

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2018-3003-GPA-ZC-HD-SPP	ENV-2018-3004-MND	7 – Rodriguez
PROJECT ADDRESS:		
9666 and 9668 North Sunland Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
David Muradyan 9751 Wheatland Avenue Sunland, CA 91040 <input checked="" type="checkbox"/> New/Changed	818-580-2905	david.muradyan@biayna.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mailan & Associates 3900 San Fernando Road Suite 2636 Glendale, CA 91204	213-260-0123	mailianassoicates@gmail.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sarah Hounsell	818-374-9917	sarah.hounsell@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment (GPA); Zone Change (ZC); Height District Change (HD)		

FINAL ENTITLEMENTS NOT ADVANCING:

TBD

ITEMS APPEALED:

TBD

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☒ GPA Resolution
- ☒ Land Use Map
- ☒ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other

- ☐
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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

NOTES / INSTRUCTION(S):

N/A

FISCAL IMPACT STATEMENT:☒ Yes☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 27, 2021	8 – 0
LAST DAY TO APPEAL:	APPEALED:
August 9, 2021	TBD
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	July 20, 2021



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUL 20 2021

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

Council District: 7 – Rodriguez

CEQA: ENV-2018-3004-MND

Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Project Site: 9666 and 9668 North Sunland Boulevard

Applicant: David Muradyan
Representative: Mailian and Associates

At its meeting of **May 27, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

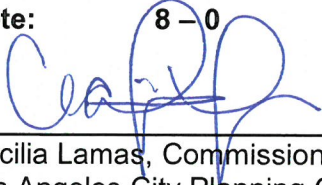
Construction of a two-story, 25 foot in height building with 6,006 square feet of floor area over a 1,430 square foot subterranean basement comprised of six general office spaces, one medical office space, and one coffee shop on a currently vacant approximately 10,797 square-foot site. The Project will provide 12 automobile parking spaces at-grade and 11 bicycle parking spaces (four short-term and seven long-term). A maximum of 800 cubic yards of grading is proposed.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2018-3004-MND ("Mitigated Negative Declaration"), 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; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions of the Project; **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved and recommended**, that the Mayor and City Council **adopt**, pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment 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;
3. **Approved and recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone and Height District Change from the existing RE40-1-K to (T)(Q)C1-1VL-K;
4. **Approved**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan;
5. **Adopted** the attached Conditions of Approval; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Choe
Second: Hornstock
Ayes: Leung, López-Ledesma, Mack, Millman, Perlman, Dake Wilson

Vote: 8 - 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Zone and Height District Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The Applicant may file an appeal within 20 days after the mailing date of this determination letter. All remaining actions are appealable to City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: AUG 09 2021

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Maps, Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

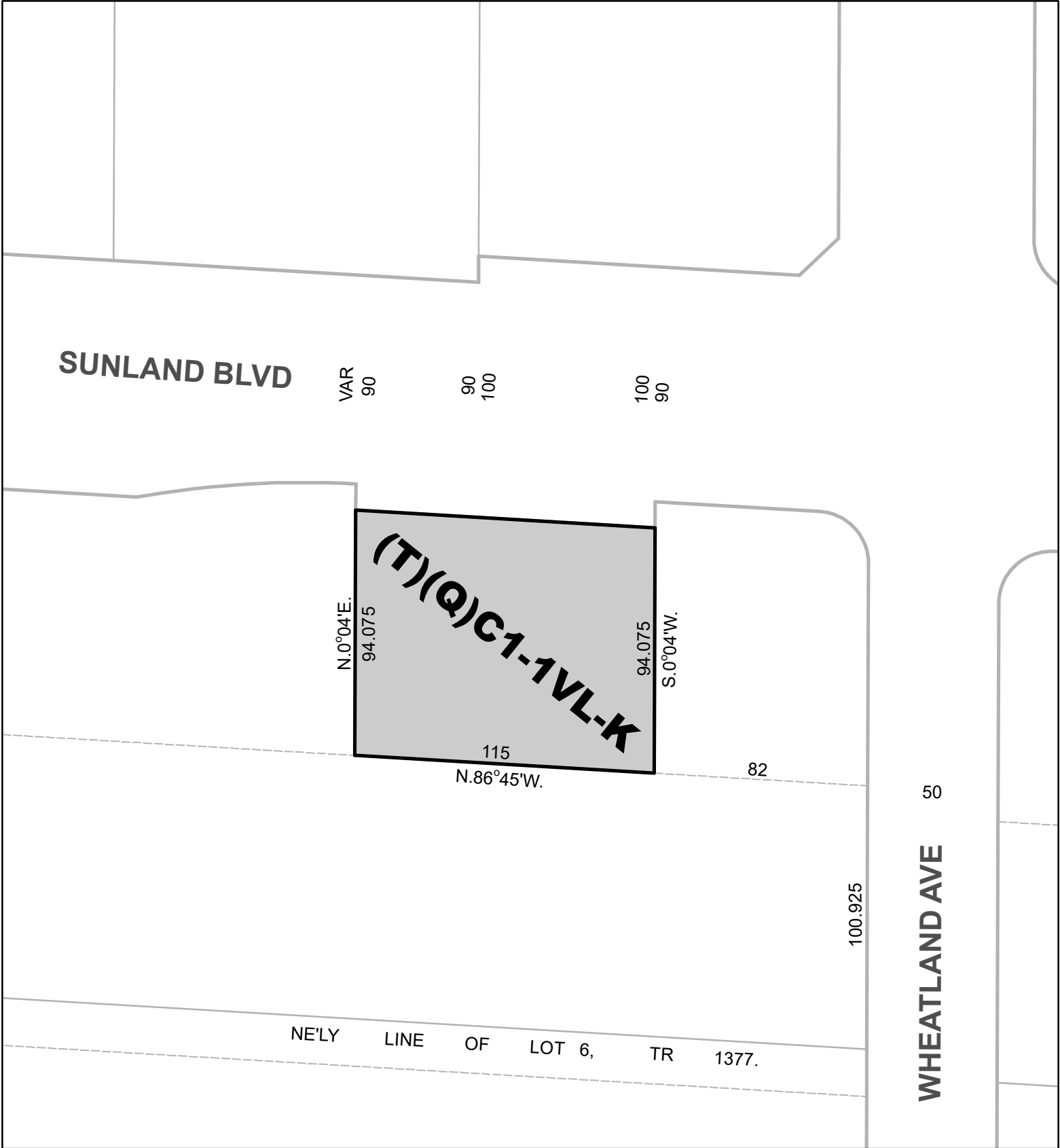
c: Blake Lamb, Principal City Planner
Claudia Rodríguez, Senior City Planner
Sarah Hounsell, City Planner

