

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals of Conditional Use, Variances and Site Plan Review for property at 9227 North Tujunga Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the Environmental Impact Report (EIR No. ENV-2001-3267-EIR; State Clearing House No. 2002121027) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file 10-0468 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
3. ADOPT FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the Findings of the Council, as attached to Council file No. 10-0468.
5. RESOLVE to GRANT IN PART/ DENY IN PART appeals filed by: 1) Doug Corcoran, Waste Management Recycling & Disposal Services of California, Inc. (Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP, Representative); 2) Sun Valley Chamber of Commerce (Theodore G. Bradpiece, Representative); 3) Jon Eshbach; 4) Valley Industry and Commerce Association (Stuart Waldman, Representative); 5) William "Blinky" Rodriguez; and 6) Tower General Contractors (Nato Flores and Alex Guererro, Representatives) from the entire decision of the City Planning Commission (CPC), and THEREBY APPROVE a Conditional Use to permit a Recycling Materials Sorting Facility; a Variance to permit the operation of a solid waste transfer station in the M Zone within 500 feet of a more restrictive zone; a Variance to permit the operation of a wood/green material chipping and grinding facility in an unenclosed facility within the M Zone; and a Site Plan Review for property at 9227 North Tujunga Avenue, subject to modified Conditions of Approval as attached to Council file No. [10-0468](#).

CPC 2007-3888-CU-ZV-SPR

Applicant: Doug Corcoran, Waste Management Recycling & Disposal Services of California, Inc.  
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP

6. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Fiscal Impact Statement: The CPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MAY 30, 2010**

**(LAST DAY FOR COUNCIL ACTION - MAY 28, 2010)**

Summary:

At the public hearing held on May 4, 2010 (continued from April 27, 2010), the Planning and Land Use Management (PLUM) Committee considered an Environmental Impact Report and appeals filed by: 1) Doug Corcoran, Waste Management Recycling & Disposal Services of California, Inc. (Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP, Representative); 2) Sun Valley Chamber of Commerce (Theodore G. Bradpiece, Representative); 3) Jon Eshbach; 4) Valley Industry and Commerce Association (Stuart Waldman, Representative); 5) William "Blinky" Rodriguez; and 6) Tower General Contractors (Nato Flores and Alex Guererro, Representatives) from the entire decision of the City Planning Commission in disapproving a Conditional Use, Variances, and Site Plan Review for the construction and operation of a new enclosed Transfer Station/Materials Recycling Facility to receive, sort, consolidate and prepare municipal solid waste and commercial/residential recyclable materials for transport to other regional landfills and recycled materials processing facilities, located at 9227 North Tujunga Avenue.

During the discussion of this matter, testimony was heard from the Planning Department staff, the Applicant, Appellants and their representatives, and from those in support and opposition to the project. After careful consideration of the testimony and materials concerning this matter, the PLUM Committee recommended that Council grant in part and deny in part the appeals, and thereby approve the Conditional Use, Variances, and Site Plan Review for property at 9227 North Tujunga Avenue, subject to modified Conditions of Approval attached to Council file No. 10-0468.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
KREKORIAN:	YES

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**- Not Official Until Council Acts -**