



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: MAY 26 2015

CASE NO.: CPC-2006-5568-CPU-M1
CEQA: ENV-2015-1626-ND

Applicant: City of Los Angeles

Location: 17081, 17117, 17123,
17129 West Devonshire Street
Council District: 12 – Englander
Plan Area: Granada Hills
Request(s): General Plan
Amendment, Zone and Height District
Change

At its meeting on May 16, 2013, the following action was taken by the City Planning Commission:

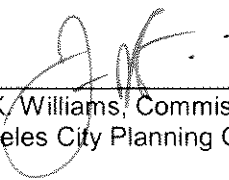
1. **Approved** a General Plan Amendment from Low Residential to **Community Commercial** for the Granada Hills Charter School site.
2. **Approved** a Zone Change from A2-1 to **[Q]C2-1VL** for the Granada Hills Charter School site.
3. **Adopted** the attached amended **Findings**, including the Environmental Findings.
4. **Adopted** Negative Declaration No. **ENV-2015-1626-ND**.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** that the **City Council adopt** a General Plan Amendment from Low Residential to Community Commercial.
2. **Recommend** that the **City Council adopt** a Zone Change from A2-1 to **[Q]C2-1VL**.
3. **Recommend** that the **City Council adopt** the Findings, including the environmental Findings.
4. **Recommend** that the **City Council adopt** Negative Declaration No. **ENV-2015-1626-ND**.

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

Vote: 6 - 0


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

Effective Date / Appeals:

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

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the Zoning map shall be as follows:

AMESTOY AVE

HIAWATHA ST

GENESTA AVE

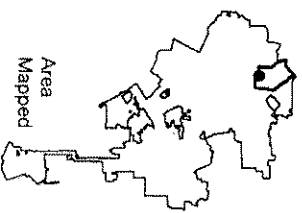
DEVONSHIRE ST

[Q]C2-1VL

E'LY LINE OF TR 24238.



C.M. 204 B 133 CPC 2006-5568 CPU M1
AE/ *[Signature]* 012914



Section __. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

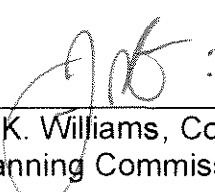
Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on May 16, 2013
recommended this ordinance be adopted by the City Council.



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

File No. _____

Discussion

The subject property is a rectangular shaped collection of parcels located between Devonshire Street to the south and Hiawatha Street to the north, Amestoy Avenue to the west, and a commercial shopping center improved with a church campus to the east. Though the property is currently designated for Low Residential land use with a corresponding zone of A2-1 (agricultural), the property has been used as a school campus for a number of years.

The Department of City Planning has been undertaking a comprehensive update to the Granada Hills-Knollwood Community Plan, and in its 2013 approval of the Community Plan, the City Planning Commission considered and approved the subject General Plan Amendment and Zone Change. Transmittal of the City Planning Commission's approved Community Plan is anticipated to take place during the late summer months of 2015 while the Community Plan's Environmental Impact Report is finalized. However, in order for the Granada Hills Charter School to remain in operation at the subject site, more immediate action is needed, hence the transmittal of this item ahead of the larger community plan update.

While a Draft Environmental Impact Report (EIR) was prepared for the update to the Community Plan, and preparation of a Final EIR is underway, an independent Initial Study and Negative Declaration were prepared for the subject action (ENV-2015-1626-ND). No significant environmental impacts have been identified or are anticipated, largely because the subject site has been used as a school campus for a number of years.

Findings

The requested action is consistent with the City's General Plan, and will ensure the ongoing operation of a use of land that is in conformity with public necessity, convenience, general welfare and good zoning practice.

The subject property has been developed with a school campus that has previously been occupied by Pinecrest Northridge Elementary School for a number of years, and has operated under the control of a Conditional Use—an entitlement normally required for school facilities that are not located within either a PF or C2 zone. The property was recently acquired by Granada Hills Charter High School in 2014, with the intent of occupying the existing facility in the 2015-2016 school year. Granada Hills Charter High School carries one of the City's most diverse enrollments of high school students, with over 4,000 students in annual attendance.

The currently adopted Granada Hills-Knollwood Community Plan envisions a balance between land uses and public services such as public school facilities, and action on the part of the City to change the General Plan land use designation and zone to allow an existing school facility to remain in use by-right helps to effectuate this balance. Furthermore, the Framework Element of the City's General Plan encourages the development and use of public schools that provide a quality education for all of the City's children, including those with special needs, and adequate school facilities to serve every neighborhood in the City so that students have an opportunity to attend school in their neighborhoods. The establishment of an appropriate General Plan land use designation (Community Commercial), and zone ([Q]C2-1VL) that will allow for the ongoing use of the site as a school campus is consistent with this goal.

The recommended General Plan amendment and zone change was evaluated in an initial study and found to have no significant potential environmental impacts, and a Negative Declaration was issued by the Department of City Planning (ENV-2015-1626-ND). No substantial changes to the physical environment will occur as a result of the recommended action, the physical development and natural conditions of the subject property and surrounding vicinity will remain largely the same, in as much as the subject site has been used as a school campus for a number of years, and the subject action is consistent with the existing conditions.

Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, the Department of City Planning prepared Negative Declaration ENV-2015-1626-ND, which concludes that impacts

resulting from this General Plan Amendment and Zone Change will be less than significant, and/or that there will be no impacts. The environmental document was published and it observed a 20-day public comment period. No comments or letters were received during the environmental comment period. The attached environmental document reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the CPC Case file in Room 667, 200 North Spring Street, Los Angeles CA 90012.

RESOLUTION

WHEREAS the subject property is an approximately 7 acre parcel located between Devonshire Street to the south and Hiawatha Street to the north, Amestoy Avenue to the west and Commercially designated land to the east;

WHEREAS the subject property has been used as an academic school campus for a number of years, and was recently acquired by Granada Hills Charter High School for continued use as a high school campus;

WHEREAS the currently adopted Granada Hills-Knollwood Community Plan designates the subject site for Low Residential uses;

WHEREAS the City Planning Commission considered and approved an update to the land use designation for the subject site to Community Commercial as part of its consideration of an update to the Granada Hills-Knollwood Community Plan in 2013;

WHEREAS a Community Commercial land use designation would allow for zoning that facilitates the by-right location of a charter high school at the subject location;

WHEREAS preparation of a Final Environmental Impact Report has delayed a transmittal of the proposed Granada Hills-Knollwood Community Plan to the City Council for action, and the City Council has therefore been unable to act upon an amendment to the land use designation for the subject site;

WHEREAS the City Council has indicated a desire to act upon the proposed amendment of the land use designation for the subject site pursuant to Council Motion CD 15-052;

WHEREAS an independent Initial Study and Negative Declaration were prepared in May of 2015, for the subject action to re-designate and re-zone (ENV-2015-1626-MND), consistent with the State's California Environmental Quality Act;

WHEREAS pursuant to the provisions of City Charter the Mayor and the City Planning Commission have transmitted their recommendations; and

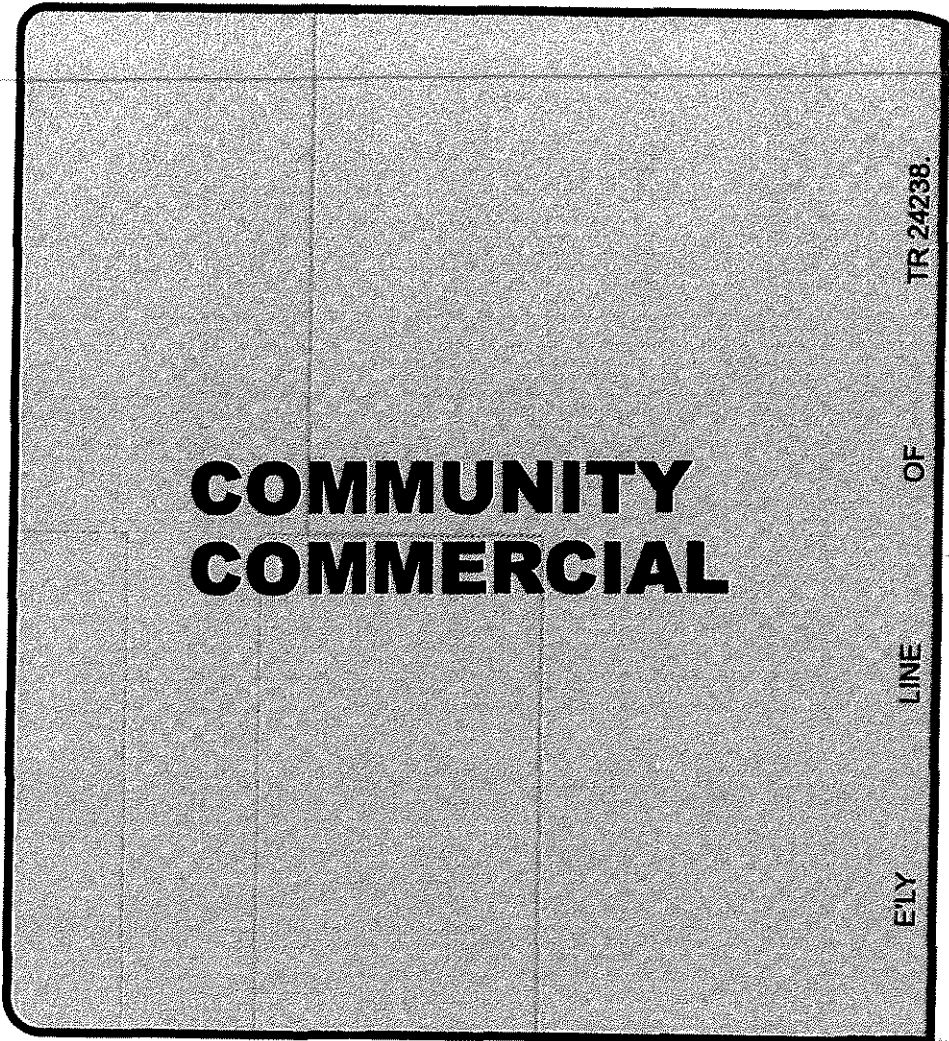
WHEREAS the requested General Plan Amendment is consistent with the intent and purposes of the Granada Hills-Knollwood Community Plan to designate land use in an orderly and unified matter; and

NOW THEREFORE BE IT RESOLVED that the Granada Hills-Knollwood Community Plan be amended as shown on the attached General Plan Amendment Map.

