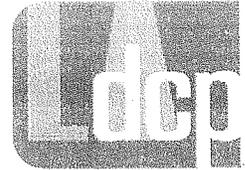




DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



ITEM 6

City Planning Commission

Date: June 26, 2014
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chambers, Second Floor
14410 Sylvan Street,
Room 201, Council Chamber
Van Nuys CA 91401

Public Hearing: April 25, 2014
Appeal Status: Specific Plan Amendment is not
appealable,
Expiration Date: N/A
Multiple Approval:

Case No.: CPC-2014-67-SPA
CEQA No.: CE-2014-68
Incidental Cases: None
Related Cases: ZA 2013-3370-CU-ZV
Council No.: 2-Krekorian
Plan Area: North Hollywood – Valley
Village
Specific Plan: Valley Village
Certified NC: Valley Village
GPLU: Neighborhood Office
Commercial
Zone: [Q]C1-1VL, C1-1VL
Applicant: City Initiated

PROJECT LOCATION: 12106,12032,34,36,38,40,42,44,48,50,52,58 West Burbank Blvd. and 5544,47,55 North Laurel Canyon Blvd, legally described as PT 151 Arb 21 and 22 of Lankershim Ranch Land and Water Co., and Tract 5215 M.B. 57-49 Lot FR14,

PROPOSED PROJECT: Southwest corner: An amendment to the Valley Village Specific Plan boundaries (to exclude three sites from the specific plan) that would allow an application to be considered by the City to permit a drive through coffee shop, ZA-2013-3370-CU-ZV. The project is being reviewed and processed through the Office of Zoning Administration. If approved the project would be conditioned to ensure a proper integration into the community.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the ENV-2014-68-CE (Categorical Exemption) for the above referenced project; and
2. Pursuant to Section 11.5.7 G of the Municipal Code a Specific Plan Amendment to the boundaries of the Valley Village Specific Plan, as shown on the attached map.

RECOMMENDED ACTIONS:

1. **Approve** and **recommend** that the City Council approve the **Specific Plan Amendment Boundary** change, as indicated in the report;
2. **Approve** Categorical Exemption No. 2014-68 CE; and
3. **Adopt** the attached Findings.

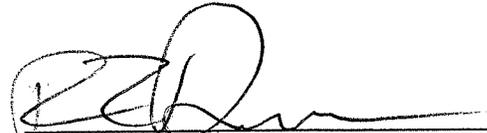
MICHAEL LOGRANDE
Director of Planning



Lisa Webber, Deputy Director



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner
Telephone: (818) 374-5072

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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A – Maps

- A1 – Valley Village Specific Plan Map
- A2 – Boundary change area, existing Zoning Map
- A3 – Boundary change area, existing General Plan Map
- A4 – Specific Plan area, existing General Plan Map
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- A6 – Valley Village Specific Plan text
- A7 – Valley Village Neighborhood Council, support.

B – Environmental Clearance

PROJECT ANALYSIS

Project Summary

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.

Background

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 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 and comply with all the conditions of approval.

Related Cases

ZA 2013-3370 ZV-CU: This is a conditional use for construction of an 18 foot high 605 square-foot single story drive-thru Starbucks coffee shop with a 739 square foot patio for outdoor seating (44 seats and 19 tables) and 13 surface parking spaces. There will be an outdoor walk up window. A variance to the existing Q conditions is also being requested to permit the coffee shop in lieu of the automobile shop that is permitted in the C4 zone. The public hearing was conducted on April 25, 2014, the final action is still pending.

Staff Analysis

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 areas: 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.

Conclusion

After reviewing the intent of the specific plan, to protect the single-family character of the area, and considering the support of the neighborhood council and council office, staff recommends amending the boundaries of the Valley Village Specific Plan. In addition, the Zoning Administrator acting on the conditional use permit will properly condition the development to ensure compatibility with the area, if the Conditional Use Permit is approved.

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 3 and Category 7 of the City of Los Angeles CEQA Guidelines.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

The public hearing was held on April 25, 2014, right after the Zoning Administrator held the public hearing for ZA-2013-3370-CU-ZV. Notifications for the hearings were sent to the same property owners for both cases. As the Hearing Officer, I heard all the testimony given for the Zoning Administrator's case and then took testimony relating to the specific plan boundary change. The public was able to speak to both issues in a comprehensive manner. Approximately 4 speakers spoke in support of the change and 2 speakers spoke in opposition.

