

To: The Council

Date: 10-07-21

From: Mayor

Council District: 7

PROPERTY LOCATED AT 9666 & 9668 N. SUNLAND BOULEVARD WITHIN THE  
SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA  
CANYON COMMUNITY PLAN

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.



ERIC GARCETTI  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN  
YVETTE LOPEZ-LEDESMA  
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RENEE DAKE WILSON  
VACANT

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
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ARTHI L. VARMA, AICP  
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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

July 16, 2021

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE AND PROJECT PERMIT COMPLIANCE ON THE PROPERTY LOCATED AT 9666 & 9668 N. SUNLAND BOULEVARD WITHIN THE SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON COMMUNITY PLAN**

Pursuant to the provision of Sections 555, 556, and 558 of the Los Angeles City Charter, transmitted herewith in the May 27, 2021 action of the City Planning Commission approving a proposed General Plan Amendment to the Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan by changing the land use designation for the property located at 9666-9668 N. Sunland Boulevard (Assessor's Parcel No. 2544-008-024) from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site. The City Planning Commission also approved a Zone and Height District Change from RE40-1-K to (T)(Q)C1-1VL-K and Project Permit Compliance Review for San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan to permit the construction of a two-story commercial building with 6,006 square feet of floor area comprised of six general office spaces, one medical office space, and one coffee shop on a vacant 10,797 square-foot site.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code (LAMC).

Your action is requested on the proposed General Plan Amendment as specified by LAMC Section 11.5.6. The Zone Change and Height District Change will be transmitted to your following the City Council's action.

**RECOMMENDATION**

That the Mayor:

1. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;

2. Concur in the attached Action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval;
3. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Height District Change for the subject property, with the attached conditions of approval;
4. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

Claudia  
Rodriguez  
Claudia Rodriguez  
Senior City Planner



Digitally signed by Claudia Rodriguez  
Date: 2021.07.16 15:51:03 -07'00'

CR:SH

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Map

**DEPARTMENT OF  
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DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

July 16, 2021

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND PROJECT PERMIT COMPLIANCE ON THE PROPERTY LOCATED AT 9666 & 9668 N. SUNLAND BOULEVARD WITHIN THE SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON COMMUNITY PLAN**

Pursuant to the provision of Sections 555, 556, and 558 of the Los Angeles City Charter, transmitted herewith in the May 27, 2021 action of the City Planning Commission approving a proposed General Plan Amendment to the Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan by changing the land use designation for the property located at 9666-9668 N. Sunland Boulevard (Assessor's Parcel No. 2544-008-024) from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site. The City Planning Commission also approved a Zone and Height District Change from RE40-1-K to (T)(Q)C1-1VL-K and Project Permit Compliance Review for the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan to permit the construction of a two-story commercial building with 6,006 square feet of floor area comprised of six general office spaces, one medical office space, and one coffee shop on a vacant 10,797 square-foot site.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone change, and height district change will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code (LAMC).

**RECOMMENDATION**

That the Mayor:

1. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;

2. Concur in the attached Action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval;
3. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Height District Change for the subject property, with the attached conditions of approval;
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt, by Resolution, the proposed General Plan Amendment to the Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan as set forth in the attached exhibit;
6. Adopt the Ordinance for the change of zone to (T)(Q)C1-1VL-K subject to the (Q) Qualified Classification conditions as set forth in the attached exhibit;

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

Claudia Rodriguez  
Senior City Planner

CR:SH

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
5. Zone & Height District Change Ordinance Map