



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2006-5569-CPU	ENV-2006-5624-EIR	7
PROJECT ADDRESS:		
<p>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-</p>		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Conni Pallini-Tipton/Anita Cerna	213.978.1179	conni.pallini-tipton@lacity.org
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
na		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Conni Pallini-Tipton	213.978.1179	conni.pallini-tipton@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>PROJECT DESCRIPTION: A community plan update has been proposed, for which the Final Environmental Impact Report has been prepared. The project is described as: The Proposed Sylmar Community Plan (Sylmar Proposed Plan) includes changes in land use designations and zones that are intended to accommodate growth anticipated in the SCAG 2030 Forecast. It is a conservative growth plan that aims at <i>preserving existing single-family residential neighborhoods</i>, open space, and natural resources and accommodating a variety of housing opportunities near public transit, services, and amenities. The Sylmar Proposed Plan would preserve the character of existing single-family and equine-keeping neighborhoods, and the general semi-rural suburban character of the area, by maintaining lower density land use designations. The Sylmar Proposed Plan seeks to direct growth away from existing single-family residential neighborhoods by focusing growth along higher-intensity commercial corridors, including emphasis of the Sylmar/San Fernando Metrolink Station area with increased residential and commercial activity. The policies emphasize the importance of planning for sustainability; improved mobility; more open space, plazas, and parks; and better urban design. There are also policies for improving the attractiveness and functionality of commercial and industrial areas. The establishment of lively and walkable commercial districts while retaining positive elements of Sylmar's semi-rural environment is a key goal of the Proposed Plan. Proposed land use changes would be implemented by General Plan amendments, zone changes, height district changes, amendments to the Equinekeeping "K" Supplemental Use District, a Community Plan Implementation Overlay District, street designation changes and other long range implementation programs.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

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 Pl... through 15. too many to list here

see draft determination letter emailed to James and Iris on 5.13.15

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

CPU

FINAL ENTITLEMENTS NOT ADVANCING:

na

ITEMS APPEALED:

na

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Appendix L - Findings of Facts & SOC	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A Resolution text & maps (GPA)	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit B Plan Text	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit C Ordinance Maps and Text	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit D Land Use Change Matrix	<input type="checkbox"/>	X EIR	
<input checked="" type="checkbox"/> Exhibit E Land Use Change Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit F Recommended GP LU Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit G "K" District text & Ordinance	<input type="checkbox"/>		
<input checked="" type="checkbox"/> text (combined)	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit H CPIO	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit I Plan Map footnote, Zone & Nomenclature Change	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit J Street Redesignation Matrix	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit K Framework Long Range LU Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit L FEIR	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

April 25, 2013

COMMISSION VOTE:

6-0

LAST DAY TO APPEAL:

na

APPEALED:

no

TRANSMITTED BY:

Conni Pallini-Tipton

TRANSMITTAL DATE:

5.15.15

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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RENEE DAKE WILSON
VICE PRESIDENT

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INFORMATION
<http://planning.lacity.org>

Date: MAY 15 2015

City Plan Case No. CPC-2006-5569-CPU
Council District 7

Honorable City Council
City of Los Angeles
City Hall, Room 305
Los Angeles, CA 90012

Dear Councilmembers:

PROPOSED GENERAL PLAN AMENDMENTS, ZONE CHANGES AND HEIGHT DISTRICT CHANGES FOR THE SYLMAR COMMUNITY PLAN AREA.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 25, 2013 action of the City Planning Commission approving the proposed General Plan Amendments to the Sylmar Community Plan, Transportation Element, and Framework Element. The City Planning Commission also approved amendments to the existing Equinekeeping "K" District, the creation of the Community Plan Implementation Overlay (CPIO) District, and the requested rezoning actions to effect changes of zone and height districts as set forth in the attached exhibits.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed general plan amendments, land use designations, and zone changes will be consistent with the City's General Plan.

The proposed General Plan Amendments were submitted to the Mayor whose recommendation will be forwarded to you as specified in Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendments for the Sylmar Community Plan; and

2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Adopt, by Resolution, the General Plan Amendments to the Sylmar Community Plan, Transportation Element, and Framework Element, as set forth in the attached exhibits; and
4. Adopt the Ordinances to effect changes of zone and height district, and overlay districts, as set forth in the attached exhibits; and
5. Direct staff to revise the Sylmar Community Plan, the Highways and Freeways Map of the Transportation Element, and the Long Range Land Use Diagram of the Citywide Framework Element, and update the appropriate zoning maps in accordance with this action; and
6. Certify and Adopt the Environmental Impact Report ENV-2006-5624-EIR; and
7. Adopt the Statement of Overriding Considerations.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning



Anita Cerna
City Planner

Attachments:

1. City Plan Case File
2. City Planning Commission Action, Including revised Findings and Conditions
3. Resolution Amending the Community Plan, Transportation Element, and Framework Element
4. General Plan Amendment Maps
5. Zone Change Ordinance Maps
6. Amended Equinekeeping "K" District Ordinance
7. Community Plan Implementation Overlay District Ordinance