



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: MAY 15 2015

CASE NO. CPC-2006-5569-CPU
CEQA: ENV-2006-5624-EIR

Council District: 7 – Fuentes

Plan Area: Sylmar

Applicant: City of Los Angeles

Request(s): Community Plan Update: General Plan Amendments, Zone and Height District Changes, Amend Equinekeeping "K" Supplemental Use District, Adopt Community Plan Implementation Overlay (CPIO) District, and certify EIR.

Location: The project area is the Sylmar Community Plan area, located 28 miles north of Downtown Los Angeles in the northeast portion of the San Fernando Valley, adjacent to the San Gabriel Mountains and Angeles National Forest. It is generally bounded by the Los Angeles City boundary line on the north and east, the City of San Fernando on the south and southeast, and the Interstate (I-5) and Interstate (I-405) on the west.

At its meeting on April 25, 2013, the following action was taken by the City Planning Commission:

1. **Conducted** a public hearing on the Proposed Plan, as modified in the Recommendation Report.
2. **Approved** the Recommendation Report, dated April 25, 2013, as the Commission Report including the following land use change area request and technical clarifications:
 - a. Revise Subarea 1090 to be included in the Sylmar Community Plan Implementation Overlay District (CPIO). Recommend a land use designation and zone change to Neighborhood Commercial and C1-1XL-CPIO.
 - b. Technical corrections to CPIO Subarea boundaries and regulations, including addition of administrative procedures and environmental standards sections.
 - c. Technical corrections to the Sylmar Equinekeeping "K" Supplemental Use District regulations.
3. **Approved** and **Recommended** that the Mayor **approve** and the City Council **adopt** the Sylmar Community Plan Resolution, the Sylmar Community Plan Text, Land Use and Zone Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land

Use Nomenclature Changes amending the Sylmar Community Plan as part of the General Plan of the City of Los Angeles, as modified.

4. **Approved** and **Recommended** that the City Council **adopt** the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Subarea Map, the Land Use and Zone Change Subarea Matrix, the Community Plan Implementation Overlay District (CPIO), and the Equinekeeping "K" Supplemental Use District, as modified.
5. **Approved** and **Recommended** that the City Council **adopt** an ordinance replacing the existing Sylmar Equinekeeping "K" Supplemental Use District (Ordinance No. 153,386) and establishing a new "K" District pursuant to procedures set forth in Section 13.05.B (Establishment of Districts) and establish new conditions as allowed under Section 13.05.C (Conditions) of the Los Angeles Municipal Code (LAMC).
6. **Approved** and **Recommended** that the City Council **adopt** an ordinance establishing the Sylmar Community Plan Implementation Overlay District (CPIO) pursuant to procedures set forth in Section 13.14.C (Establishment of the District).
7. **Found** that the boundaries of the Sylmar Equinekeeping "K" District are appropriate and that the "K" District meets the required criteria pursuant to Los Angeles Municipal Code Section 13.05 B.1 and that the additional lot conditions are necessary to implement the programs, policies, and design guidelines of the Sylmar Community Plan.
8. **Found** that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) Districts are consistent with, and necessary to implement the goals, policies, programs and design guidelines of the Sylmar Community Plan.
9. **Instructed** the Department of City Planning to finalize the necessary land use resolutions, zone change ordinances, CPIO and "K" Districts, and findings to be presented to City Council, and make other technical corrections as necessary.
10. **Amended** the *Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element* of the General Plan to reclassify selected streets within the Sylmar Community Plan as shown on the Street Re-designation and Modifications Map and Matrix.
11. **Amended** the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Recommended Long-Range Land Use Diagram Framework Map.
12. **Authorized** the Director of Planning to present the resolution, Community Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
13. **Reviewed** and **Considered** the Environmental Impact Report ENV-2006-5624-EIR (State Clearinghouse No. 2008021089) in its determination approving the Recommended Plan, and transmitted the EIR to the City Council for certification.
14. **Approved** and **Recommended** that the City Council **consider and adopt a Statement of Overriding Considerations** with the **Final Environmental Impact Report**.

15. **Approved and Recommended** that the City Council **adopt** the attached **findings** as modified, including the Environmental Findings.

RECOMMENDATIONS TO THE MAYOR:

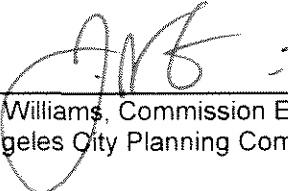
1. **Recommend** that the **Mayor approve** the Sylmar Community Plan Resolution, the Sylmar Community Plan Text, Land Use and Zone Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes amending the Sylmar Community Plan as part of the General Plan of the City of Los Angeles, as modified.
2. **Recommended** that the **Mayor approve** the recommended amendments to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and *mixed use boulevards and recommended amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, as modified.*

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** that the **City Council adopt** the Sylmar Community Plan Resolution, the Sylmar Community Plan Text, Land Use and Zone Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes, along with amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, and the Long Range Land Use Diagram of the General Plan Framework, all together amending the Sylmar Community Plan as part of the General Plan of the City of Los Angeles, as modified.
2. **Recommend** that the **City Council adopt** the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Map, Land Use and Zone Change Matrix.
3. **Recommend** that the **City Council adopt** an ordinance replacing the existing Sylmar Equinekeeping "K" Supplemental Use District (Ordinance No. 153,386) pursuant to procedures set forth in Section 13.05.B expanding the Sylmar Equinekeeping "K" District and adding lot conditions, pursuant to Section 13.05C(3) of the Municipal Code.
4. **Recommend** that the **City Council adopt** an ordinance establishing the Sylmar Community Plan Implementation Overlay District (CPIO) including development standards, pursuant to the provisions set forth in Section 13.14.C (Establishment of the District) of the Municipal Code.
5. **Recommend** that the **City Council adopt** the **Statement of Overriding Considerations**.
6. **Recommend** that the **City Council adopt** the findings, including the environmental findings.
7. **Recommend** that the **City Council certify and adopt** the Environmental Impact Report (EIR No. ENV-2006-5624-EIR).

Moved: Roschen
Seconded: Perlman
Ayes: Cardoso, Eng, Freer, Lessin
Absent: Burton, Hovaguimian, Romero

Vote: 6 - 0



James Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date / Appeals:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Maps, Findings, CPIO, K-District, Zone Changes, General Plan Amendments, and Resolution as Approved by the City Planning Commission

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DETERMINATION LETTER
CPC-2006-5569-CPU
MAILING DATE:05/15/15

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