

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 8842 West Foothill Boulevard; 8800-8850 West Foothill Boulevard; 8950 West Fenwick Street; and, 10455-10521 North Sunland Boulevard.

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

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines, Section 15301, Class 1, Section 15305, Class 5, and Section 15311, Class 11; and, that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the Findings of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated November 5, 2020, effectuating a Zone Change from C2-1L and P-1L to (T)(Q)C2-1L, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), for the Project consisting of signage, hours of operation, and landscaping at an existing commercial center comprised of retail and restaurant uses and associated surface parking, proposed removal of an existing pole sign, and the construction, use, and maintenance of two, double-sided, 40-foot pole signs with areas of 425 square feet per side (850 square feet total) and 385 square feet per side (770 square feet total), and two eight-foot, double-sided monument signs with an area of 35 square feet per side (70 square feet total); the Project includes a signage plan for the shopping center and two restaurant buildings comprised of 36 wall signs, with four 300 square-foot signs, six 200 square-foot signs, seven 150 square-foot signs, and nineteen 75-square foot signs (4,875 square feet total); the Project site consisting of 9.5 acres (413,996 square feet) in area is located in the C2-1L and P-1 L Zones within Major Activity Area No. 1 of the Foothill Boulevard Corridor Specific Plan, and is currently improved with a two-story, 159,154 square-foot commercial shopping center, two restaurant buildings, and a surface parking lot; no changes to the existing buildings are proposed, and the existing, legal nonconforming pole sign adjacent to Coco's Restaurant with an area of 280 square feet per side (560 square feet total), will remain; the proposed hours of operation for the entire site to be 24 hours a day, seven days a week; no trees are proposed for removal; less than 500 cubic yards of soil will be graded; for the properties located at 8842 West Foothill Boulevard; 8800-8850 West Foothill Boulevard; 8950 West Fenwick Street; and, 10455-10521 North Sunland Boulevard, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

5. ADVISE the applicant that, pursuant to 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.
6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: GFGK, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. APCNV-2019-4521-ZC-SPE-ZV-SPP-CU

Environmental No. ENV-2019-4522-CE

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

Community Impact Statement: None submitted.

Summary:

At a special meeting held on April 15, 2021, the PLUM Committee considered a report from the NVAPC and draft Ordinance regarding a Zone Change for the properties located at 8842 West Foothill Boulevard; 8800-8850 West Foothill Boulevard; 8950 West Fenwick Street; and, 10455-10521 North Sunland Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the draft Ordinance effectuating the Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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