ORDINANCE NO. _____

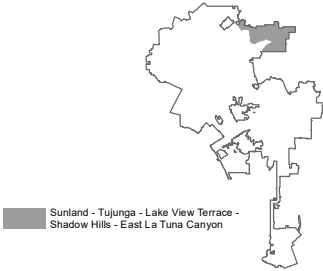
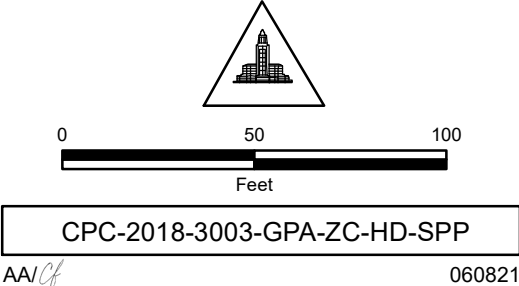
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

Zone and Height District Change Entitlement Conditions

1. **Use.** The property shall be limited to a two-story commercial building.
2. **Height.** Building height shall be limited to 25 feet in height, as shown on Exhibit “A”.
3. **Floor Area Ratio (FAR).** The project shall be limited to a maximum FAR of 0.79:1.
4. **Automobile Parking.** The project shall provide vehicular parking in conformance with LAMC Section 12.21 A.4.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication Required.

- a. Sunland Boulevard (Avenue I) – None.**

2. Improvements Required.

- a. Sunland Boulevard** – Retain the existing 30-foot half roadway and utilize the existing 20-foot border for use of both sidewalk and equestrian trail purposes. Remove existing sidewalk and non-ADA driveways and construct a new variable width concrete sidewalk, a minimum 8 feet in width, adjacent to the existing curb, with a new ADA compliant driveway and an equestrian trail (typ. 12-foot wide) to the satisfaction of the City Engineer. Applicant to submit a plan to BOE for review (including the transition of the trail at the driveway apron and to join both neighborhood improvements).
- b.** The equine trail shall be double-railed. Surface of the trail shall be of decomposed granite or some other suitable material, satisfactory to the City Engineer, and shall be free and clear of any obstructions that may impact safety.
- c.** A Covenant & Agreement shall be signed and recorded by the property owner to bind the property owner and future property owners responsible for the maintenance of the public equestrian trail improvements.
- d.** Applicant to submit a plan to BOE for review.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (818) 374-5005.

3. Provide proper drainage for street being improved and for the site being developed.
4. Construct new public sewer mainline and house connections laterals to the property line. for this site. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit shoring and lateral support plans to the excavation counter of the Bureau of Engineering Valley District Office for review and approval prior to excavating adjacent to the public right-of-way (818) 374-5090.
6. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
7. **Reservoir Space.** A minimum 20-foot reservoir space is required between any security gate or parking space and the property line to the satisfaction of the Department of Transportation.
8. **Driveway Width.** A two-way driveway width of $W=30$ is required for all driveways or to the satisfaction of the Department of Transportation.
9. **Access/DOT Approval.** A parking area and driveway plan to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
10. **DOT Fees.** The applicant report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15.
11. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the applicant or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information.

CONDITIONS OF APPROVAL

Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A" (dated May 15, 2021) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

Soil depth - see Soil Depths Design Resource published by UDS:
https://planning.lacity.org/odocument/96f7c2e9-834f-47cb-8da5-3033428574ea/Soil_Depths.pdf

3. **Trees in the Public Right-of-Way.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works. Crape Myrtle shall not be considered appropriate in meeting this condition.
4. **Solar-Ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
5. **Solar Power.** The project shall provide Photovoltaic Collectors for a Solar Hot Water System or photovoltaic provisions as required to comply with the 2019 California Energy Code for Solar Ready Buildings (Section 110.10) to be maintained for the life of the project.
6. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
7. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
8. **Greywater.** At a minimum, greywater-ready features shall be provided.

9. **Stormwater/irrigation** – The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
10. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.
11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Also - reference Urban Design Above Grade Parking Advisory - <https://planning.lacity.org/odocument/4627cfd-b345-4a51-999e-f331397a1fbf/AboveGradeParkingAdvisoryNotice.pdf>

12. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
13. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
14. **Exterior Lighting.** All exterior light fixtures shall be shielded to minimize the illumination of adjacent properties and to reduce glare. Floodlighting of buildings and parking lot area is prohibited.
15. **Roofs and Roof-Mounted Structures.** All new roofs shall be surfaced with non-glare material. With the exception of solar energy devices, all roof-mounted structures and equipment shall be completely screened from view from the right-of-way of the adjacent Scenic Highway (Sunland Boulevard). Screening materials shall be of a finish quality and shall be compatible with the materials and color of the building; chain link fencing shall not be used for screening purposes.
16. **Underground Utilities.** Where feasible, all new utilities shall be placed underground.
17. **Fencing, Gate Materials, and Walls.** Where feasible, natural fencing and wall materials (e.g., wood, stone, brick) shall be used. Chain-link fencing that is brown or green in color shall be permitted and shall be landscaped with appropriate vines or other vegetation to screen the appearance of the fence. For safety and security purposes, the use of plant

materials for screening shall be evaluated to insure any necessary visual access. The use of concertina wire and barbed wire is expressly prohibited.