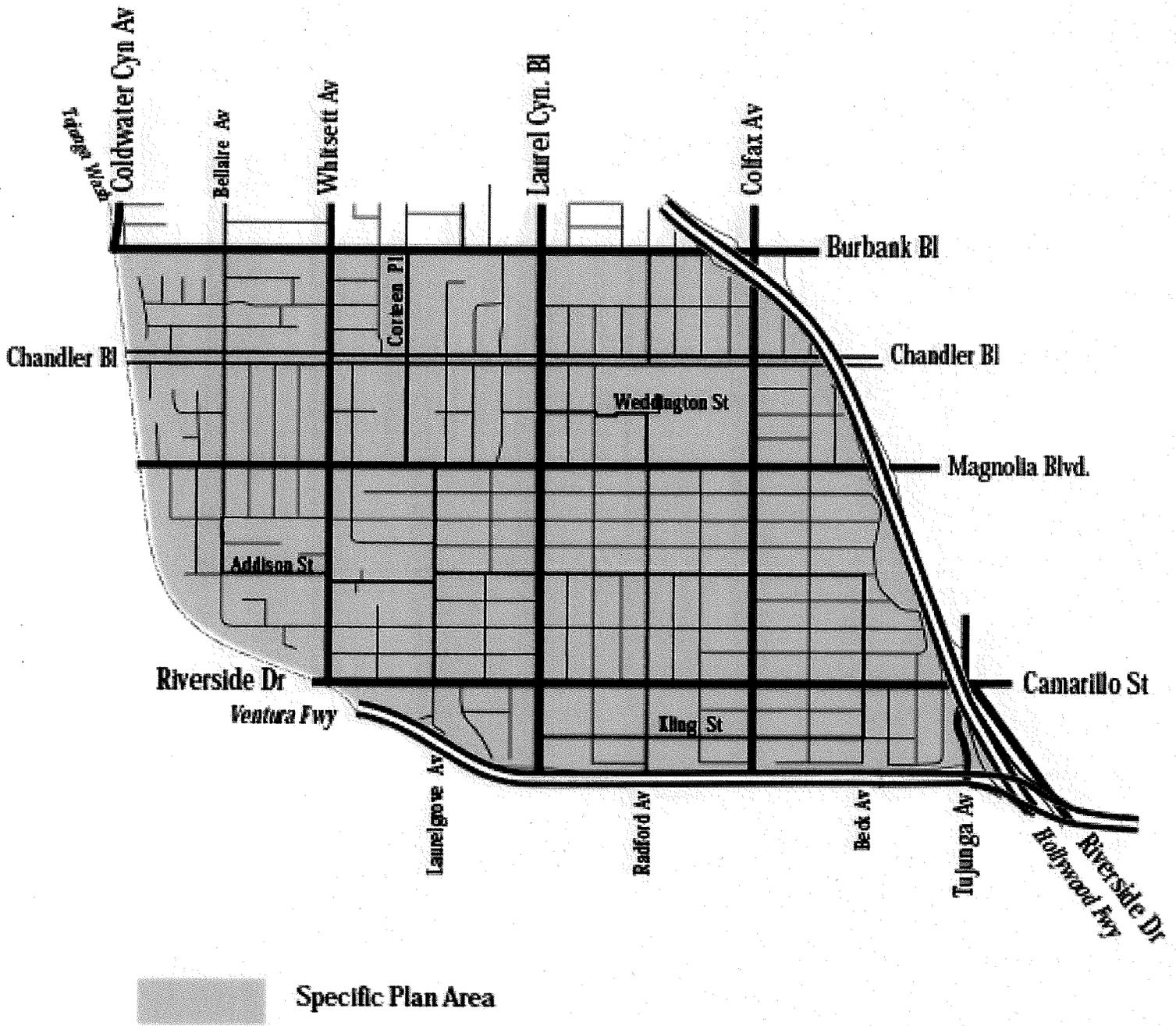
A representative from the Valley Village Neighborhood Council spoke and presented their position in the attached email, exhibit A7 attached.

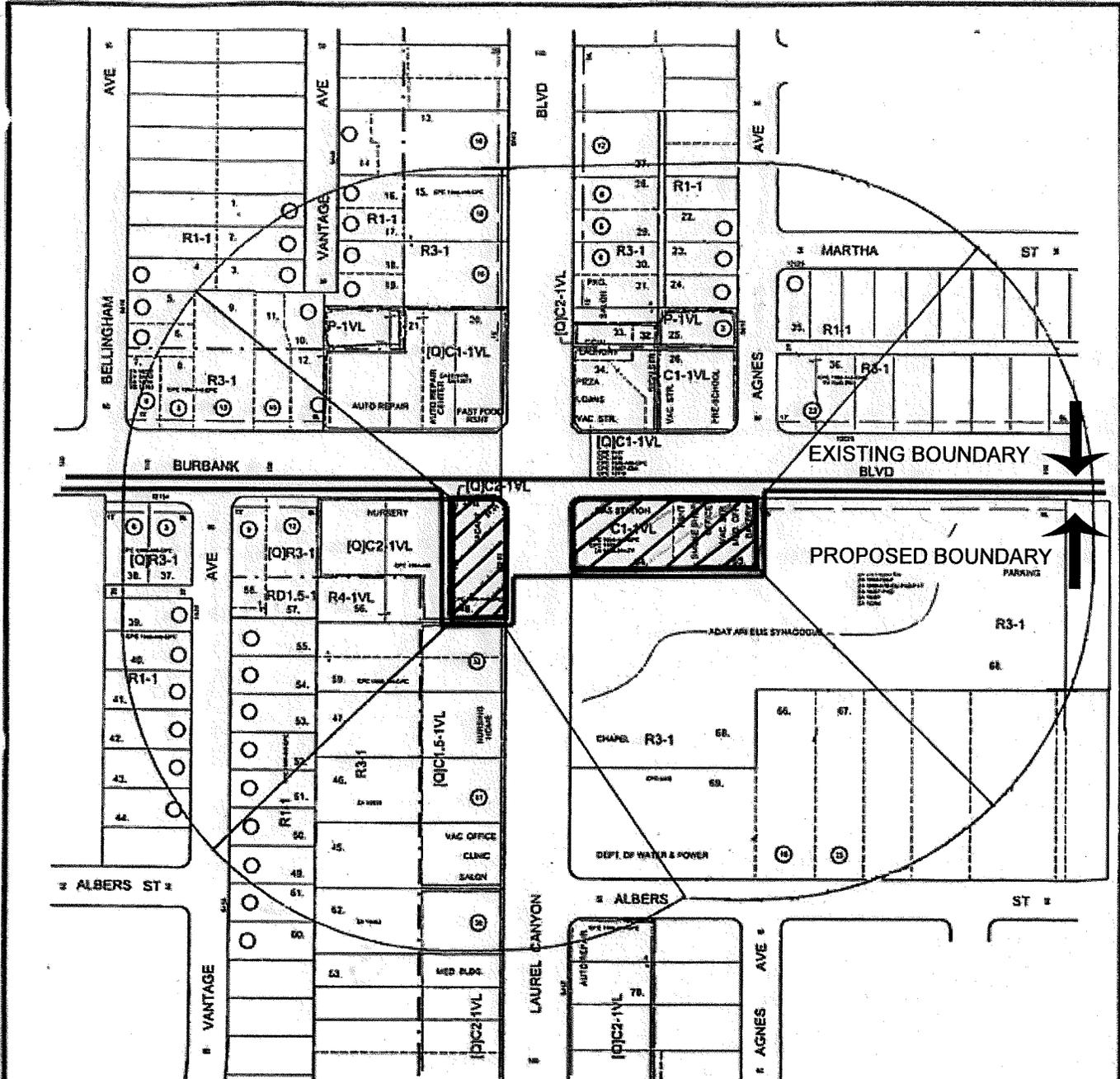
Seven other letters from residents in support were submitted.

