

*Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300*

## COMMISSION MEETING AUDIO

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 26, 2021 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be available here <https://tinyurl.com/SouthValleyAPC8-26-21> by August 23, 2021. Compliant Day-of-Meeting Submissions will be added to this drive as they are received.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Election of Officers
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – April 22, 2021

2. [NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS](#)

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the South Valley Area Planning Commission, can either access the link located at the top of this agenda or call **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **892 9515 0589** then press #. Press # again when prompted for participant ID. You may use passcode: **537646**.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **APCSV-2019-1481-SPE-SPP-CU-ZV**

CEQA: ENV-2019-1482-CE

Council District: 2 - Krekorian

\*\* Last Day to Act: 08-26-21

**PUBLIC HEARING REQUIRED:**

**PROJECT SITE:** 4801-4815 North Laurel Canyon Boulevard;  
12107-12111 West Riverside Drive

**PROPOSED PROJECT:**

Construction, use, and maintenance of a 736 square foot, 24-hour, self-operated car wash tunnel as an accessory use to an existing gas station with convenience store, on an approximately 19,164 square foot commercial corner site. A total of five parking spaces will be provided. The car wash tunnel is proposed at the southwest corner of the site, adjacent to a commercial use. The Project includes new landscaping around the site, the addition of eight new on-site trees and three new street trees, four additional parking spaces, new lighting, two new signs, a new trash enclosure area, new air/water location and the addition of two-coin operation vacuum hoses. The Project includes the demolition of a small storage building (160 square feet), the removal of nine palm trees (three mature, six small) and grading of less than 500 cubic yards.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines, 15303 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and.
- 2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to the Valley Village Specific Plan (Ordinance No. 168,613) to allow the following:
  - a. An accessory car wash use in lieu of the C4 use limitations of Section 5.B of the Valley Village Specific Plan; and,
  - b. A front yard of three percent of the total lot area in lieu of the five percent required by Section 6.E.1 of the Valley Village Specific Plan.
- 3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance review with the Valley Village Specific Plan to allow the construction, use, and maintenance of a 736 square foot, 24-hour, self-operated car wash tunnel.
- 4. Pursuant to LAMC Section 12.24 W 27, a Conditional Use to allow a Commercial Corner Development with the following deviations from the standards of 12.22 A.23:

- a. Less than 50 percent ground floor transparent windows;
  - b. An existing free-standing pole sign; and
  - c. 24-hour operations, daily.
5. Pursuant to LAMC Section 12.27, a Zone Variance from “Q” Conditions of Ordinance No. 165,108 which limit uses of the subject property to those permitted in the C1.5 Zone.

**Applicant:** Nader Hattar, N & D Corporation  
Representative: Ken Kang, MK Design

**Staff:** Andrew Jorgensen, City Planner  
[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)  
(818) 374-9904

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, September 9, 2021**

**\*\*Pursuant to Mayor Garcetti’s Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

#### **Notice to paid Representatives**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

#### **Reasonable Accommodations Consistent with Federal and State Law and California Governor’s Executive Order N-29-20**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, 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 no later than **three working days (72 hours)** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by e-mail at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).

#### **Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service . . ." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.