18. **Wall Height.** The wall height along the rear (south) property line shall be extended to 8 feet. A minimum 6-foot in height wall shall be consulted along the east property line, exception within the front yard setback and for the access easement to the abutting lot on the east.
19. **Landscaping.** Landscaping shall be designed to minimize the visual impacts of the Project as seen from the right-of-way of any of the Scenic Highways. All landscape plans shall be prepared by a state licensed Landscape Architect or Architect and are subject to review and approval.
20. **Landscaped Setbacks.** There shall be a landscaped setback of not less than five feet along any common property line with a Scenic Highway. The required landscaped setback shall be planted with 15-gallon shade trees, 5-gallon shrubs, and ground coverings at a minimum ratio of one tree and four shrubs per 24 feet of linear street frontage. The entire setback area shall be irrigated with an automatic sprinkler system.
21. **Parking Lot Design.** One 24-inch box shade trees shall be planted for each four surface parking lot spaces. Trees shall be distributed throughout the parking lot. All landscaped areas shall be irrigated with either an automatic sprinkler or drip irrigation system.
22. **Signs.**
 - a. **Wall Signs.**
 - (1) Area. The combined sign area of all wall signs facing a street shall not exceed the limits set forth in L.A.M.C. Section 91.6210.1.
 - (2) Number. No more than one wall sign shall be permitted for each tenant of a building frontage that maintains a permanent public entrance from that Scenic Highway.
 - (3) No wall sign shall project from the building face more than 12 inches.
 - b. **Projecting Signs.** Projecting signs shall comply with the requirements of L.A.M.C. Section 91.6209 pertaining to height, area, location, shape, projection, and construction.
 - c. **Window Signs.** Window signs shall comply with the requirements of L.A.M.C. Section 91.6214 pertaining to height, area, location, shape, projection, and construction.
 - d. **Temporary Signs.** Temporary signs shall comply with the requirements of L.A.M.C. Section 91.6216 pertaining to height, area, location, shape, projection, and construction.
 - e. **Prohibited Signs.** The following signs shall be prohibited:
 - (1) Animated or rotating signs.
 - (2) Balloons, blimps, and inflatable signs.
 - (3) Commercial Flags, pennants, streamers or super graphics signs.
 - (4) Flashing or neon signs.
 - (5) Illuminated canister wall sign.
 - (6) Illuminated architectural canopy signs.
 - (7) Pole signs.
 - (8) Roof signs (includes signs painted on roof materials).

- (9) Sandwich boards.
 - (10) Off-Site signs.
 - (11) No signs shall be allowed in public rights-of-way including sidewalks and multi-use trails.
23. **Equinekeeping.** The subject property is located within an Equinekeeping “K” District as regulated by Section 13.05 of the Los Angeles Municipal Code, and all requirements of Section 13.05 shall be met subject to approval by the Los Angeles Department of Building and Safety (LADBS). The project does not propose any equinekeeping or equinekeeping structures.
24. **Grading.** The applicant is requesting a maximum of 800 cubic yards of cut to be export and shall meet all Los Angeles Municipal Code requirements for grading as stated in a Soils Approval Letter dated August 20, 2018. No deviation from LAMC requirements was requested or approved herein.
25. **Prohibited Plant Materials.** In compliance with Section 8.C of the Specific Plan, the following plant materials shall be prohibited on-site, including palm trees:

Prohibited Plant Materials. The following plant materials shall be prohibited within the Plan area for all new Projects (as defined in Section 4):			
<i>Acacia</i>	green wattle	<i>Erodium cicutarium</i>	storksbill
<i>Ailanthus altissima</i>	tree of heaven	<i>Erodium cygnorum</i>	storksbill
<i>Arundinaria pygmaea</i>		<i>Erodium malacoides</i>	storksbill
<i>Arundo donax</i>	Giant reed	<i>Erodium moschatum</i>	storksbill
<i>Atriplex semibaccata</i>	Australia saltbush	<i>Eucalyptus globulus</i>	blue gum
<i>Avena spp.</i>	wild oats	<i>Lolium perenne</i>	Perennial ryegrass
<i>Brassica spp (non-native)</i>	mustard	<i>Malva parvifolia</i>	Cheeseweed
<i>Bromus rubens</i>	Red brome	<i>Pennisetum</i>	fountain grass
<i>Centranthus ruber</i>	Jupiter's beard	<i>Ricinus communis</i>	castor bean
<i>Cyperus sempervirens</i>	Italian cypress	<i>Robinia pseudoacacia</i>	Black locust
<i>Cortaderia jubata</i>	Pampas grass	<i>Schinus molle</i>	California pepper
<i>Cortaderia sellowiana</i>	Pampas grass	<i>Schinus terebinthifolius</i>	Brazilian pepper
<i>Cytisus canariensis</i>	Canary Island broom	<i>Spartium junceum</i>	Spanish broom
<i>Cytisus scoparius</i>	Scotch broom	<i>Tamarix sp.</i>	salt cedar
<i>Cytisus spachianus (Genista racemosa)</i>	broom	<i>Vulpia megalura</i>	Foxtail fescue
<i>Erodium botrys</i>	storksbill	<i>Palm trees</i>	Palm

Environmental Conditions (ENV-2018-3004-MND)

26. **Mitigation Monitoring Program.** The project shall be in substantial conformance with the mitigation measures in the attached MMP and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole

or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact

If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

27. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the noncompliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.
28. **AES-10. Aesthetics (Landscape Plan).**
 - All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with Los Angeles Municipal Code requirements. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
 - Landscaping shall be designed to minimize the visual impacts of the project as seen from the Sunland Boulevard right-of-way.
 - There shall be a landscaped setback of not less than five feet along the property line fronting on Sunland Boulevard. The required landscaped setback shall be planted with a 5-foot landscape frontage and a landscaped parkway planted with seven 15-gallon trees shade trees, five 24-inch box shade trees, and a combination of 41 5-gallon shrubs and 32 1-gallon shrubs.
 - The landscape plan shall include five 24-inch Holly Oak trees in the automobile parking lot.
29. **AES-120. Aesthetics (Light).**
 - Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, or from above.
 - Floodlighting of buildings and parking lot areas is prohibited.