Two representatives of the Valley Village Homeowners Association were opposed to the boundary adjustment. Their concern is that an adjustment to the boundaries would lead to further erosion of the specific plan regulations. The representative was not expressly against development of the site, but rather that an amendment to the boundaries was being considered in order to allow the development.

Valley Village Specific Plan

EXHIBIT A-1





**CITY INITIATED SPECIFIC PLAN AMENDMENT
BOUNDARY CHANGE**

12106, 12032, 34, 36, 38, 40, 42, 44, 48, 50, 52, 58 WEST BURBANK BLVD..

5544, 47, 55 NORTH LAUREL CANYON BLVD

LEGALLY DESCRIBED AS PT 151 ARB 21 AND 22 OF LANKERSHIM RANCH LAND

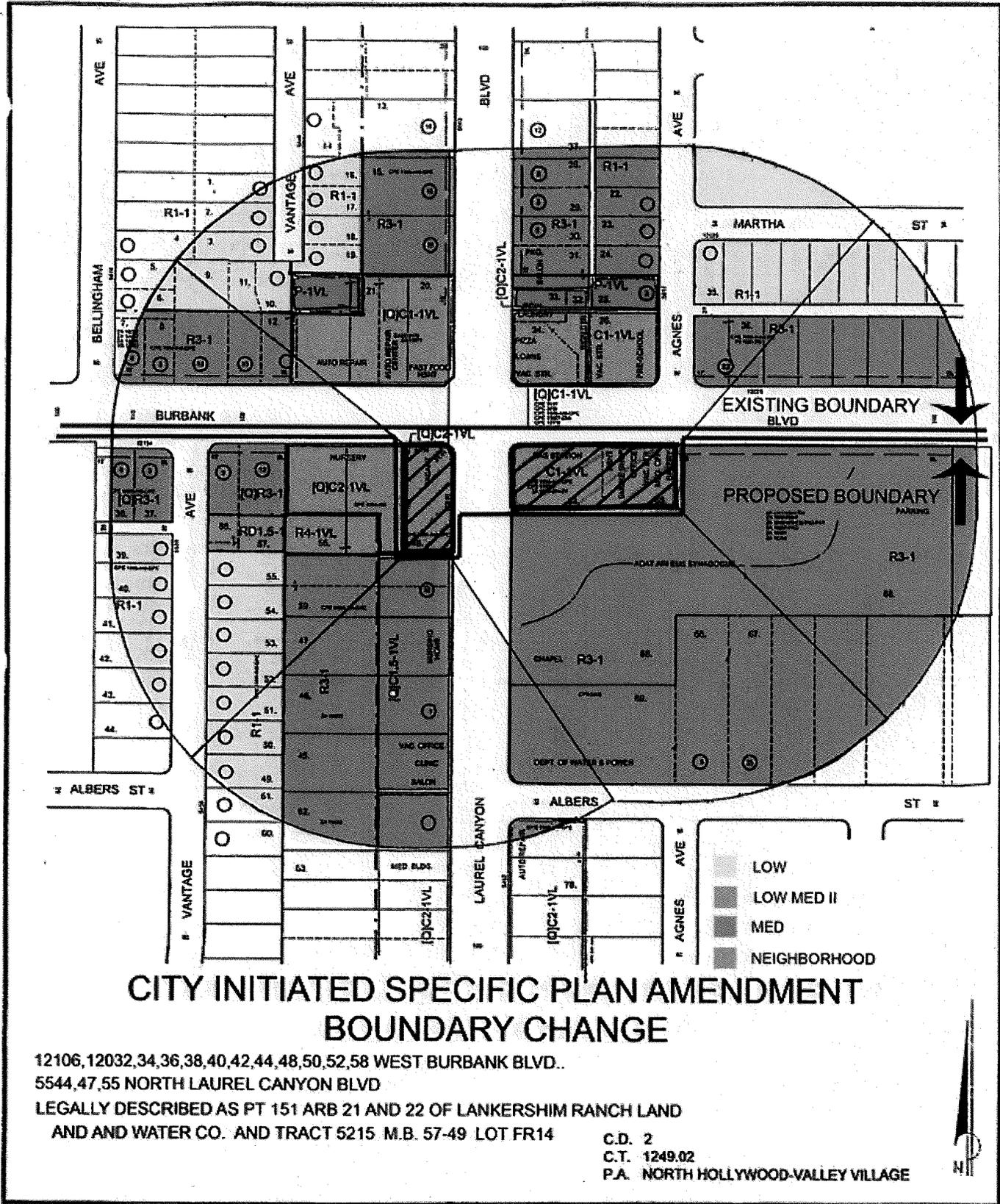
AND AND WATER CO. AND TRACT 5215 M.B. 57-49 LOT FR14

