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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: 8401 & 8431 N. Sunland Boulevard (ENV-2020-1322-MND)

Project Location: 8401 & 8431 N. Sunland Boulevard, Sun Valley, CA 91352

Project Description: Project proposes a 4,295 square foot car wash and new landscaping on a 37,801 square-foot lot that is zoned with C2-1VL-CUGU and P-1VL-CUGU. The requested entitlements will require a Specific Plan Exemption to provide relief from the Clean Up Green Up Ordinance 184,246 and its limitations. CUGU prohibits a car wash facility within 500 feet of residential uses. The proposed scope of work will also require a Zone Variance to allow the construction of an express car wash with associated driveway aisles, and 23 vacuums to be established in the P-1VL-CUGU zone. The existing remains of a burnt down one-story restaurant totaling 5,763 square feet would be demolished.

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning October 24, 2024 and ending November 23, 2024. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available on the Department of City Planning's website at https://planning.lacity.org/development-services/negative-declaration-public-notices. Submit your comments by contacting Joshua Ordonez at joshua.ordonez@lacity.org or (213) 682-6370 or if you need to review the case file materials.

Signature: Joshua Ordonez Date: 10/18/2024