

MITIGATION 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 9666 and 9668 North Sunland 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-2018-3004-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 that the MND reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions of 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 the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, pursuant to Sections 555, 556, and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC); to change the land use designation of the site from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated May 27, 2021, effectuating a Zone and Height District Change from the existing RE40-1-K to (T)(Q)C1-1VL-K, pursuant to LAMC Section 12.32 F, subject to the (Q) Qualified Classification conditions as set forth in the attached exhibit, for the construction of a two-story, 25-foot in height building with 6,006 square feet of floor area over a 1,430 square-foot subterranean basement comprised of six general office spaces, one medical office space, and one coffee shop on a currently vacant, approximately 10,797 square-foot site; the project will provide 12 automobile parking spaces at-grade and 11 bicycle parking spaces (four short-term and seven long-term), and a maximum of 800 cubic yards of grading is proposed; for the property located at 9666 and 9668 North Sunland Boulevard, subject to Conditions of Approval.
5. 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.

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 (DCP) to update the General Plan and appropriate maps pursuant to this action.

Applicant: David Muradyan

Representative: Mailan and Associates

Case No. CPC-2018-3003-GPA-ZC-HD-SPP

Environmental No. ENV-2018-3004-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

Summary:

At a regular meeting held on January 18, 2022, the PLUM Committee considered reports from the LACPC and Mayor; Resolution for a GPA to the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, to change the land use designation of the site from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site; and, a draft Ordinance effectuating a Zone and Height District Change from the existing RE40-1-K to (T)(Q)C1-1VL-K, for the property located at 9666 and 9668 North Sunland Boulevard. DCP staff provided an overview of the matter. Councilmember Rodriguez provided comments in support of the project. After providing an opportunity for public comment, the Committee recommended to adopt the MND and the MMP prepared for the MND, Resolution for the GPA, and the draft Ordinance for the Zone and Height District 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
LEE:	YES
RODRIGUEZ:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-