

0 100 200
Feet

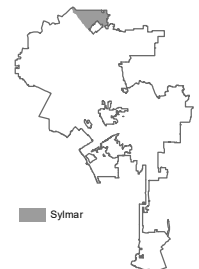
CPC-2019-6854-GPA-ZC-HD

AA/ Cf

SYLMAR

121720

City of Los Angeles



Sylmar

RESOLUTION

WHEREAS, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 13104 North Glenoaks Boulevard from Very Low I Residential to Neighborhood Commercial, within the Sylmar Community Plan; and

WHEREAS, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Sylmar Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the requested Zone and Height District Change is consistent with the requested General Plan land use designation; and

WHEREAS, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment and the Zone and Height District Change to (T)(Q)C1-1VL-K for the subject property would allow for the construction of an eight-unit mixed-use building, which is directly adjacent to similar neighborhood-serving commercial uses and would provide an attractive, functional, and well-designed mixed-use building that would contribute to, and extend, vibrant pedestrian uses along Glenoaks Boulevard, consistent with the Community Plan and zoning of surrounding uses; and

WHEREAS, the residential development would support the City's goals for housing development; and

WHEREAS, the subject project has prepared a Mitigated Negative Declaration (ENV-2019-6855-MND) and Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Sylmar Community Plan be amended as shown on the attached General Plan Amendment map.