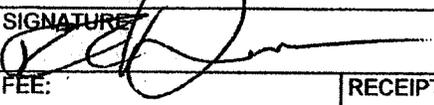


Exhibit B

COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <h2 style="margin: 0;">NOTICE OF EXEMPTION</h2> (California Environmental Quality Act Section 15062)	CITY CLERK'S USE
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY City of Los Angeles Department of City Planning		COUNCIL DISTRICT
PROJECT TITLE <i>* Valley Village Boundary Adjustment</i>		LOG REFERENCE <i>ENV 2014-68 - CE</i>
PROJECT LOCATION <i>* Intersection of Burbank and Laurel Canyon Blvd.</i>		
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: <i>* Boundary Adjustment.</i>		
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: <i>* City of Los Angeles.</i>		
CONTACT PERSON <i>* Robert Duenas</i>	AREA CODE <i>* 318</i>	TELEPHONE NUMBER EXT. <i>* 374-5072</i>
EXEMPT STATUS: (Check One)		
<input type="checkbox"/> MINISTERIAL	STATE CEQA GUIDELINES Sec. 15268	CITY CEQA GUIDELINES Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>5</u> Category <u>7</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		
JUSTIFICATION FOR PROJECT EXEMPTION: Changes in Council instructions related to a change of zone or height district.		
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.		
SIGNATURE 	TITLE <i>Sr. City Planner.</i>	DATE <i>1-10-14.</i>
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

* _____
 NAME (PRINTED)

* _____
 SIGNATURE

* _____
 DATE

PROJECT DESCRIPTION

The proposal is to modify the northerly boundary of the Valley Village Specific Plan to allow for a more consistent commercial development at the intersection of Burbank and Laurel Canyon Boulevard. Staff was requested by the City Council to review and make a recommendation on the boundary change. Staff reviewed the intent of the Valley Village Specific Plan and the current development conditions of the area to determine if the change was in the best interest of the community. Concurrently, there is a conditional use application being heard by the Office of Zoning Administration to permit a drive-thru coffee shop at the southwesterly corner of the intersection. That action will be dependent on whether the City approves and adopts the boundary change. That action will also evaluate any impacts the proposed development may have on the environment

PROJECT HISTORY

On October 4 2013, Councilman Paul Krekorian (CD 2) introduced a motion to adjust the northerly boundaries of the Valley Village Specific Plan. This was done in conjunction with a conditional use filing to allow a Starbucks drive-thru coffee shop to be considered at the southwesterly corner of Burbank and Laurel Canyon Boulevard. The intersection of Burbank and Laurel Canyon Boulevard lies on the northerly boundary of the specific plan. The northerly corners are outside of the specific plan and are regulated by the city wide commercial standards. The southern corners are within the Valley Village Specific Plan and are not only governed by the citywide standards but also the specific plan standards. The concern is that this circumstance may be hindering potential investors from upgrading the surrounding properties due to the additional limitations. A key specific plan standard that is hindering the redevelopment of the southwesterly corner is the prohibition of drive through restaurants. While this action would allow the consideration of a drive-thru at the site, it would still have to be approved by a Zoning Administrator, comply with all the conditions of approval and be evaluated by the applicable CEQA requirements.

EXISTING CONDITIONS

Project Area

In 1986, the City Council initiated the development of the Valley Village Specific Plan; after many years the specific plan was adopted in 1993. It was in response to concerns by the community over the intrusion of commercial and multi-family developments that were out of scale and/or out of character with the areas established single-family character. Concern centered around the potential for excessive traffic, spill over parking into the single-family neighborhoods, blocked views and other potential impacts.

The community has three major north/south streets; Whitsitt Ave, Laurel Canyon Boulevard and Colfax Ave and three east/west streets; Chandler Boulevard, Magnolia Boulevard and Riverside Drive. These streets have various commercial and multifamily zones that directly abut the single-family neighborhoods that the specific plan was designed to protect. The outer most boundaries of the specific plan area are; the Hollywood freeway on the east, the Ventura freeway on the south, the Tujunga wash on the west and Burbank Boulevard on the north. Having the freeways and the wash as boundaries create a natural break in development to the communities beyond, however Burbank Boulevard creates a different situation.

