

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** 8431 N. Sunland BoulevardLead Agency: City of Los Angeles, Department of City PlanningContact Person: Joshua OrdonezMailing Address: 6262 Van Nuys Boulevard, #430Phone: (213) 682-6370City: Van NuysZip: 91401County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Los AngelesCross Streets: Sunland Boulevard & Clybourn AvenueZip Code: 91352Longitude/Latitude (degrees, minutes and seconds): 34 ° 13 ' 25.2 " N / 118 ° 21 ' 51.8 " W Total Acres: .87Assessor's Parcel No.: 2408014032

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 5 Golden State Highway

Waterways: \_\_\_\_\_

Airports: Hollywood Burbank Airport

Railways: \_\_\_\_\_

Schools: LAUSD**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_

Acres \_\_\_\_\_

 Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. 4,295Acres .87

Employees \_\_\_\_\_

 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Power: Type \_\_\_\_\_

MW \_\_\_\_\_

 Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

 Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

 Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**Neighborhood Office Commercial/C2-1VL-CUGU, P-1VL-CUGU**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date October 24,2024 Ending Date November 25,2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Los Angeles</u>	Applicant: <u>Edmond Mirzakhonian (Mirzakhonian LLC)</u>
Address: <u>6262 Van Nuys Boulevard, #430</u>	Address: <u>2733 Sleepy Hollow Place</u>
City/State/Zip: <u>Van Nuys, CA 91401</u>	City/State/Zip: <u>Glendale, CA 91206</u>
Contact: <u>Joshua Ordonez</u>	Phone: <u>(661) 250-9300</u>
Phone: <u>(213)682-6370</u>	

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Signature of Lead Agency Representative: *Joshua Ordonez* Date: 10/18/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.