30. **AES-130. Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
31. **AES-140. Aesthetics (Roof and Roof-Mounted Structures).** The roof shall be surfaced with non-glare material. With the exception of solar energy devices, all roof-mounted structures and equipment shall be completely screened from view from the Sunland Boulevard right-of-way. Screening materials shall be of a finish quality and shall be compatible with the materials and color of the building. Chain link fencing shall not be used for screening purposes.
32. **AES-150. Aesthetics (Underground Utilities).** No new utilities shall be placed above ground.
33. **AES-160. Aesthetics (Fencing, Gate Materials, and Walls).** Natural fencing and wall materials (e.g., wood, stone, brick) shall be used. Chain-link fencing that is brown or green in color shall be permitted and shall be landscaped with appropriate vines or other vegetation to screen the appearance of the fence. For safety and security purposes, the use of plant materials for screening shall be evaluated to insure any necessary visual access. The use of concertina wire and barbed wire is expressly prohibited.
34. **AES-180. Signage.** The project is limited to one monument sign and one wall sign to reduce impacts along the Sunland Boulevard Scenic Highway Corridor.
 - To reduce glare, the monument sign shall be either externally lit or have individual letters/logos that are internally illuminated.
 - Individual letters/logos shall not cover more than 40 percent of each face of the monument sign.
 - The monument sign may not exceed 6 feet in height above the sidewalk grade.
 - The monument sign shall be designed with stone veneer and black anodized aluminum decorative screening.
 - A fully irrigated landscaped area at least two times the area of one sign face shall be distributed around the base of the monument sign.
 - The wall sign shall not project more than 12 inches from the building face.
35. **AQ-60. Objectionable Odors (Commercial Trash Receptacles).**
 - Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
 - Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
36. **BIO-60. Tree Preservation (Grading Activities).** Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase and shall not be removed until the completion and cessation of all grading activities.
37. **ENERGY-1.** Permeable porous asphalt pavement shall be used on the driveway and throughout the parking area.

38. **GEO-20. Erosion/Grading/Short-Term Construction Impacts.** The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
39. **NOISE-20. Increased Noise Levels (Grading and Construction Activities)**
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
 - Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10 dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.
40. **NOISE-30. Increased Noise Levels (Parking Wall).** A minimum 6-foot-high solid decorative masonry wall, measured from the lowest adjacent grade, adjacent to residential use and/or zones to the south and west shall be constructed if no such wall exists.
41. **TR-100. Pedestrian Access and Safety.** Pavers and/or concrete walkways shall be utilized around all sides of the structure (north, south, east, and west) to ensure pedestrian access and safety to and from Sunland Boulevard, the automobile parking area, and the short-term bike racks.
42. **TR-40. Safety Hazards.**
- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, equine, and vehicle safety.
 - The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
43. **TR-80. Pedestrian Safety**
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
 - Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
44. **TR-50. Inadequate Emergency Access.** The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
45. **Tribal-10. Archeological Monitors and Tribal Monitors.** Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians – Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project, including the Gabrieleno Band of Mission Indians – Kizh Nation and the

Fernandeño Tatavian Band of Mission Indians; (2) and OHR.

2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (a) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (b) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (c) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (d) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at

California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
46. **XX-10. Wildfire.**
- Prior to the issuance of a building permit, the applicant shall review the site design in consultation with the Fire Department.
 - All plant material used will be subject to Fire Department review and approval to mitigate wildfire risks.
47. **MAN-10. Cumulative Impacts.** There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

Administrative Conditions

48. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
49. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
50. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
51. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.
52. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

53. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the department of City Planning and the Department of Building & Safety.
54. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
55. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning and the City Planning Commission.
56. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
- a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of Project implementation as follows:
 - i. Pre-construction (prior to issuance of a building permit);
 - ii. Construction (prior to certificate of occupancy); and
 - iii. Post-construction / maintenance (post-issuance of certificate of occupancy).In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of Project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.
 - b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.

- c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
- d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

57. Indemnification and Reimbursement of Litigation Costs.

The applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City, in whole or in part, relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

A. GENERAL PLAN/CHARTER FINDINGS

1. **General Plan Land Use Designation.** The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Sunland – Tujunga - Lake View Terrance – Shadow Hills – East La Tuna Canyon Community Plan as adopted by the City Council on November 18, 1997. The subject site is currently vacant of development and located on the south side of Sunland Boulevard between Sunland Place and Wheatland Avenue. The Community Plan designates the subject site for Neighborhood Commercial land use with corresponding zones of C1, C1.5, C2, C4 and RAS3 and Height District No. 1VL (Footnote No. 16) and Very Low I Residential with corresponding zones of RE20 and RA. The subject site is located within San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan area. The applicant is requesting a General Plan Amendment to change the entire site to the Neighborhood Commercial land use designation and a Zone and Height District Change from RE40-1-K to (T)(Q)C1-1VL-K to develop the site with commercial uses in conformance with other similar uses at the intersection. The applicant's Zone and Height District Change request to the C1 Zone is consistent with the current Neighborhood Commercial General Plan land use designation. The applicant is also requesting Project Permit Compliance to develop a two-story, 25-foot in height, 6,006 square-foot commercial building in conformance with the specific plan.

Community Plan Map Footnote No. 16 limits the Height District to 1VL, which in the C Zone is a maximum of 45 feet or a maximum of three stories for commercial development per LAMC Section 12.21.1 A.1. The 1VL Height District limits FAR in the C Zone to 1.5:1. However due to transitional height regulations under LAMC Section 12.21.1 A.10, the building is proposed at 25 feet as the building is between 0 to 49 feet from the RE40 zoned property to the west. The height could be extended to 33 feet between 50 to 99 feet at the northeast corner of the lot. However, the applicant has proposed an overall height of 25 feet.

Per LAMC Section 12.21 A.4(c), 13 automobile parking stalls are required (seven parking stall for the combined general office area, three for the medical office use, and three for the coffee shop use). Twelve parking spaces are shown in the proposed surface lot to the rear of the site and one space will be substituted with bicycle parking per Ordinance No. 182,386.

The applicant has met all setback requirements and has provided landscaping within some of the front and rear yard setback areas. Pursuant to LAMC Section 12.13 C, which regulates the C1 Zone, the front yard setback is required at 10 feet, east side yard requirement is zero, west side yard required at 5 feet, and rear yard at 15 feet. The plans show the required 10-foot setback from the north property line, the driveway access along the west property line creates a 15-foot 9-inch setback, there is a 7-foot 4-inch setback along the east property line, and there is a 44-foot 9-inch setback from the south

property line. As shown on Exhibit “A”, the building frontage is landscaped with pavers to create additional walking space along the commercial frontage, and two planter boxes proposed with various shrubs at the property line. Along the rear lot line there are five Holly Oak (*Quercus ilex*) trees proposed and within the public-right-of-way an additional five Holly Oak with Rosemary grown cover within the tree well cut or to the satisfactory of the Urban Forestry Division. The project is conditioned herein so that no Crape Myrtle is used at the building frontage within the public right-of-way.

