

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 9, 2024 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

MINUTES OF THE SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**,” “**COMMISSIONS, BOARDS & HEARINGS**,” filter by “**SOUTH VALLEY**,” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The South Valley Planning Commission’s May 9, 2024, meeting was conducted in person at Marvin Braude San Fernando Valley Constituent Service Center, 6262 Van Nuys Boulevard, Room 1B, Van Nuys, CA 91401 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Vanessa Barraza called the regular meeting to order at 4:36 p.m. with Commissioner Vice President Jasson Crockett, Commissioners Nareg Gourdikian and Lisa Karadjian, in attendance.

Commissioner Lydia Mather was not in attendance.

Also in attendance were Kimberly Huangfu, Deputy City Attorney; Claudia Rodriguez, Senior City Planner; Commission Office Staff participation included April Hood, Commission Executive Assistant I, Michael Cheatham, Diego Vasquez, and Marcos Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Senior City Planner, Claudia Rodriguez, on behalf of the Director of Planning, reported that at the top of this month, City Planning announced the release of the [Landscape and Site Design Ordinance](#) for public review and feedback. In alignment with Mayor Bass’ Executive Directive (ED) No. 7, the new Ordinance streamlines implementation and improves interdepartmental coordination. The Ordinance will clearly articulate the City’s design priorities, yet through a streamlined review process. It will ensure that projects built citywide incorporate high-quality, environmentally sensitive design features.

The new Ordinance amends the City’s current landscape rules to respond to the link of public health outcomes with the built environment. Using a performance-based approach, the new Ordinance recalibrates the point-based system in place today to better link site design, climate resilience, livability, and strategies for environmental design.

This draft is a result of extensive community engagement over the last two years, including feedback from public health officials, architects and landscape architects, community-based organizations, and partner agencies. It underscores City Planning and Mayor Karen Bass’ commitment toward making housing more affordable and livable, with an approach that stays connected and welcoming to existing communities.

Together, we are #Planning4LA.

- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commissioner Gourdikian announced a planned absence for June 7 thru June 19, 2024.
- Meeting Minutes – December 14, 2023
Commission Vice President Crockett moved to approve the Meeting Minutes of December 14, 2023. Commissioner Karadjian seconded the motion and the vote proceeded as follow:

Moved: Crockett
Second: Karadjian
Ayes: Barraza, Gourdikian
Absent: Mather

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2022-2788-CU-SPP-SPPA-SPR-WDI-1A

CEQA: ENV-2022-2789-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield
Last Day to Act: 05-23-24

PUBLIC HEARING HELD

PROJECT SITE: 22822 Ventura Boulevard

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator; Claudia Rodriguez Senior City Planner representing the Planning Department; Marc Levun - Applicant, and Sara Houghton – Representative; West Valley Alliance for an Optimal Living – Appellant, and Jaime T. Hall - Representative.

Vice President Barraza recessed the meeting at 4:44 p.m. and reconvened at 5:28 p.m.

MOTION:

Commissioner Karadjian moved to put forth the actions below in conjunction with approval of the following Project, with Conditions of Approval, as stated on the record:

Demolition of an existing 6,739 square feet commercial building and the construction, use, and maintenance of a new 3,426 square-foot drive-through, fast-food restaurant (In-N-Out Burger) with 31 automobile parking spaces and a queuing lane for 23 cars. The proposed hours of operation are from 10:00 a.m. to 1:00 a.m. Sunday through Thursday, and from 10:00 a.m. to 1:30 a.m. on Friday and Saturday.

1. Determine, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Class 11 (On-premises Signs) and Section 15332, Class 32 (In-fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects, or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated January 17, 2024;
3. Approve, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a drive-through establishment in a C4 Zoned property including the associated vehicular queuing lanes to be located in the P zone, which adjoins, is across the street from, or separated only by an alley from, any portion of a lot or lots in a residential zone or use;
4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit a drive-through fast-food establishment within a Commercial Corner Development with hours of operation exceeding 7:00 a.m. to 11:00 p.m., daily; to permit 20 percent of transparency fronting Ventura Boulevard, 9.5 percent of transparency fronting Rigoletto Street, and two percent of transparency fronting Del Valle Street in lieu of the required 50 percent facade transparency fronting adjacent streets pursuant to LAMC Section 12.22 A.23;
5. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to permit the construction of a drive-through fast-food establishment that includes two wall signs, refacing of an existing Pole sign, and directional signs on a 39,876 square-foot lot in the Ventura/Cahuenga Boulevard Corridor Specific Plan area;
6. Approve, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to permit an eight-and-a-half-foot landscape buffer in lieu of the otherwise required 10 feet by Section 7.D.1.(c) of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
7. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a building and a change of use that requires a building permit and results in a net increase in average daily vehicle trips as determined by the Los Angeles Department of Transportation (LADOT);
8. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement of five-foot public sidewalk for the east side of Rigoletto Street, which adjoins the Project site, with additional terms and conditions;
9. Adopt the attached Conditions of Approval;
10. Adopt the attached Findings.

MOTION:

Commissioner Gourdikian moved to put forth the actions below in conjunction with approval of the following Project, with Conditions of Approval, as stated on the record:

Construction and operation of a 940-square-foot detached automated roll-over carwash with equipment storage room structure on the same site as an existing gas station and convenience store. The proposed hours of operation for the carwash are from 7:00 a.m. to 8 p.m., daily.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated January 12, 2024;
3. Approve, pursuant to Section 12.24 W.4 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit deviations from the development standards established by LAMC Section 12.22 A.28 to allow the construction of a carwash with an opening that is 60 feet from a residential zoned property in lieu of 100 feet from a residential zoned property; the continuation of the existing Pole Signs; and the landscaped/planted area having a less than minimum inside width of five feet on the perimeters of the parking area of the lots which abut a residential zone or use;
4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit deviations from the development standards established by LAMC Section 12.22 A.23 to allow the construction of an automated car wash within an existing Commercial Corner Development; the continuation of the existing Pole Signs and operation of the 24-hour gas station and convenience store; and the landscaped/planted area having a less than minimum width of five feet on the perimeters of the parking area of the lots which abut a residential zone or use with additional terms and conditions;
5. Adopt the attached Conditions of Approval; and
6. Adopt the attached Findings.

Commissioner Karadjian seconded the motion and the vote proceeded as follows:

Moved: Gourdikian
Second: Karadjian
Ayes: Barraza, Crockett
Absent: Mather
Vote: 4 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Barraza adjourned the meeting at 7:14 p.m.


Vanessa Barraza, President
South Valley Area Planning Commission
April M. Hood, Commission Executive Assistant I
South Valley Area Planning Commission