The properties on the south side of Burbank Boulevard are regulated by the specific plan and the properties on the north side are not. While this does not create a problem for the residential developments along Burbank Boulevard or for the larger commercial sites at Whitsett, the smaller commercial sites at Laurel Canyon Boulevard may be adversely effected. The southerly commercial properties at this intersection have additional restrictions on use that do not apply to the northerly side of Burbank Boulevard.

The specific plan prohibits the following in commercial uses: all ground floor residential, automobile sales-new, bathhouses, burglar alarm businesses, driving schools, escort businesses, fast-food & drive-through restaurants, hotels and motels, massage parlors, mobile home sales-new, monument and tombstone retail sales, off-site advertising signs, RV sales-new, rescue missions, taxicab businesses, trade schools, universities, barber/beauty schools, trailer sales-new. The overall regulations have maintained a consistent character along the main interior commercial streets of the specific plan area. However, the perimeter commercial areas must compete with commercial sites which have less restrictions than themselves. Currently, a drive-thru coffee shop operator wants to locate at the southwesterly corner of Laurel Canyon and Chandler Boulevard, unfortunately the specific plan prohibits drive-thru's.

The prohibition of drive-thru's was to prevent the over concentration of fast food drive-thru's within the Valley Village commercial area. A more pedestrian and neighborhood feel was desired for the core commercial areas. The area being recommended for exclusion from the Valley Village specific plan is the smallest of the commercial areas along Burbank Boulevard within the plan and is detached from the southerly commercial areas along Laurel Canyon Boulevard. Removing the three parcels from the plan area would allow them to develop more like their northerly counter parts without impacting the single-family character within the specific plan.

The question has been raised as to why are the boundaries being adjusted for this development as opposed to the applicant requesting a specific plan exception to allow the drive-thru? In response, the specific plan expressly prohibits "drive-thru's" the specific plan exception process can only be used to grant relief of development standards of a specific plan such as height, area, and yards it cannot grant relief from an expressly prohibited use. The alternative in this situation would be to amend the specific plan itself to allow drive-thru's anywhere in the plan area. Considering the unique location of the site on the boundaries of the plan, the consideration of a boundary adjustment was an acceptable option for the council office and the Valley Village Neighborhood Council.

The boundary change will not require any physical changes to the area or result in any construction that wouldn't comply with CEQA.

ENVIRONMENTAL REVIEW UNDER CEQA

Mitigation measures are not necessary for the subject action there are no potential significant negative environmental effects associated with the action. The Director of Planning has determined that the project is Categoricaly Exempt from the environmental review pursuant to Article III, Section,1, and Class 5 and Category 7 of the City of Los Angeles CEQA Guidelines. This clearance pertains to an alteration in land use limitations adopted by the City Council.

The proposed Valley Village specific plan boundary changes will not conflict with the relevant residential policies of the community plan. The changes will allow for a consistent commercial development at the intersection of Laurel Canyon Boulevard and Burbank Boulevard and still maintain the protections of the Valley Village Specific Plan for the single family residents of the area.

The purposes of the Valley Village Specific Plan include the following:

“To assure orderly, attractive and harmonious multiple residential and commercial developments that are adjacent to the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;”

“To provide coordinated and comprehensive standards for height, design, building massing, open space, and landscape for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods;”

“To adequately buffer single-family residential uses from adjacent multiple residential and commercial developments;”

The change in boundaries will not conflict with the above purposes and in this instance will allow them to be implemented using the review process established by the L.A.M.C. The proposed project for the site will be reviewed in a public forum for compatibility with the community. Sensitivity to any potential impacts will be addressed and mitigated through that process. These sites are unique in that they are not adjacent to any single-family zones or uses and are bounded by either commercial or multiple family zones or uses. The purpose of these changes is to allow a more consistent and harmonious commercial development throughout the commercial intersection.