

To: The Council

Date: 07-06-2021

From: Mayor

Council District: 07

PROPOSED GENERAL PLAN AMENDMENT, AND A ZONE AND HEIGHT DISTRICT  
CHANGE FOR THE PROPERTY LOCATED AT 13104 NORTH GLENOAKS  
BOULEVARD WITHIN THE SYLMAR 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**

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CAROLINE CHOE  
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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

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DEPUTY DIRECTOR

June 1, 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, AND A ZONE AND HEIGHT DISTRICT CHANGE FOR THE PROPERTY LOCATED AT 13104 NORTH GLENOAKS BOULEVARD WITHIN THE SYLMAR COMMUNITY PLAN; CPC-2019-6845-GPA-ZC-HD.**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the action of the City Planning Commission recommending that the City Council adopt a General Plan Amendment to the Sylmar Community Plan from the Very Low I Residential to Neighborhood Commercial land use designation, including the approval of a Zone and Height District Change from RA-1-K to (T)(Q)C1-1VL-K, for the subject property, as set forth in the attached exhibits.

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.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed general plan amendment, zone and height district change are consistent with the City's General Plan.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone and height district change ordinance will be transmitted to you following the City Council's Action.

**RECOMMENDATION**

That the Mayor:

1. **Concur** with the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and

The Honorable Eric Garcetti

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

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



CLAUDIA RODRIGUEZ  
Senior City Planner

VPB:CR:aj

Enclosures

1. City Planning Case File
  2. City Planning Commission action, including Findings and Conditions
  3. Resolution Amending the Community Plan
  4. General Plan Amendment and Zone Change Ordinance Maps
- c: Monica Rodriguez, Councilmember, 7<sup>th</sup> Council District

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COMMISSION OFFICE  
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DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

June 1, 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, AND HEIGHT DISTRICT CHANGE FOR THE PROPERTY LOCATED AT 13104 NORTH GLENOAKS BOULEVARD WITHIN THE SYLMAR COMMUNITY PLAN, CPC-2019-6854-GPA-ZC-HD.**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the action of the City Planning Commission recommending that the City Council adopt a General Plan Amendment to the Sylmar Community Plan from the Very Low I Residential to Neighborhood Commercial land use designation, including the approval of a Zone and Height District Change from RA-1-K to (T)(Q)C1-1VL-K, for the subject property, as set forth in the attached exhibits.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed general plan amendment, zone change, and height district change are consistent with the City's General Plan.

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.

**RECOMMENDATION**

That the City Council:

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; and
2. **Concur** in the attached action of the City Planning Commission relative to its approval of the recommended Zone and Height District Change for the subject property, with the attached conditions of approval; and
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and

4. **Adopt** the Mitigated Negative Declaration, ENV-2019-6854-MND, and accompanying Mitigation Monitoring Program

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

*Claudia Rodriguez*  
CLAUDIA RODRIGUEZ  
Senior City Planner

VPB:CR:aj

Enclosures

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

c: Monica Rodriguez, Councilmember, 7<sup>th</sup> Council District