



CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
<http://cityplanning.lacity.org/>

Determination Mailing Date: **AUG 05 2014**

CASE: CPC-2014-67-SPA
CEQA: ENV-2014-68-CE

Location: 12106,12032,34,36,38,40,42,44,48,50,
52, 58 West Burbank Blvd.,
5544,47,55 North Laurel Canyon Blvd.
Council District: 2 - Krekorian
Plan Area: North Hollywood - Valley Village
Zone: [Q]C1-1VL, C1-1VL

Applicant: City of Los Angeles

At its meeting of June 26, 2014, the City Planning Commission took the following action:

1. **Found** that the project is Categorically Exempt from environmental review.
2. **Approved** the **Specific Plan Amendment** boundary change to the Valley Village Specific Plan, as indicated in the report.
3. **Adopted** the attached **Findings**.


RECOMMENDATIONS TO CITY COUNCIL:

1. **Recommend** that the City Council **find** that the project is Categorically Exempt from environmental review.
2. **Recommend** that the City Council **approve** the **Specific Plan Amendment** boundary change to the Valley Village Specific Plan, as indicated in the report.
3. **Recommend** that the City Council **adopt** the attached **Findings**.

This action was taken by the following vote:

Moved: Dake-Wilson
Seconded: Choe
Ayes: Ahn, Ambroz, Cabildo, Katz, Mack, Perlman
Absent: Segura

Vote: 8-0



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

Appeal Status: The Specific Plan Amendment is not further 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 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Map, Findings
Senior City Planner: Bob Duenas
Planning Assistant: Milena Zasadzien

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FINDINGS

A. General Plan/Charter Findings

1. **Framework Element.** The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them.

GOAL 3B *Preservation of the City's stable single-family residential neighborhoods.*

Objective 3.5

Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

The Framework Element does not identify this area as targeted for intensification or growth. Instead, it defers to the community plans for policy towards plan amendments that would be reflective of the local policies. The Framework Plan supports maintenance of single-family designated areas.

2. **General Plan Land Use Designation.** The subject property is located within the area covered by the North Hollywood-Valley Village Community Plan, updated and adopted by the City Council on May 14, 1996. The existing Plan designates the subject property as Neighborhood Office Commercial with corresponding zones of CR, C1, C1.5, RAS3, RAS4 and P. The recommended approval of the specific plan boundary change will be consistent with the existing community plan designation and policies of the Community plan as noted below.
3. **General Plan Text.** The North Hollywood Community Plan text includes the following relevant policies:

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands and the concentration of commercial and residential development into the North Hollywood Center (business district and environs); these are intended to be connected to other major Centers of the City by a rapid transit network.

The Plan proposes that the low-density residential character of North Hollywood-Valley Village should be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses.

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.

B. CEQA Findings

1. **Environmental.** 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 Categorically 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.

Determination Mailing
CPC-2014-67-SPA

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MAILING DATE: August 5, 2014