

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 8431 N. Sunland Boulevard

Lead Agency: City of Los Angeles Planning Department

Contact Name: Joshua Ordonez

Email: joshua.ordonez@lacity.org

Phone Number: (213)682-6370

Project Location: Los Angeles

City

Los Angeles

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources:

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
Less Than Significant with mitigation incorporated. Mitigations: MM-CUL-1: Workers Environmental Awareness Program Training, MM-CUL-2: Retention of a Qualified Archaeologist, MM-CUL-3: Inadvertent Discovery Clause.

Land Use and Planning:

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant with mitigation incorporated. Mitigations: Noise Study conducted to show less noise than the ambient noise by using quieter machinery in their design.

Tribal Cultural Resources:

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with mitigation incorporated. Mitigations: On site monitoring during ground disturbance, provisions for unanticipated discovery.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles Planning Department