Therefore, given that the existing dual land use designations over the one parcel are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Neighborhood Commercial and Very Low I Residential to Neighborhood Commercial and the Zone and Height District Change from RE40-1-K to the (T)(Q)C1-1VL-K Zone will result in a site that is consistent with surrounding parcels and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

2. **General Plan Text.** The development of the project represents the opportunity to achieve the overarching goals of the Sunland – Tujunga - Lake View Terrance – Shadow Hills – East La Tuna Canyon Community Plan, which include establishing appropriate transitions between commercial and residential uses and foster access and proximity to employment throughout the plan area. Along with providing a new office building along Sunland Boulevard, the proposed development furthers the following Community Plan goals, objectives and policies:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique character of the community.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses should be located primarily in existing established commercial areas or existing shopping centers.

Program: The Community Plan retains commercial land use designations to conform with existing commercial centers.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Objective 2-2: To enhance the community identity in distinctive commercial districts.

Policy 2-2.3: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-2.4: Preserve community character, scale and architectural diversity.

Program: The Plan Map establishes height limits. Design standards for commercial areas are included in the Design Guidelines of the Plan.

Objective 2-3: To enhance the appearance of commercial districts.

Policy 2-3.1: Improve the landscaping of the commercial properties.

Policy 2-3.2: landscaped corridors should be created and enhanced through the planting of street trees.

The project is designed the ground floor of the building with a coffee shop, medical office and two general office spaces with access from the boulevard as well as the parking located to the rear of the building. The pedestrian area will be enhanced with landscaped planter boxes at the property line, walkway pavers, and street trees. The upper floor includes four general office suites. The site is across the street from the bus stop (Metro Line 222) and public equestrian trails, which provides alternative modes of transportation to the site. Further the newly proposed 12-foot-wide equestrian adjacent to the project is intended for public use. Though the project seeks a general plan amendment and zone and height district changes to develop the entire site for commercial uses, the uses proposed are consistent with the policies to reinforce commercial development and improve aesthetics.

The project has been designed with high quality architectural elements and will maintain and improve the facade with modern designs to create a distinctive building that will enhance the architectural diversity of this commercial area. The project is compatible with the adjacent building to the north and east in terms of height and massing and will enhance that development by creating a building of similar size with commercial amenities.

The project is providing 11 bicycle spaces (seven long-term and four short-term) exceeding the requirement. This, combined with the proximity to public transit options and pedestrian-friendly environment, encourage employees' onsite and customers to use alternative modes of transportation other than auto use.

3. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Sunland Boulevard is designated an Avenue I Scenic in the Mobility Plan 2035 of the General Plan, and improved with asphalt, roadway, concrete curb, gutters, and a sidewalk. The project will be required to provide street improvement consistent with a paved 30-foot half roadway width, 8-foot-wide sidewalk, and 12-foot-wide public equestrian trail to the satisfaction of the City Engineer. The Specific Plan designates Sunland Boulevard as a Scenic Highway (Specific Plan Map No. 1) and an Official Equestrian Trail (Specific Plan Map No. 3). The northerly side of Sunland Boulevard is partially improved with an equestrian trail. As a purpose of the Specific Plan is to protect and enhance equine uses, the Specific Plan designates Official Equestrian Trails, which are existing trails established under legal easement as well as those designated for future dedication, as shown on Specific Plan Map No. 3 is also shown on the north side of the Sunland Boulevard. Non-Public Equestrian Trails, as shown on Specific Plan Map No. 4 along Wheatland Avenue north of Sunland Boulevard, are defined as unimproved trails over private property where the public may possibly have a prescriptive easement. The San Gabriel/Verdugo

Mountains Scenic Preservation Specific Plan designates specific highways as Scenic Highways, which are merit special controls for the protection and enhancements of scenic resources. The area extending 500 feet on either side of the centerline of the roadway of each of the Scenic Highways is defined by the Specific Plan as a Scenic Highway Corridor. Scenic Highways and Scenic Highway Corridors are designated on Specific Plan Map No. 1.

Furthermore, the project meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.

The project's design, including ground floor treatment will encourage pedestrian activity within commercial corners through pedestrian-friendly design. Furthermore, the project is required to improve Sunland Boulevard through completion an 8-foot-wide concrete sidewalk and 12-foot-wide equestrian trail while maintaining the current 30-foot half roadway. Due to the redevelopment of the site, the sidewalk and de facto equine trail will now be two separate alignments, which benefits residents and patrons of the project as well as pedestrians and equine rider using the boulevard.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Other transit connections will reduce vehicular trips to and from the project site, vehicle miles traveled, and reduce air pollution. There are bus stops located at the northeast and southeast corners of Sunland Boulevard and Wheatland Avenue. The ground floor treatment will encourage pedestrian activity through pedestrian-friendly design. There is a public equine trail along the north side of Sunland Boulevard which further promotes alternative means of mobility.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a percentage of the parking spaces will be installed with electronic vehicle-ready conduits and five percent of those will be installed.

The project is also required to comply with all requirements of the Fire Department, Department of Transportation, and Urban Forestry Division in matters concerning the public right-of-way.

4. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total

flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

5. **Charter Sections 555, 556, and 558 Findings (General Plan Amendment and Zone and Height District Change):**

Framework Element. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment from dual land use Neighborhood Commercial and Very Low I Residential to Neighborhood Commercial and Zone and Height District Change from RE40-1-K to (T)(Q)C1-1VL-K conforms to the following objectives and policies of the Framework Element as follows:

Chapter 5 of the Framework Element sets goals, objectives, and policies for Urban Form and Neighborhood Design. The Framework Element states:

Policy 5.5.3: Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.

The proposed project was reviewed as an attractive and skillful design for the neighborhood commercial project and, additionally, is an asset to the surrounding neighborhood. As such, the project meets the intent of Citywide Design Guidelines by promoting design excellence and fostering a sense of community. As shown in "Exhibit A," the applicant has incorporated a pedestrian-first orientation, 360-degree design, and a climate-adapted design as follows:

- The project has a pedestrian-first orientation that promotes a safe, comfortable, and accessible pedestrian experience. The applicant's plans show a defined at-grade entryway along Sunland Boulevard into the first-floor tenant spaces and staircases flanking the building on the east and west elevation to the additional second floor tenant spaces. The building frontage is attractively landscaped with raised planter boxes proposed with accent trees and shrubs (Ginkgo Biloba 'Saratoga', Magnolia 'Bracken's Brown Beauty, Red-hot Poker, Dwarf Yeddo), and street trees. At the rear property line, five shade trees (Quercus ilex 'Holly Oak') are proposed in the surface parking area. Additionally, the project design incorporates vehicular access without degrading the pedestrian experience. The varying 18-foot 6-inch to 15-foot 9-inch width driveway minimizes curb cuts and is located at the westerly portion of the lot so that it does not impede pedestrian entrance into the building, and parking is located at the rear of the structure. Further the shared driveway with the neighboring property to the west further minimizes the need for a second curb cut along Sunland Boulevard. The proposed project engages with the street through the use of glass doors and windows at the building frontage. Two stairwells encourage stairwell access. However, there is an elevator along the south elevation to access the basement bicycle parking and second story tenants. Low-level lighting will be used to provide security at building entrances and pedestrian pathways.