C.D. 2

C.T. 1249.02

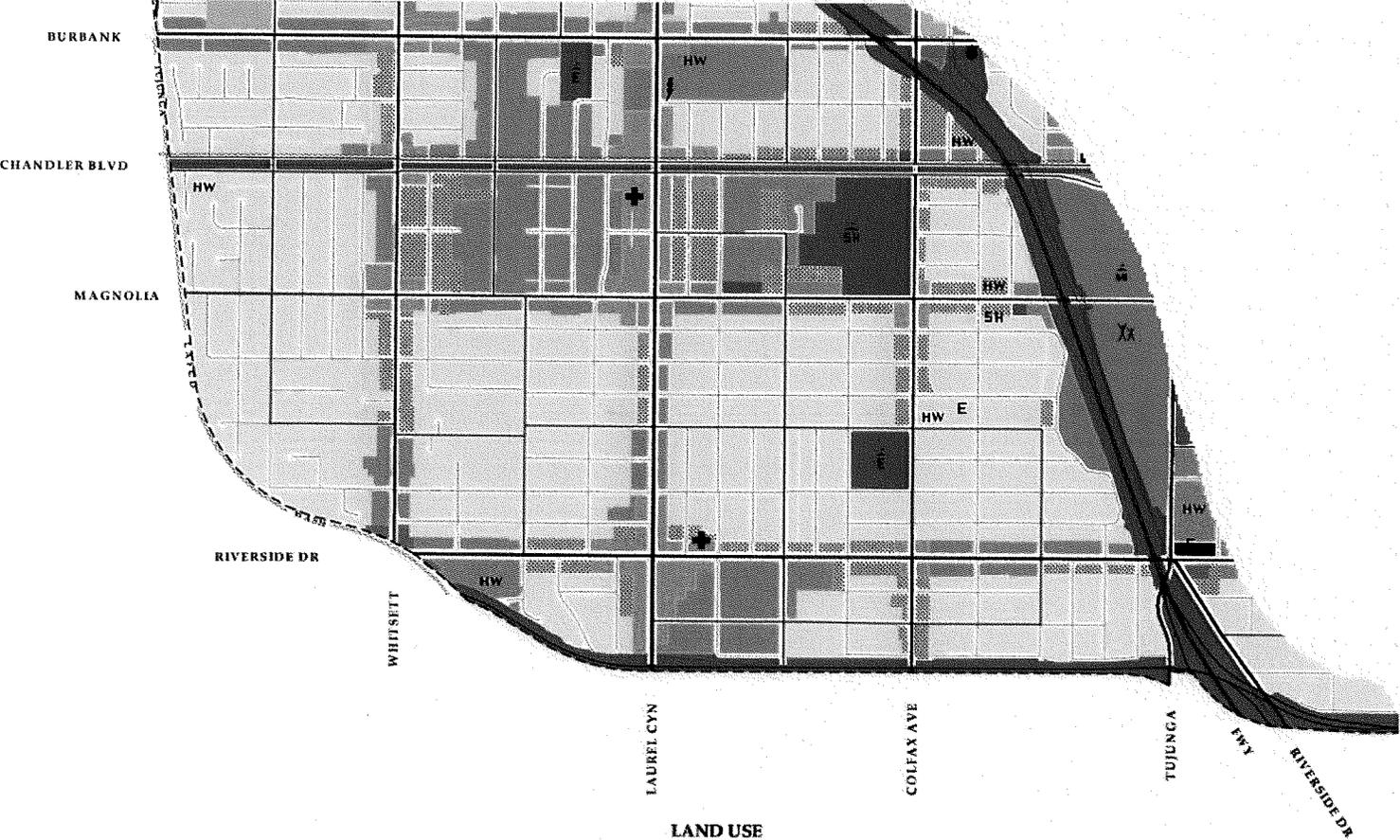
P.A. NORTH HOLLYWOOD-VALLEY VILLAGE

EXISTING ZONING MAP



EXISTING GENERAL PLAN DESIGNATIONS

VALLEY VILLAGE SPECIFIC PLAN LAND USE DESIGNATIONS



LAND USE

RESIDENTIAL	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
SINGLE FAMILY ¹			
LOW	R1S, R1X1	LOW MEDIUM	R2, R2S, R2M, R2X
		LOW MEDIUM H	R2S, R2H, S
COMMERCIAL		MEDIUM	R3
NEIGHBORHOOD ²	CR, CL, CLA, RAS, RASLP	HIGH MEDIUM	R4
REGIONAL ORIENTED ²	CL, CLA, CLC, CR, RAS, RASLP		
COMMUNITY ³	CR, CL, CLS, CLC, CL, RAS, RASLP, PB	OPEN SPACE, PUBLIC FACILITIES	
		OPEN SPACE	OS, A1
		PUBLIC FACILITIES	PF

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

HOLLY L. WOLCOTT
Interim City Clerk

When making inquiries relative to
this matter, please refer to the
Council File No.

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

November 22, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council
File No. 13-1324, at its meeting held November 20, 2013.

City Clerk
OS

24

11/20/13

File No. 13-1324

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to adjusting the Valley Village Specific Plan boundaries to facilitate investment in commercial intersections along Burbank Boulevard at the intersection of Laurel Canyon Boulevard and Burbank Boulevard.