GENESTA AVE

HIAWATHA ST

AMESTOY AVE



**COMMUNITY
COMMERCIAL**

TR 24238.

OF

LINE

E'LY

DEVONSHIRE ST

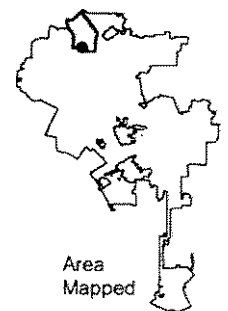


C.M. 204 B 133 CPC 2006-5568 CPU M1

AE/ *[Signature]*

GRANADA HILLS

012914



Area
Mapped

Section 2. QUALIFIED [Q] CONDITIONS: Use of the property shall be limited to academic institutional uses only.

Section 3. URGENCY CLAUSE. The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety because efficacy of the ordinance is needed immediately to ensure that Granada Hills Charter School may occupy the subject facilities, carry out any needed on-site improvements that require the issuance of building permits, and demonstrate land use compliance to the Los Angeles Unified School District. Without the immediate efficacy of this ordinance, use of the subject facilities will be delayed in such a way that enrollment of students will be jeopardized, creating a significant and harmful lapse in education services to the families of nearly 4,000 high school students.

Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

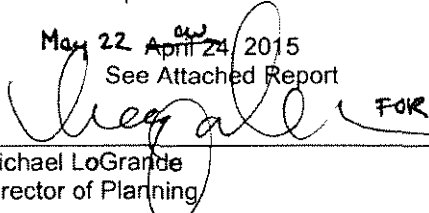
By _____
Deputy

Approved _____

Mayor

Pursuant to Section 559 of the City Charter,
I approve this ordinance on behalf of the
City Planning Commission and recommend
that it be adopted...

May 22 ⁰⁴ April 24, 2015
See Attached Report



Michael LoGrande
Director of Planning

File No. _____

| | | |
|--|---|---|
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| Carlos Gomez 8603 Jellico Avenue Northridge, CA 91325 | Cheryl Ford 11151 Jellico Avenue Granada Hills, CA 91344 | Rick Donnelly 17531 Rinaldi St. Granada Hills, CA 91344 |
| Vic Toroyan 17333 Tulsa Street Granada Hills, CA 91344 | Joe Vitti 11638 Gerald Avenue Granada Hills, CA 91344 | Carl Melnik 17625 Index St. Granada Hills, CA 91344 |
| Paula Boland 19270 Ludlow St. Northridge, CA 91326 | Brian Miller 17723 Chatsworth Street Granada Hills, CA 91344 | Ghalib Kassam 17503 Kingsbury St. Granada Hills, CA 91344 |
| Cindy & Ken Goodman 12648 Byron Avenue Granada Hills, CA 91344 | Kathe Dubin 13023 Barto Drive Granada Hills, CA 91344 | Principal 13425 Mission Tierra Way Granada Hills, CA 91344 |
| Jim Summers 17435 San Fernando Mission Blvd. Granada Hills, CA 91344 | Marla Rhoades 17537 Tribune Avenue Granada Hills, CA 91344 | Michelle Carnahan 10804 Louise Avenue Granada Hills, CA 91344 |
| Pamela Rhodes 10640 Petit Avenue Granada Hills, CA 91344 | Danny Ceballos 17231 Los Alimos Street Granada Hills, CA 91344 | Jim Vedenoble 17218 Midwood Drive Granada Hills, CA 91344 |
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Robert Castle
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Matt Simons
28311 Stansfield Lane
Santa Clarita, CA 91350

Ana Gaona
10037 Wish Avenue
Northridge, CA 91325

Andy Reszczinski
12516 McLennan Avenue
Granada Hills, CA 91344

Jacqueline LePut
17329 Los Alimos Street
Granada Hills, CA 91344

Stephen Corvi
17440 Donmetz Street
Granada Hills, CA 91344

Eleanor Kyhl
16817 Index Street
Granada Hills, CA 91344

Mitch Lookabaugh
16852 Los Alimos Street
Granada Hills, CA 91344

Bart Mills
18034 Ludlow Street
Granada Hills, CA 91344

Stella and John McCarthy
17348 Donmetz Street
Granada Hills, CA 91344

Tina Hanson
16244 Nordhoff Street
North Hills, CA 91343

Thomas Blaire
17824 Tribune Street
Granada Hills, CA 91344

Connie Otis
17803 Tribune Street
Granada Hills, CA 91344

Marion Seletos
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Granada Hills, CA 91344

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Jenny Kim
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