

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and a Zone and Height District Change for the property located at 13104 North Glenoaks Boulevard.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2019-6855-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving the GPA to amend the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial land use designation, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
4. PRESENT and ADOPT the accompanying ORDINANCE, dated January 14, 2021, effectuating a Zone and Height District Change from RA-1-K to (T)(Q)C1-1VL-K, pursuant to LAMC Section 12.32 F, for the demolition of an existing single-family dwelling and accessory structures, and the construction, use, and maintenance of a two-story, approximately 43 feet, eight inches in height, 13,135 square-foot mixed-use building; the proposed project would include eight dwellings (including two live-work dwelling units), a 927 square-foot cafe, 2,552 square feet of other commercial uses, and 2,608 square feet of common open space; the Applicant is requesting the GPA to the Sylmar Community Plan and a Zone and Height District Change to achieve the proposed project; for the property located at 13104 North Glenoaks Boulevard, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.

6. 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.
7. 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.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: David Rendall, 13104 G1INV Colise LLC

Representative: Mike Ascione, Integrity Property Group LLC

Case No. CPC-2019-6854-GPA-ZC-HD

Environmental No. ENV-2019-6855-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE – SEPTEMBER 20, 2021

(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 17, 2021)

Summary:

At a Special Meeting held on August 10, 2021, the PLUM Committee considered a report from the LACPC, Resolution for a GPA to amend the Sylmar Community Plan, and draft Ordinance effectuating a Zone and Height District Change for the property located at 13104 North Glenoaks Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the Resolution for the GPA and the draft Ordinance effectuating the Zone and Height District Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, appearing to be a stylized 'M' followed by a long horizontal stroke.

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

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-