Recommendations for Council action, pursuant to Motion (Krekorian - Koretz):

1. INSTRUCT the Department of City Planning (DCP), in consultation with the City Attorney, to prepare and present an ordinance map to adjust the boundaries of the Valley Village Specific Plan to remove the one southwestern parcel, and the two southeastern parcels along Burbank Boulevard at the intersection of Laurel Canyon Boulevard and Burbank Boulevard, which will in turn facilitate investment in those commercial intersections.
2. DIRECT the DCP to allow the concurrent processing of entitlements, including Conditional Use Permits, on these parcels during the time the ordinance is being processed with the understanding that if the ordinance is not approved, the other entitlements could not be utilized.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary

At the public hearing held on November 5, 2013, the Planning and Land Use Management Committee considered Motion (Krekorian - Koretz) relative to adjusting the Valley Village Specific Plan boundaries to facilitate investment in commercial intersections along Burbank Boulevard at the intersection of Laurel Canyon Boulevard and Burbank Boulevard. After an opportunity for public comment, the Committee approved the recommendations contained in the Motion. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

ADOPTED

NOV 20 2013

LOS ANGELES CITY COUNCIL

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

-NOT OFFICIAL UNTIL COUNCIL ACTS-

13-1324
CD 2

OCT 04 2013

MOTION

On April 4, 1993 the Valley Village Specific Plan became effective, per the adoption of Ordinance No. 168613. The intent of the Valley Village Specific Plan is to address possible impacts that incompatible commercial development may have on adjacent single family neighborhoods.

The current development standards within the Valley Village Specific Plan have been able to mitigate possible impacts from adjacent commercial areas onto the adjacent single family neighborhoods, while still allowing neighborhood serving uses to establish themselves within the Plan area.

After twenty years of the Valley Village Specific Plan becoming effective it has come to the attention of the community and the city that the boundaries of the Specific Plan area may be hindering development of some commercial areas along the perimeters that is important to, and supported by, the community.

The commercial intersection of Laurel Canyon Boulevard and Burbank Boulevard is divided by varying development and use standards. The commercial parcels on the northerly corners are regulated by the Municipal Code, which establishes use and development limitations citywide. The commercial parcels on the southerly corners must comply with all the Municipal Code development and use standards and, in addition, with the use and development standards of the Specific Plan. This places the southerly parcels at a market disadvantage when competing for private investors who wish to invest in those sites.

The southerly commercial parcels are not adjacent to single family uses or zones and are not large enough in area to create commercial developments that could negatively impact the area. The citywide commercial standards would allow the southerly commercial parcels to develop competitively with the northern parcels, and thereby facilitate investment in those commercial intersections.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an ordinance map to adjust the boundaries of the Valley Village Specific Plan to remove the one southwestern parcel, and the two southeastern parcels along Burbank Boulevard at the intersection of Laurel Canyon Boulevard and Burbank Boulevard, which will in turn facilitate investment in those commercial intersections.

I FURTHER MOVE that the Council instruct the Planning Department to allow the concurrent processing of entitlements including Conditional Use Permits on these parcels, during the time this ordinance is being processed with the understanding that if this ordinance is not approved the other entitlements could not be utilized.

PRESENTED BY:

Paul Krekorian

PAUL KREKORIAN
Councilmember 2nd District

SECONDED BY:

Paul Krut

ORIGINAL

[Signature]

October 4, 2013

VALLEY VILLAGE

Specific Plan

Ordinance No. 168,613
Effective April 4, 1993

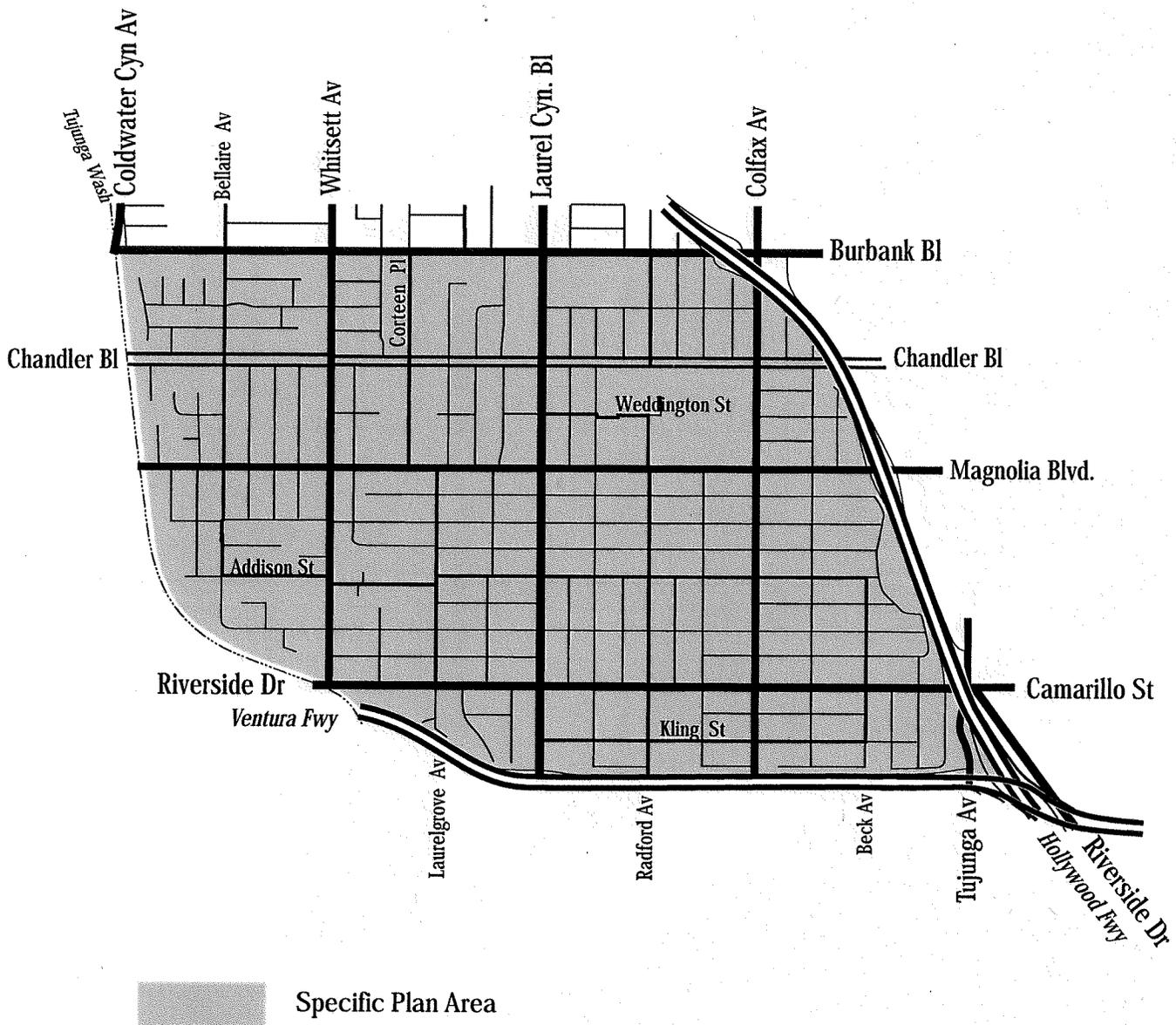
Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

