

6/10/15

File No. 15-0521

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to General Plan Amendment and Zone Change requests for the Granada Hills Charter High School, located at 17081 - 17129 Devonshire Street and 10338 Amestoy Avenue.

Recommendations for Council action, as initiated by Motion (Englander-Huizar), 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; 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. 15-0521 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Negative Declaration [ENV-2015-1626-ND].
2. ADOPT the amended FINDINGS, including the Environmental Findings, of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to the Granada Hills-Knollwood Community Plan from Low Residential to Community Commercial Land Use Designation for property at 17081 - 17129 Devonshire Street and 10338 Amestoy Avenue.

Applicant: City of Los Angeles

Case No. CPC-2006-5568-CPU-M1

4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, on behalf of the LACPC, effecting a Zone Change from A2-1 to [Q]C2-1VL for property at 17081 - 17129 Devonshire Street and 10338 Amestoy Avenue, subject to Conditions of Approval, to allow the Granada Hills Charter School to continue operation.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
8. ADVISE the applicant that, pursuant to California State Public Resources Code 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.

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 - AUGUST 10, 2015

(LAST DAY FOR COUNCIL ACTION – AUGUST 7, 2015)

(12 VOTES REQUIRED ON SECOND READING)

Summary

At the public hearing held on June 2, 2015, the Planning and Land Use Management (PLUM) Committee considered Motion (Englander-Huizar), Negative Declaration, reports from the Mayor, Director of Planning, and the LACPC, Resolution relative to a proposed General Plan Amendment to the Granada Hills-Knollwood Community Plan from Low Residential to Community Commercial land use designation, and Ordinance effecting a Zone Change for the property at 17081 - 17129 Devonshire Street and 10338 Amestoy Avenue. After an opportunity for public comment, the Committee recommended that Council approve: the reports from the Mayor, Director of Planning, and the LACPC, the Resolution approving the proposed General Plan Amendment, and the Ordinance effecting a Zone Change, subject to Conditions of Approval. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 7 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

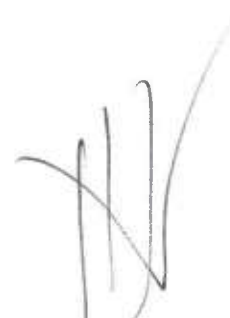
". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

ORDINANCE NO. _____

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

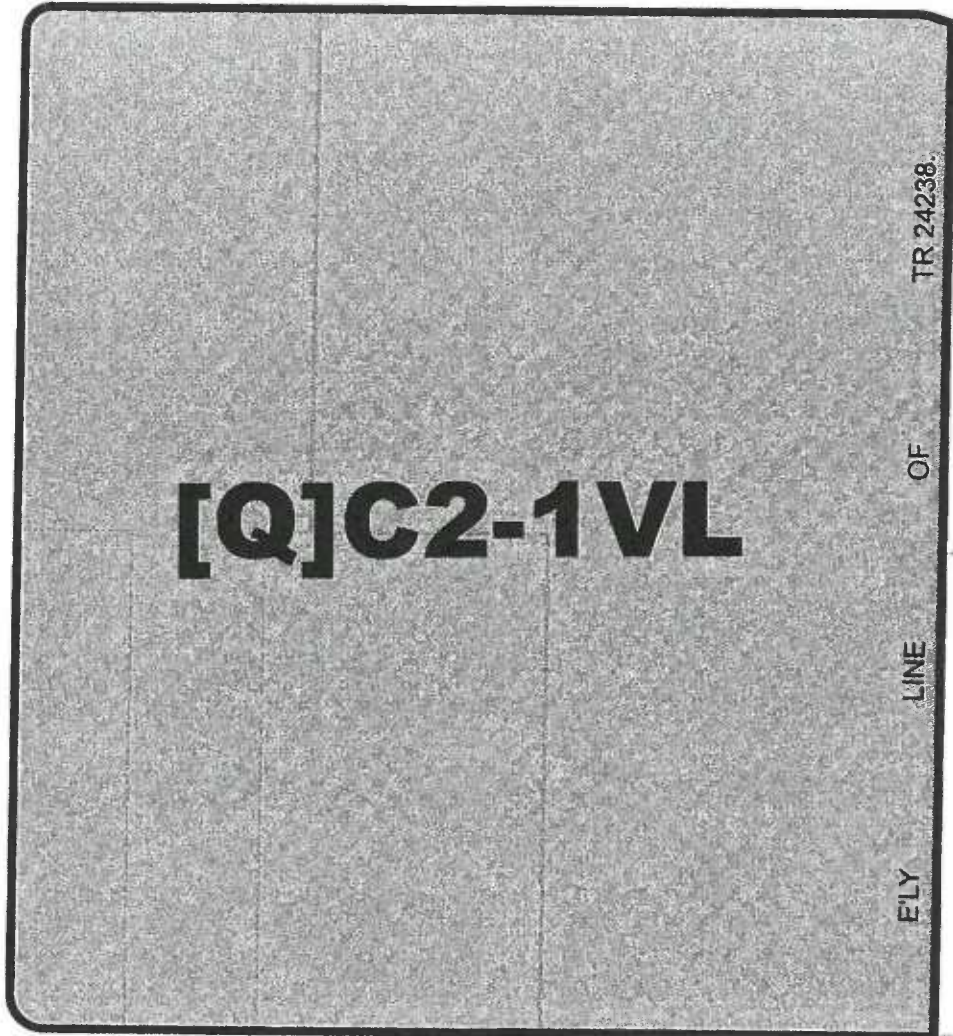
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

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:

GENESTA AVE

HIAWATHA ST

AMESTOY AVE



[Q]C2-1VL

ELY LINE OF TR 24238

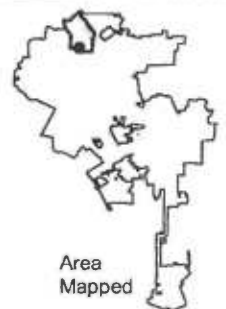
DEVONSHIRE ST



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

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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

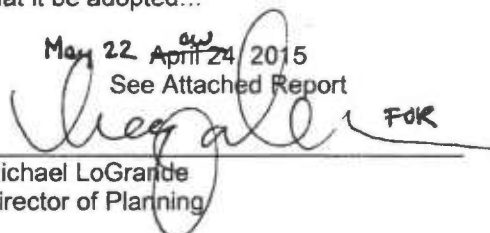
By _____
Deputy

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 ⁴³ April 24 2015
See Attached Report



Michael LoGrande
Director of Planning

File No. _____

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

ELY

DEVONSHIRE ST



100 50 0 100 Feet

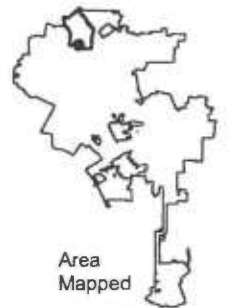
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AE/ *[Signature]*

GRANADA HILLS

012914



Area Mapped