- The project incorporates a 360-degree design by treating all building facades with an equal level of detail and articulation and expressing a clear and coherent modern/contemporary urban architecture. Textures, colors, durable materials, and distinctive architectural treatments are utilized to add visual interest, such as stone veneer, wood slats, black anodized storefront window and wire guardrail, and wood channel siding.
- The building is carefully cited at the front of the lot approximately 29 feet from the south property line. The conditionally increase to the rear wall to an 8-foot height and along a portion of the west property line to the neighboring access gate with the addition of shade trees in the proposed surface parking area will future screen abutting residential uses.

Health and Wellness, Mobility 2035, and Air Quality Elements. The proposed project is designed with open interior walkways that will allow sunlight to reach the building interior. Landscaping is utilized along the front and rear of the project site. To reduce levels of pollution and greenhouse gas emissions and encourage water conservation, LID planters and low water trees and shrubs, such as Holly Oak, Red-hot Pokers, Dwarf Yeddo, Rosemary, and Germander are utilized in the project landscaping, and greywater ready features shall be provided. To reduce heat island effect, materials with a minimum initial Solar Reflectance value of 0.35 shall be used on pathways, driveways, or other paved areas. Of the 13 required parking spaces, two spaces (10%) shall be provided with an electric vehicle charging stations (EVCS) to immediately accommodate an electric vehicle to support the adoption of low and zero emission transportation fuel sources in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC. The solar-ready building and photovoltaic collectors for a solar hot water system or photovoltaic provisions as required to comply with the 2019 California Energy Code will support the site's electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Furthermore, according to materials provided by the applicant, the project will be built to LEED Silver equivalent standards. Taken together, these design features provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.6 (resilience), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure).

Chapter V of the Community Plan identifies site planning, height, building design, landscaping, and light and glare standards for individual projects. The Plan provides the following guidelines for commercial projects:

- Locating surface parking to the rear of structures.
- Minimizing the number of driveways providing access from arterials.
- Maximizing retail and commercial service uses along street level frontages of commercial developments.
- Providing front pedestrian entrances for businesses fronting on main commercial streets.

- Providing landscaping strips between driveways and walkways which access the rear of properties.
- Limiting height of structures to that required in the Specific Plan.
- Requiring the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades and free-standing walls.
- Providing accenting and complementary building materials to building facades.
- Maximizing the applications of architectural features or articulations to building facades.
- Designating architecturally untreated facades for signage.
- Screening of mechanical and electrical equipment from public view.
- Screening of all rooftop equipment and non-architectural building appurtenances from public view.
- Requiring the enclosure of trash areas for all projects.
- Requiring landscaping of surface parking lots as required in the Specific Plan.
- Installing on-site lighting along all pedestrian walkways and vehicular access ways.
- Shielding and directing on-site lighting onto driveways and walkways, directed away from adjacent residential uses.

As previously stated, the proposed two-story commercial building has a clearly defined pedestrian entrance along Sunland Boulevard. As shown in “Exhibit A,” the ground floor will include landscaped planters in front of the development and shade trees in the parking lot to the rear of the building. Rooftop equipment and trash area are screened from public view.

General Plan Amendment is justified by Charter Section 555(a) because “the part or area involved has significant social, economic or physical identity.” General Plan Amendment, and Zone and Height District changes are justified by Charter Section 556 because the “action is in substantial conformance with the purposes, intent and provisions of the General Plan” as stated in the above findings. The entitlements “will be in conformity with public necessity, convenience, general welfare and good zoning practice” in accordance with Charter Section 558(b)(2).

Therefore, the proposed project is consistent with the General Plan and the existing Community Commercial land use designation and serves to implement the goals, objectives, and policies of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.

B. ENTITLEMENT FINDINGS

The proposed General Plan Amendment, Zone and Height District Changes, T Conditions, Q Conditions, and Project Permit Compliance are consistent with Section 558 of the City Charter and Sections 12.32 and 11.5.7 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below.

6. Zone and Height District Change Finding. Pursuant to LAMC Section 12.32, the zone and height district change and classifications area necessary because:

- a. **Public Necessity.** Granting the General Plan Amendment (GPA), Zone and Height District Change from the RE40-1-K to the (T)(Q)C1-1VL-Zone will resolve the