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Section 9.	Landscape Standards
Section 10.	Public Right-of-Way, Dedications and Roadway Improvements
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Valley Village Specific Plan



Specific Plan Area



VALLEY VILLAGE SPECIFIC PLAN

An ordinance establishing a Specific Plan for an area known as Valley Village in the North Hollywood Community Plan Area.

WHEREAS, on March 6, 1986 the City Council instructed the Planning Department to prepare a Specific Plan for the Valley Village area; and

WHEREAS, Valley Village, a predominately single-family neighborhood, is experiencing transitional development, specifically multiple-family and commercial development near traditionally single-family zoned neighborhoods; and

WHEREAS, the present commercial zoning permits commercial development with a wide range of uses, a floor area ratio of 1.5 to 1, and unlimited height; and

WHEREAS, the multiple-family and commercial development allowed by current zoning will cause adverse impacts for adjacent residential neighborhoods such as excessive traffic, parking on adjoining residential streets, inappropriate and undesirable uses such as commercial uses that are incompatible with the surrounding area, blocked views and development of a proportion and scale that is incompatible with adjoining residential neighborhoods;

NOW THEREFORE,

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

Section 1.

ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes the Valley Village Specific Plan for residential and commercial development in the North Hollywood Community Plan area as shown within the heavy lines on the map and as further described as: the area bounded by Burbank Boulevard to the north, the Hollywood Freeway (I-170) to the east, the Ventura Freeway (I-101) to the south and the Tujunga Wash to the west.

Section 2.

PURPOSES

- A. To assure that the development of the area is in accordance with the provisions of the North Hollywood Community Plan;

- B. 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;
- C. To provide coordinated and comprehensive standards for height, design, building massing, open space, and landscaping for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods;
- D. To assure that all residential and commercial uses are consistent with the general character of the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;
- E. To preserve the quality and existing character of the Valley Village area;
- F. To minimize adverse environmental effects of development and promote the general welfare by regulating buildings by height, and bulk, and prohibiting commercial uses which are not compatible to their sites and surroundings, or which cause parking or traffic circulation impacts;
- G. To adequately buffer single-family residential uses from adjacent multiple residential and commercial development;
- H. To preserve stable single-family neighborhoods presently zoned for single-family uses.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code (hereinafter Code) and do not convey any rights not otherwise granted under such other provisions, except as specially provided herein.
- B. Wherever this Specific Plan contains provisions which require different commercial land uses, building heights, setback requirements, landscaping requirements, yard setbacks, parking requirements or other provisions which differ from those provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. Procedural requirements of this Specific Plan are set forth in Section 11.5.7 of the Code.

Section 4.

DEFINITIONS

The following words, whenever used in this Specific Plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Code and Division 4 of Article IX of the Code, if defined therein:

Drive-through Restaurant: shall mean an establishment which dispenses food for consumption on or off the premises, over a counter, or through a window, to an individual in a vehicle.

Fast-food Restaurant: shall mean an establishment which dispenses prepared food over a counter for consumption on or off the premises, except for a cafeteria, and generates at least 31.6 trips per 1,000 square feet of gross floor area. For purposes of this Specific Plan, **cafeteria** shall mean a restaurant in which the customers serve themselves or are served at a counter and take the food to tables to eat for consumption only on the premises; **trip** shall mean an arrival or a departure during the a.m. or p.m. peak hours by a motor vehicle, as determined by the Department of Transportation; and **gross floor area** shall mean the total square footage confined by the outside surface of the exterior walls of a building, except that square footage devoted to vehicle parking and necessary interior driveways and ramps.

Open Space: shall mean an area open from the ground to the sky intended to be used for active and passive recreation purposes, which is free of storage areas, surface parking for automobiles or trucks, or other improvements. Open Space may include walkways or recreation areas (i.e., swimming pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches, sun decks and other similar amenities). Projections into yards as specified in Section 12.22 C 20 of the Code are permitted in open space.

Project: shall mean the erection or construction of or addition or alteration to any building or structure which increases the height, floor area, number of dwelling units or number of guest rooms on a residentially or commercially zoned property.

Section 5.

ZONING AND LAND USE

All land uses shall be consistent with the North Hollywood Community Plan and with the additional regulations as specified in this Specific Plan.

- A. Residential Land Uses. One-family residentially zoned lots shall be maintained with one-family dwellings.
- B. Commercial Land Uses. Unless the zoning on a lot is more restrictive than allowed by the C4 Zone, a commercially zoned lot within the Valley Village Specific Plan Area shall be limited to the C4 use limitations in Section 12.16 A 2 of the Code, except that the following uses shall not be permitted:
 - 1. all ground floor residential uses
 - 2. automobile sales, new
 - 3. bathhouses
 - 4. burglar alarm businesses
 - 5. driving schools
 - 6. escort businesses
 - 7. fast-food & drive-through restaurants

8. hotels and motels
9. massage parlors
10. mobilehome sales, new
11. monuments and tombstones, retail sales
12. off-site advertising signs
13. recreational vehicle sales, new
14. rescue missions
15. taxicab businesses
16. trade schools, universities and barber and beauty colleges
17. trailer sales, new

Section 6.

