

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal filed for the property located at 9450 North Shirley Avenue.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Article 19, Class 32, and 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. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER), and THEREBY SUSTAIN the determination of the NVAPC in approving a Categorical Exemption as the environmental clearance for a project involving the construction of a new 309,169 square-foot, five-story, 350-unit multi-family residential building, and a new six-level, 466-stall above-grade automobile parking garage; for the property located at 9450 North Shirley Avenue.

Applicant: James Varsamis, GGP Northridge Fashion Center, LP

Representative: Josh Guyer, Burns & Bouchard, Inc.

Case No. DIR-2021-7970-SPR-VHCA-1A

Environmental No. ENV-2021-7971-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 regular meeting held on August 16, 2022, the PLUM Committee considered a report from the NVAPC and a CEQA appeal for the property located at 9450 North Shirley Avenue. DCP staff provided an overview of the matter. Councilmember Lee provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and sustain the NVAPC's determination in approving the Categorical Exemption for the project. 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