- inconsistency of the property's current land use designations (Neighborhood Commercial and Very Low I Residential), its proposed development, facilitating the preservation and improved quality of the commercial corners in this primarily residential neighborhood. The GPA is good zoning practice for the reasons already discussed in findings above, and that discussion is incorporated by reference here. The project applicant has not made a request to subdivide the property into lots. However, public necessity requires that all infrastructure improvements be addressed as T Conditions herein. Street improvements are conditioned herein under the (T) Conditions as recommended by the Bureau of Engineering memos dated May 11, 2020. The proposed project is conditioned herein for traffic and access based on correspondence received from the Department of Transportation dated January 27, 2020. The project, including the parking and driveway plan, will be reviewed by the Department of Transportation prior to issuance of a final Certificate of Occupancy. In their January 29, 2020 memo, the Bureau of Street Lighting stated no street lighting improvements were required. The installation of street trees in the public right-of-way was conditioned with the Bureau of Street Services, Urban Forestry Division and has been conditioned herein in a memo dated January 25, 2020. The project will be reviewed as appropriate by the Departments of Fire, Building and Safety, Bureau of Engineering, and Bureau of Sanitation for any other necessary conditions relating to construction and/or infrastructure improvements (e.g., sewers, shoring and lateral supports). As such, provisions are made for adequate streets, drainage facilities, grading, sewers, utilities, fire access and other public dedications or improvements.
- b. **Convenience.** The current action, as recommended, has been made contingent upon compliance with T Conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure that the public's convenience is served by the actions required. These T Conditions ensure appropriate and necessary street dedications, sidewalk improvements, and street lighting. Additionally, the proposed project is conditioned herein for traffic and access.
- c. **General Welfare.** The installation of street trees in the public right-of-way has been discussed with the Bureau of Street Services, Urban Forestry Division, and has been conditioned herein. Crape Myrtle is not considered as an appropriate street tree, as it is more ornamental in appearance than functional as a shade tree. Crape Myrtle requires significant pruning to encourage a single trunk growth, and only grows to a height of 15-25 feet. As previously stated, the project will be reviewed as appropriate by the Departments of Fire, Building and Safety, Bureau of Engineering, and Bureau of Sanitation for any other necessary conditions relating to construction and/or infrastructure improvements. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site and provide for the general welfare.
- d. **Good Zoning Practices.** The Zone and Height District Change from RE40-1-K to (T)(Q)C1-1VL-K recognizes the inconsistency of the property's current land use designations. Without the General Plan Amendment and Zone and Height District Change, the commercial building would be limited to the eastern half of the property. The two-story commercial building is consistent with the type of development encouraged by the General Plan Framework Element and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan with regards to the Neighborhood Commercial land use designation, as outlined above. To ensure

that the development is in harmony with the General Plan, the proposed Q Conditions contain provisions regarding use, height, floor area, and parking.

- e. **“T” Tentative and “Q” Classification Findings.** Per LAMC Section 12.32 G.1, 2 current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. Such limitations are necessary to ensure that the scale, design and scope of future development on the site are limited to protect the orderly agreement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and that projective be made for improvements the best interest of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the general Plan as discussed in Findings Section 1, and to prevent potential adverse environmental effect of adding incompatible uses to the established neighborhood. The Q conditions prevent the property from being utilized for all the uses ordinarily permitted in a particular zone classification and/or that the development of the site shall conform to certain specified standards, because the limitations are deemed necessary to:
- (1) Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood; and
 - (2) Secure an appropriate development in harmony with the objectives of the General Plan; and
 - (3) Prevent or mitigate potential adverse environmental effects of the zone change as discussed in findings Section 1.

7. **Project Permit Compliance Findings**

- a. ***The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.***

The proposed project is located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and meets the definition of a project under Section 4 of the Specific Plan. The site is not located in a prominent ridgeline protection area, the site is vacant of any development including trees, and the site is not subject to provide a staging area as no subdivision is proposed. The subject site is located along a designated scenic corridor (Specific Plan Map Nos. 1 & 2); therefore, it is subject to Section 9 of the Specific Plan which sets a height limitation of 30 feet for all structures. Additionally, the subject lot is within a designated “K”-Equestrian District (Specific Plan Map No. 4) but is not subject to any of the provisions. Official Trails (Specific Plan Map No. 3) for the Housekeeping District are shown along Sunland Boulevard and Wheatland Avenue north of the subject site and is further shown on the Community Plan map north of the subject site. There is a crosswalk that allows a rider to activate the signal without dismounting located in front of the lot to the east at the intersection. The project complies with the applicable regulations, and provisions of the Specific Plan.

- i. **Section 7** of the Specific Plan Regulates Equine Protection. Although the proposed project is in an Equinekeeping “K” District, no equine uses, or structures are located on the project site as it is proposed for commercial uses. The proposed project is across the street from the located on an Official Equestrian Trail as shown on Specific Plan Map No. 3 and the Community Plan

Map. The Official Equestrian Trail also extends north along Wheatland Avenue. The proposed project is not located on a Non-Public Equestrian Trail as shown on Specific Plan Map No. 4. Section 7 is primarily applicable to projects pursuant to LAMC Section 17.00, for the exception of non-conforming Equine uses as delineated in Section 7.B of the specific plan.

- ii. The Specific Plan Section 8.C prohibits certain plant materials within the Specific Plan area for all new projects. This project does not propose any prohibited plants, is conditioned herein to substantially comply with the landscape plan shown in Exhibit "A".
- iii. The northernmost portion of the project site is located within a Scenic Highway Corridor, which is defined in Section 4 of the Specific Plan as "the area extending 500 feet on either side of the centerline of the roadway of each of the Scenic Highways." Sunland Boulevard is a designated Scenic Highway under the Specific Plan, and Specific Plan Map No. 1. Section 9.A, Building Height limits the height of buildings or structures within the Scenic Highway Corridor to 30 feet. The proposed project is 25 feet in height as shown in Exhibit "A", and therefore complies with the height regulations of the Scenic Highway Corridor.
- iv. This project is conditioned to comply with Section 9.B.1, Exterior Lighting, which requires that all light fixtures be shielded to minimize illumination of adjacent properties and to reduce glare. The submitted plans do not specify the type of light fixtures; prior to condition clearing the applicant shall provide details in the submitted drawings of all exterior light fixtures that comply with this provision of the Specific Plan.
- v. This project is conditioned to comply with Section 9.B.2 Roofs and Roof-Mounted Structures, which requires that all new roofs shall be surfaced with non-glare material, and all roof-mounted equipment, except for solar energy devices, be screened from view from the right-of-way of the adjacent Scenic Highway (Sunland Boulevard), with a finish quality and compatible building materials and colors. The proposed roof materials for this project are compatible with the building materials and colors and shield all rooftop equipment.
- vi. This project has been conditioned to comply with Section 9.B.4, Fencing, Gate Materials, and Walls, which requires use of natural fencing and wall materials where feasible.
- vii. This project has been conditioned to with Section 9.B.5, Landscaping, which requires landscaping that is designed to minimize visual impacts of the project as seen from the right-of-way of the Scenic Highway and prepared by a state licensed Landscape Architect or Architect. As conditioned by this grant, the applicant shall provide a Landscape Plan prior to obtaining for a building permit for the construction of the proposed project.
- viii. This project complies with Section 9.B.7, Parking Lot Design. The applicant has provided a Landscape Plan, which shows the parking lot landscaping and automatic irrigation system.

- ix. This project has been conditioned to comply with Section 9.C, Signs which delineates permitted and prohibited signs. The condition of approval reflects such language.

As such, the project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.

