

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone and Height District Change for the properties located at 10516-10526 West Dubnoff Way, 6323-6355 North Clybourne Avenue and 6348-6354 North Cahuenga Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act (CEQA); that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 16-1169 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2015-4441-MND] filed on May 9, 2016.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California Public Resources Code (CPRC), the Mitigation Monitoring Program as the Findings of the Council; and, ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to the project site and add areas in the North Hollywood-Valley Village Community Plan to re-designate the land use of the parcels located at 10516-10526 West Dubnoff Way and 6323-6355 North Clybourne Avenue from Low Residential to Highway Oriented Commercial; and, re-designate the land use of the parcels located at 6348-6354 North Cahuenga Boulevard from Parking Buffer to Highway Oriented Commercial for the renovation and continued use of an existing special education facility and the establishment of a foster family facility to recruit, train, certify and monitor foster parents in the local area, including a parent training academy, an outpatient and school based mental health clinic, as well as the continued operation of a children's group home.
5. PRESENT and ADOPT the accompanying ORDINANCE dated July 28, 2016, approved by the LACPC, effecting a Zone and Height District Change from R1-1 to (T) (Q)C2-1VL for parcels located at 10516-10526 West Dubnoff Way and 6329-6355 North Clybourne Avenue, for the renovation and continued use of an existing special education facility and the establishment of a foster family facility to recruit, train, certify and monitor foster parents in the local area, including a parent training academy, an outpatient and school based mental health clinic, as well as the continued operation of a children's group home, subject to Conditions of Approval.
6. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to

this action.

7. ADVISE the applicant of the "Q" Qualified classification time limit pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

*" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."*

8. ADVISE the applicant that, pursuant to CPRC Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Bernard La Fianza, Penny Lane Centers

Representative: John J. Parker, Pacific Crest Consultants

Case No. CPC-2015-4440-GPA-ZC-HD

CEQA No. ENV-2015-4441-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - DECEMBER 29, 2016**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 14, 2016)**

Summary:

At a regular meeting held on November 22, 2016, the PLUM Committee considered a General Plan Amendment and a Zone and Height District Change for the properties located at 10516-10526 West Dubnoff Way, 6323-6355 North Clybourne Avenue and 6348-6354 North Cahuenga Boulevard. After an opportunity for public comment, the Committee recommended that the Council approve the General Plan Amendment and a Zone and Height District Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

| <u>MEMBER:</u> | <u>VOTE:</u> |
|----------------|--------------|
| HUIZAR         | YES          |
| HARRIS-DAWSON  | YES          |
| CEDILLO        | YES          |
| ENGLANDER      | YES          |
| PRICE          | YES          |

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**