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PLANNING & LAND USE MANAGEMENT

MOTION

There is a 10 acre parcel located at 8101-8271 North Tujunga Avenue and 11501-11551 West Strathern Street in Sun Valley that are presently zoned for industrial uses.

A small portion of the site is zoned MR-1 (Restricted Industrial zone, height district 1), M1-1 (Limited Industrial Zone, height district 1), M2-1 (Light Industrial Zone, height district 1), but per the 'Letter of Clarification' related to Case No. ZV-82-186, the site may only be used for a golf course or other recreational facilities. Thereafter in 1997 a subsequent 'Letter of Clarification' was issued which expanded the allowable recreational facilities.

The Sun Valley community is in dire need of open space and recreational uses, and as such the Planning Department was recently instructed by the Council to initiate a General Plan Amendment/ Zone Change from Industrial to Open Space for the proposed Wetlands Park Project (Council File No. 14-0056) directly across the street from these properties. The parcels identified in this Motion are immediately adjacent to the West of the Wetlands Park Project.

Inasmuch as the Planning Department has already been instructed to work on the nearby parcels where the proposed Wetlands Park Project will be located, it makes sense to expand the allowable open space zoning to the nearby parcels.


**I THEREFORE MOVE** that the Council instruct the Planning Department to initiate the proceedings for a General Plan Amendment and zone change from Industrial to Open Space for the parcels located at 8101-8271 North Tujunga Avenue and 11501-11551 West Strathern Street in Sun Valley, inasmuch as the existing industrial uses are not allowed per the decision in Case Number ZV-82-186, and are incompatible with those of the nearby Wetlands Park Project that will be undergoing a similar zone change.

PRESENTED BY: Nury Martinez  
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: Paul Kelsman

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