- b. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.*

A Mitigated Negative Declaration (MND), Case No. ENV-2018-3004-MND, was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA) and published on October 22, 2020, which incorporates mitigation measures and monitoring measures that mitigate negative environmental effect to less than significant impacts when implemented. The Mitigated Negative Declaration was analyzed based on the project description reflected in the applicant's site plans as shown in Exhibit "A". These site plans incorporate use, height, floor area, and parking provisions.

C. Environmental Findings

Environmental Findings. The project was analyzed under Mitigated Negative Declaration No. ENV-2018-3004-MND ("Mitigated Negative Declaration") and the Mitigation Monitoring Program attached to this report as Exhibit B. The Mitigated Negative Declaration was published on October 22, 2020 and circulated for 20 days ending November 11, 2020 with no public comments. On the basis of the whole of the record before the lead agency including any comments received, and the action of the City Planning Commission, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2018-3004-MND and that no subsequent EIR, negative declaration, or addendum is required for approval of the project.

Flood Insurance. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in areas outside the flood zone.

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan which was adopted by the City Council on November 18, 1997 and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan which was adopted by the City Council on December 19, 2003; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site; and recommended approval of a Zone Change from RE40 to C1 for the lot located at 9666 & 9668 N. Sunland Boulevard and a Height District Change from 1 to 1VL; and

WHEREAS the approved project is for the construction of a two-story, 6,006 square-foot commercial building; and

WHEREAS the City Planning Commission at its meeting on May 27, 2021, approved the General Plan Amendment and recommended approval by the City Council and the Mayor of a General Plan Amendment for the property located at 9666 & 9668 N. Sunland Boulevard; and

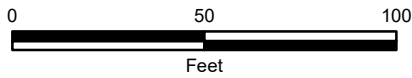
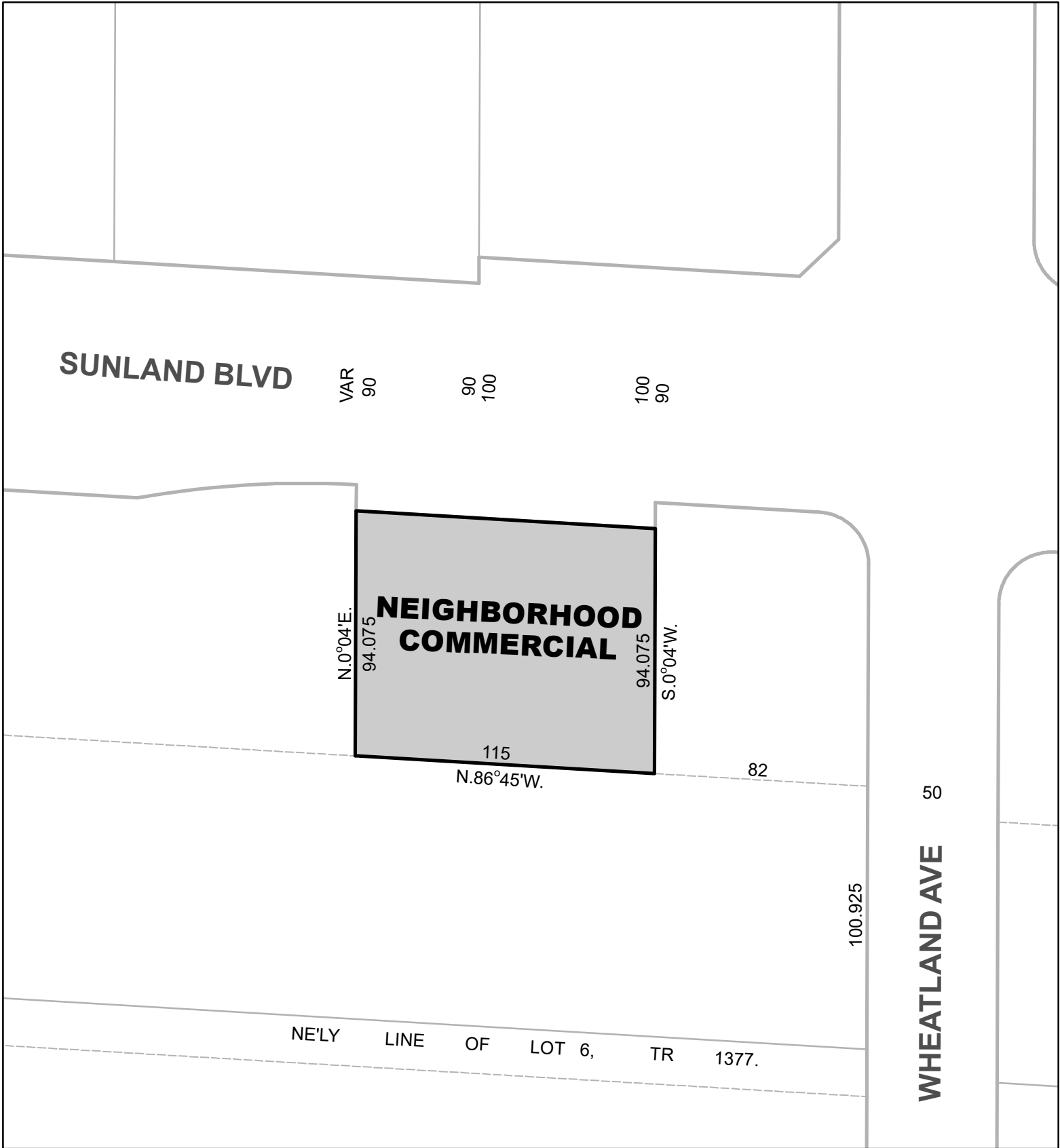
WHEREAS, pursuant to the provision of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS the requested General Plan Amendment is consistent with the intent and purpose of the adopted Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Neighborhood Commercial land use designation and the (T)(Q)C1-1VL-K Zone will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2018-3004-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, found there is no substantial evidence that the project will have a significant effect on the environment; found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions of the project; and the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration were adopted by the City Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Sunland-Tujunga-Shadow Hills-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan be amended as shown on the attached General Plan Amendment map.



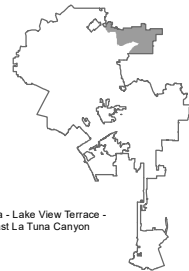
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SUNLAND - TUJUNGA - LAKE VIEW TERRACE

City of Los Angeles



Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment