

**DEPARTMENT OF  
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
VERONICA PADILLA  
DANA M. PERLMAN

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

March 2, 2016

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Case No. CPC-2006-5568-CPU  
ENV Case No. ENV-2006-5623-EIR  
Council File No. 15-1226  
Council District No. 12  
Granada Hills-Knollwood Community Plan

Honorable Councilmembers:

**RE: OLD GRANADA HILLS RESIDENTIAL FLOOR AREA (RFA) DISTRICT**

At its meeting held on October 28, 2015 the City Council approved the Granada Hills-Knollwood Community Plan, which included General Plan Amendments to the Granada Hills-Knollwood Community Plan, Transportation Element and Framework Element, amendments to the Granada Hills Specific Plan, and zone and height district changes. On that date, the City Council also certified the Final Environmental Impact Report and adopted the Statement of Overriding Considerations. In addition, the City Council requested that the City Attorney prepare and present an ordinance relative to the Old Granada Hills Residential Floor Area (RFA) District.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 2, 2015 action of the City Planning Commission to approve the Granada Hills-Knollwood Community Plan update, which included an implementing ordinance to establish the Old Granada Hills Residential Floor Area (RFA) District pursuant to the procedures set forth in Section 13.13 of the LAMC.

**RECOMMENDATION**

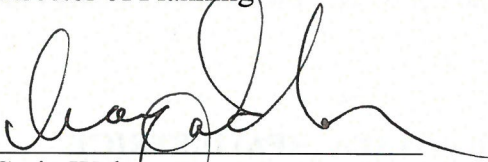
That the City Council:

1. Adopt an ordinance establishing the Old Granada Hills Residential Floor Area (RFA) District pursuant to the provisions set forth in Section 13.13 of the Municipal Code.
2. Adopt the Findings of the City Planning Commission as transmitted by the Department of City Planning to the City Clerk on October 14, 2015 as the Findings of the City Council, including the environmental findings.

3. Find under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record that since certification of the Environmental Impact Report ENV-2006-5623-EIR (SCH No. 2008021061) on October 28, 2015, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which will cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read 'Craig Weber', written over a horizontal line.

Craig Weber  
Principal City Planner

Attachment:

1. City Planning Commission's Letter of Determination, dated October 2, 2015.



## LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: OCT 02 2015

**CASE NO. CPC-2006-5568-CPU**  
**CEQA: ENV-2006-5623-EIR**

Council District: 12 – Mitchell Englander

**Applicant:** City of Los Angeles

**Plan Area:** Granada Hills-Knollwood

**Location:** The project area is the Granada Hills-Knollwood area, bounded by the City/County Border on the northwest, Interstate-5 freeway on the northeast, Interstate-405 freeway on the east, Lassen Avenue and Devonshire Street on the south, and Aliso Canyon on the west

**Request(s):** Community Plan Update: General Plan Amendments, Zone Change, Height District Change, Specific Plan Amendment, K-District Supplemental Use District Amendment, and establishment of the RFA Supplemental Use District.

**At its meeting of May 23, 2013, the following action was taken by the City Planning Commission:**

1. **Conducted** a public hearing on the Proposed Plan, as modified in the Recommendation report.
2. **Approved** the Recommendation Report, dated May 23, 2013, as the Commission Report, with the following land use and zone change request and technical changes:
  - a. Zone Change to [Q]C2-1VL and General Plan Amendment to Community Commercial for Subarea 1300L.
  - b. Report results and solutions to PLUM for recommendation for approval of the Old Granada Hills Residential Floor Area (RFA) District.
  - c. Identify policies that support the encouragement of more shade for pedestrians in the commercial areas.
3. **Approved** the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan text, Land Use and Zone Change Maps, and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.
4. **Approved** the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Subarea Map, Land Use and Zone Change Matrix, amendments to Equinekeeping "K" District and the Granada Hills Specific Plan boundaries and regulations, and establishment of the Old Granada Hills Residential Floor Area (RFA) District.
5. **Approved** an ordinance replacing the existing Granada Hills-Knollwood Equinekeeping "K" Supplemental Use District (Ordinance 151,602) and establishing a new "K" District pursuant to the procedures set forth in Section 13.05.B (Establishment of Districts) and establish new conditions as allowed under Section 13.05.C (Conditions) of the Los Angeles Municipal Code (LAMC).



6. **Approved** the amendments to the Granada Hills Specific Plan, including revised boundaries.
7. **Approved** the proposed Old Granada Hills Residential Floor Area (RFA) District pursuant to procedures set forth in Section 13.13 of the Los Angeles Municipal Code.
8. **Found** that the boundaries of the Granada Hills Equinekeeping "K" District are appropriate and that the "K" District meets the required criteria pursuant to Los Angeles Municipal Code Section 13.05 B.1 and that the additional lot conditions are necessary to implement the programs, policies, and design guidelines of the Granada Hills-Knollwood Community Plan.
9. **Found** that in accordance with Los Angeles Municipal Code Section, 11.5.7.G, the proposed amendments to the Granada Hills Specific Plan are consistent with, and necessary to implement the programs, policies, and design guidelines of the Granada Hills-Knollwood Community Plan.
10. **Found** that in accordance with Los Angeles Municipal Code Section 13.13, the proposed boundaries and supplemental development regulations of the Old Granada Hills Residential Floor Area (RFA) District are consistent with, and necessary to implement the programs and policies of the Granada Hills-Knollwood Community Plan.
11. **Instructed** the Department of City Planning to finalize the necessary zone change ordinances, "K" District, RFA District, and Granada Hills Specific Plan Amendment and findings to be presented to City Council, and make other technical corrections as necessary.
12. **Amended** the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan to reclassify selected streets within the Granada Hills-Knollwood Community Plan as shown on the Street Re-designation and Modifications Map and Matrix.
13. **Amended** the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
14. **Authorized** the Director of Planning to present the resolution, Community Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
15. **Reviewed and Considered** the Environmental Impact Report, ENV-2006-5623-EIR (State Clearing House No. 2008021061) and transmit the EIR to the City Council for certification.
16. **Approved** the **Statement of Overriding Considerations** with the **Final Environmental Impact Report**.
17. **Approved** the attached **Findings**, including the Environmental Findings.

#### **RECOMMENDATIONS TO THE MAYOR:**

1. **Recommend** that the **Mayor approve** the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan Text, Land Use and Zone Change Maps and Additional Plan Map Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature Changes amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.
2. **Recommended** that the **Mayor approve** the recommended amendments to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards and recommended amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, as modified.

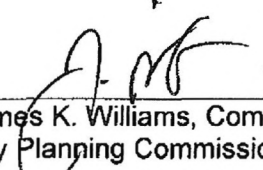
**RECOMMENDATIONS TO THE CITY COUNCIL:**

1. **Recommend that City Council adopt the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan Text, Change Maps and Additional Plan Map Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature Changes, along with amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, and the Long Range Land Use Diagram of the General Plan Framework, all together amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.**
2. **Recommend that City Council adopt the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Map, Land Use and Zone Change Matrix.**
3. **Recommend that the City Council adopt an ordinance replacing the existing Granada Hills-Knollwood Equinekeeping "K" Supplemental Use District (Ordinance No. 151,602) and adding lot conditions, pursuant to Section 13.05C(3) of the Municipal Code.**
4. **Recommend that the City Council adopt the amendments to the Granada Hills Specific Plan pursuant to Section 11.5.7.G of the Municipal Code.**
5. **Recommend that the City Council adopt an ordinance establishing the Old Granada Hills Residential Floor Area (RFA) District pursuant to the provisions set forth in Section 13.13 of the Municipal Code.**
6. **Recommend that City Council adopt the Statement of Overriding Considerations.**
7. **Recommend that City Council adopt the findings, including the environmental findings.**
8. **Recommend that the City Council certify and adopt the Environmental Impact Report (EIR No. ENV-2006-5623-EIR).**

**This action was taken by the following vote:**

**Moved:** Roschen  
**Seconded:** Lessin  
**Ayes:** Cardoso, Eng, Perlman, Romero  
**Absent:** Burdon, Freer, Hovaguimian

**Vote:** 6 – 0

  
 \_\_\_\_\_  
 James K. Williams, Commission Executive Assistant II  
 City Planning Commission

**Effective Date/Appeal:**

**The Commission's determination is final as of the mailing date of this determination and is not appealable.**

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 90<sup>th</sup> day following the date on which the City's decision became final pursuant to California Code of the Civil Procedures Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Maps, Findings, Granada Hills Specific Plan Amendment, K-District, Old Granada RFA District, Zone Changes, General Plan Amendments, and Resolutions as Approved by the City Planning Commission

Planning Staff: Craig Weber, Principal City Planner, Conni Pallini-Tipton, Acting Senior City Planner  
 Priya Mehendale, City Planning Associate, Laura Krawczyk, City Planning Assistant