SPECIFIC PLAN DEVELOPMENT REGULATIONS

Any Project on a lot or lots located in whole or in part within the Specific Plan Area as described in Section 1 of this ordinance shall conform to the following development regulations:

A. General Provisions.

1. For multiple-family residential Projects constructed on a lot adjacent to a lot zoned for RW1 or more restrictive residential uses:
 - a. Any portion of a building wall above a height of 26 feet and facing an RW1 or more restrictively zoned lot shall not have any balcony or any openings to a hallway or public stairway. Window openings shall otherwise be allowed 44 inches above the floor in any room.
 - b. Open balcony guardrails on buildings facing an RW1 or more restrictively zoned lot shall be prohibited with the exception that the lower six inches of the guardrail may be open.
 - c. Any area on a rooftop used for recreational purposes shall be fenced off and that enclosure shall be set back 10 feet from the edge of the building. Any rooftop recreation area that is located within 20 feet of a RW1 or more restrictively zoned lot shall have fencing at least six feet in height with opaque or solid wall construction materials.
2. All lighting for a Project shall be low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property on which the Project is located.

B. Building Height.

1. Residential Uses.
 - a. No multiple-family building shall exceed 36 feet in height.
 - b. No one-family building shall exceed 30 feet in height.
2. Building Height and Stepback for Commercial Uses.

Notwithstanding Section 12.21.1 A (10) of the Code to the contrary, commercial Projects shall conform to the following provisions pertaining to height limitations on C-zoned lots when the Project is located within the distances specified from a lot classified in the RW1 or more restrictive zone:

Distances	Height
0 to 49 feet	25 feet
more than 49 feet to 99 feet	33 feet
more than 99 feet to 199 feet	45 feet

C. Open Space for Multiple-Family Projects.

1. A Project shall provide a minimum of 100 square feet of Open Space per dwelling unit.
2. A minimum of 50 percent of all Open Space shall be landscaped.
3. Paved areas, excluding parking areas, shall consist of the following materials: stamped concrete, colored concrete, tile and/or other brick pavers, or similar materials.
4. Fifty percent of the required Open Space may consist of the front and/or rear yard, provided such yard is landscaped.

D. Multiple-Family Projects Built on One or More Lots with A Total Width of 150 Feet or More and Adjacent to RW1 or More Restrictive Zones.

1. Walkways.
 - a. A Project shall have a walkway which shall consist of a paved area and a landscaped area, the total width of which walkway shall be a minimum of eight feet for a minimum depth of ten feet beyond the required yard. The paved portions of walkways shall not exceed 50 percent of the required walkway area, nor be less than 44 inches in width. The remaining area shall be landscaped.
 - b. Materials for the paved areas shall consist of the following: stamped concrete, colored concrete, tile and/or brick pavers, or similar materials.
 - c. Walkways shall be maintained free of all encroachments, except for allowable projections as specified in Section 12.22 C 20 of the Code.
2. Yard Requirements.
 - a. The front yard shall be that required by the Code plus an additional five feet for 50 percent of the lot frontage.
 - b. The side yard shall be a minimum of 10 feet for a multiple-

family residential Project which is adjacent to an RW1 or more restrictively zoned lot on the side lot line.

- c. The rear yard shall be that required by the Code plus an additional five feet.

E. Yard Requirements for Commercial Projects.

1. The area of the front yard shall be no less than five percent of the total lot area, but shall not extend to a depth of greater than 15 feet.
2. The side yard shall be 10 feet for a Project adjacent to an RW1 or more restrictively zoned lot on the side lot line.
3. The rear yard shall be 20 feet measured from the rear lot line for a Project which is adjacent to an RW1 or more restrictively zoned lot on the rear lot line.
4. Where there is an alley, the setback shall be measured from the centerline of the alley for a Project adjacent to an RW1 or more restrictively zoned lot.

Section 7.

SIGNS

- A. No commercial off-site sign or sign support structure shall be erected within the Specific Plan Area.
- B. No roof sign shall be erected within the Specific Plan Area.

Section 8.

PARKING

A. Parking Standards for Residential Projects.

1. Any multiple-family Project shall provide resident parking as required by 12.21 A 4 (a) of the Code, or any amendment thereto, and guest parking at a ratio of at least one quarter space per dwelling unit in excess of that required by the Code.
2. New condominiums shall provide guest parking at a minimum of one-half space per dwelling unit in excess of that required by the Code.
3. Guest parking shall be clearly identified, easily accessible to guests, and shall not be in tandem.

B. Parking Standards for Commercial Projects.

Parking for an office development shall be at least three parking spaces for each 1,000 square feet of floor area.

Section 9.

LANDSCAPE STANDARDS

A. General Requirements.

Any multiple-family or commercial Project shall provide landscaping in conformance with the following requirements:

1. A landscape plan prepared by a person licensed to prepare landscape plans under state law shall be submitted for review and approval to the Director of Planning, or his or her designee.
2. Landscape plans shall include the approximate size at maturity, location of all proposed materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule.
3. Artificial plants are prohibited.
4. Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees and ground cover.
5. All landscaped areas shall be equipped with an automatic sprinkler or drip irrigation system designed to conserve water.
6. All plants and trees shall be drought-resistant.

B. Buffer Standards.

1. There shall be a five-foot buffer of plant material wherever a multiple-family or commercial Project is adjacent to an RW1 or more restrictively zoned lot or use. The plant material shall be maintained at a height of not lower than six feet at maturity. Fifteen-gallon trees shall be planted on private property every twenty feet along the lot line of the property on which the Project is located.
2. A solid, decorative, masonry block wall, a minimum of six feet in height, shall be constructed along any side or rear lot line of a multiple-family or commercial Project between any adjacent one-family residential use and any parking or driveway use of the Project, if no wall already exists along said lot line of the Project. There shall be no openings, except for a lockable gate provided for landscape work or as may be required by the Code. Decorative masonry walls shall mean split-face, slump stone, plaster, brick or stone facing with a top cap. Both sides of the wall must be decorative.

C. Existing Trees and Replacement Trees.

1. Existing non-fruit bearing mature trees that are at least five feet in height shall be incorporated into a multiple-family or commercial Project, except within the building area and driveway access.
2. For every tree removed due to subterranean parking facilities, a replacement tree shall be planted on a 1:1 basis. Replacement trees shall be at least a 24-inch box size, not less than eight feet in height, with a trunk diameter of not less than two inches, and a minimum branch spread of five feet. All trees shall be in healthy growing condition.

D. Street Trees and Planting Requirements.

Any multiple-family or commercial Project shall provide street trees in conformance with the following requirements:

1. Shade-producing street trees shall be planted at a ratio of at least one tree for each 30 lineal feet of street frontage when no obstructions are present.
2. The minimum size for street trees shall be 10 feet in height and two inches in caliper at the time of planting.
3. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance.

E. Landscaping Requirements.

1. In addition to the other landscaping standards provided in Section 9 of this ordinance, any multiple-family Project shall provide landscaping in conformance with the following requirements:
 - a. The area from the lot line to the building shall be landscaped with live plant materials and/or ground cover, except for required exit-ways, walkways and driveways.
 - b. Front, rear and side yards shall be landscaped using similar materials so that the total development creates a consistent landscape theme.
 - c. A minimum of 50 percent of the total required front and rear yards shall be planted.
2. In addition to the other landscaping standards provided in Section 9 of this ordinance, any commercial Project shall provide landscaping in conformance with the following requirements:
 - a. At least one 24-inch box shade tree shall be planted for every four surface parking spaces.
 - b. The trees shall be dispersed within the parking area so as to shade the surface parking area at maturity and shall be protected by curbing or other suitable measures, to the

satisfaction of the City Planning Department. The shade trees may be planted along the periphery of a parking area, provided that the trees are planted so as to shade the surface parking area.

- c. An automatic sprinkler system shall be installed to water the trees.

Section 10.

PUBLIC RIGHT-OF-WAY, DEDICATIONS AND ROADWAY IMPROVEMENTS

At least one-half of the width of any street, highway, or alley abutting a lot on which a Project is located shall be dedicated and guaranteed or improved for the full width of the lot to comply with the standards set forth in Los Angeles Municipal Code Section 17.05 to the satisfaction of the City Engineer.

Any required improvements pursuant to this ordinance shall be made in accordance with the procedures described in Section 12.37 D of the Code. The appeal procedure described in Section 12.37 I of the Code may be utilized by any person required to make improvements by the provisions of this ordinance.

Any RW1 or more restrictively zoned lot which abuts a local street shall be exempt from the provisions of this Section.

Section 11.

SEVERABILITY

If any provision of this Specific Plan is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Specific Plan which can be implemented without the invalid provision, and, to this end, the provisions of this Specific Plan are declared to be severable.

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning
Franklin Eberhard, Deputy Director
Gordon B. Hamilton, Deputy Director
Robert H. Sutton, Deputy Director

COMMUNITY PLANNING

Frank J. Fielding, Senior City Planner
Deuk Perrin, City Planner
Frank Quon, City Planning Associate

PUBLICATION

Gary Booher, City Planner
Jae H. Kim, City Planning Associate



Starbucks Request - Valley Village

1 message

Braswell, Anthony J. <Anthony.Braswell@cshs.org>
To: "bob.duenas@lacity.org" <bob.duenas@lacity.org>
Cc: "karo.torossian@lacity.org" <karo.torossian@lacity.org>

Thu, Apr 24, 2014 at 4:23 PM

April 24, 2014

Good afternoon Mr. Duenas. I trust this email finds you well.

Neighborhood Council Valley Village has held many meetings regarding the request to build a Starbucks on the southwest corner of the intersection of Laurel Canyon and Burbank Boulevards. The owner (Mr. Ari Miller) and the representative from Starbucks (Mr. Slade Blanchard) have presented 3 times to our Planning and Land Use Committee and 2 times to our Board. They have been very helpful with revisions and changes requested by our community.

Our Board approved the project as submitted to the Planning Department with conditions that were provided to and agreed upon by Starbucks. We recommended that an exception to the Specific Plan be made to allow a drive through as part of this project. We were informed that an exception to the Specific Plan would not be granted. We agree with the subsequent proposal to modify the boundaries of the Specific Plan to accommodate the project as presented. Through the process our Board has held 5 publicly noticed meetings, and received 8 public comments all in favor of the project as presented. I have also met with the neighbors at Sego Nursery and they support this effort. We have been assured by the developer and the Council office that there will be communication with the owners of Sego during the final design and construction of the project.

Our NCVV Board supports this proposal and asks you to approve both the CUP and the Specific Plan adjustment. The project was discussed again with our full Board at our April Board meeting (4/23/14) to ensure that our position remained unchanged.

Please feel free to call or email me if you have any additional questions.

Tony Braswell

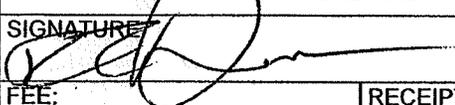
President

NCVV

310-423-4472

818-624-7461 (c)

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	CITY CLERK'S USE
NOTICE OF EXEMPTION (California Environmental Quality Act Section 15062)		
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 ENV <i>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>* 818</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	DATE	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