:

SIGNIFICANT EFFECT

- ☒ The Project **will** not have a new significant effect on the environment.
☐ Project **will not** have a significant effect on the environment.

MITIGATION MEASURES

- ☒ No new mitigation measures **were** made a condition of project approval.
☐ Mitigation measures **were not** made a condition of project approval.

OVERRIDING CONSIDERATION

- ☐ Statement of Overriding Considerations **was** adopted.
☐ Statement of Overriding Considerations **was not** adopted.
☒ A new Statement of Overriding Considerations **was not** required.

ENVIRONMENTAL IMPACT REPORT

- ☐ An Environmental Impact Report **was** prepared and certified and findings **were** made for project pursuant to the provisions of CEQA.
☐ An Environmental Impact Report **was not** prepared for the project.
☒ A determination that under California Public Resources Code, Section 21166 and the State Environmental Quality Act Guidelines Section 15162, that since the certification to the certified EIR (SCH# 2005111054), no subsequent EIR, supplement EIR, or other analysis is required for the Project.

NEGATIVE DECLARATION

- ☐ A Negative Declaration or Mitigated Negative Declaration **was** prepared for the project and may be examined at the Office of the City Clerk.
☒ A Negative Declaration or Mitigated Negative Declaration **was not** prepared for the project.

SIGNATURE:
TITLE:

Street Tree Superintendent-1

DATE:

May 27, 2026

The documents constituting the record of proceedings in this matter are located at the Board of Public Works Commission, 200 North Spring Street, Los Angeles, California 90012; the Department of Public Works, Bureau of Street Services (StreetsLA), 1149 South Broadway, Suite 400, Los Angeles, California 90015; and any other relevant City department.

DISTRIBUTION: Part 1 - County Clerk

Part 2 - Agency Record

Part 3 - Resp. State Agency (if any)

I HEREBY CERTIFY AND ATTEST THIS TO BE
A TRUE AND CORRECT COPY OF THE
ORIGINAL RECORD ON FILE IN THE OFFICE
OF THE DEPARTMENT OF URBAN FORESTRY OF
THE CITY OF LOS ANGELES DESIGNATED AS
ADMIN STAFF: DEPARTMENT
REPRESENTATIVE.

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) City of Los Angeles, Department of City Planning 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012		COUNCIL DISTRICT 3
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Vesting Tentative Tract No. 67505 Project		CASE NOS. VTT-67505,-1A,-2A, ZA-2007-1255-ZAD,-1A, ENV-2005-2301-EIR,-1A
PROJECT APPLICANT DS Ventures LLC		
PROJECT DESCRIPTION AND LOCATION Location: 22255 and 22241 W. Mulholland Drive; Los Angeles, CA 91364 Project Description: The subdivision of a 6.2-acre property (two parcels) into 19 lots and the subsequent development of 19 detached single-family residences; each residence would have three to four bedrooms and a two-car garage, and a maximum height of two stories or 33 feet; the Project would construct a new private street from San Feliciano Drive to access 12 of the homes, one new entrance drive on San Feliciano Drive to access three of the homes, and one new entrance drive off of Mulholland Drive to access the remaining four homes; the Project includes demolition and removal of one existing vacant single-family residence with its associated structures, grading of 41,180 cubic yards of soil, and the removal of 28 (12 protected) trees.		
CONTACT PERSON Milena Zasadzien	STATE CLEARINGHOUSE NUMBER 2016061033	TELEPHONE NUMBER (213) 978-1172
On December 9, 2020, the City Council certified the Environmental Impact Report No. ENV-2005-2301-EIR (SCH No. 2005111054) for the Project, denied the appeals, and approved the following entitlements (VTT-67505): Vesting Tentative Tract Map, Haul Route, and Private Street, and made the following determinations:		
SIGNIFICANT EFFECT	☐ Project will have a significant effect on the environment. ☒ Project will not have a significant effect on the environment.	
MITIGATION MEASURES	☒ Mitigation measures were made a condition of project approval. ☐ Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	☒ A mitigation reporting or monitoring plan was adopted for the project. ☐ A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations was adopted. ☐ Statement of Overriding Considerations was not adopted. ☒ Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	☒ An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* ☐ An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	☐ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* ☒ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency) 		TITLE City Planner DATE OF PREPARATION 12/10/2020
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)		* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012

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DEC 15 2020

LOS ANGELES, COUNTY CLERK

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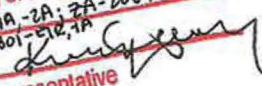


FILED

May 29 2026

Deen C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISaura CORREA

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as VTT-67505-1A-2A; 2A-2007-1255-2A0; 1A;
ENV-2005-2301-512, 1A
KIMBERLY HENRY 
Department Representative

CLERK OF THE COURT

RECEIVED

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