

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 25, 2023
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 25, 2023, 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 videoconferencing in a hybrid meeting format.

Commission Vice President Vanessa Barraza called the regular meeting to order at 4:37 p.m. with Commissioners Jasson Crockett, Lisa Karadjian, Lydia Drew Mather, and Anna Menedjian in attendance.

Also in attendance were David Olivo, Senior City Planner; Parissh Knox and Clarissa Padilla, Deputy City Attorneys; Miguel Hernandez, Planning Assistant; and Commission Office staff participation included Linda Lou, Commission Office Manager, Neverly Ann Hill, Commission Executive Assistant, and Michael Cheatham, Office Trainee Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- David Olivo, Senior City Planner, on behalf of the Director of Planning, noted the following:
 - The City Planning Commission (CPC) approved the proposed permanent Al Fresco outdoor dining program for private property on April 27th. This ordinance is in response to City Council instructions to update and expand outdoor dining provisions within the Zoning Code. The proposed ordinance will provide for a transition from the current, temporary Al Fresco outdoor dining program to a permanent program on private property. The ordinance would remove restrictions on outdoor dining on private property, such as size limits tied to indoor dining areas and restrictions on where outdoor dining can be located and relax parking requirements on private property for outdoor dining areas. The next step is a public hearing with the Planning and Land Use Management Committee at a date to be determined.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were several speakers that addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCSV-2022-6080-ZC-CU

CEQA: ENV-2022-6081-MND

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

Council District: 3 – Blumenfield

Last Day to Act: 05-28-23

PUBLIC HEARING HELD

PROJECT SITE: 22736 West Victory Boulevard

IN ATTENDANCE VIA HYBRID/TELECONFERENCE:

Trevor Martin, City Planning Associate and Esther Ahn, City Planner representing the Planning Department; Jian Kerendian, Architects Group, Applicant's Representative.

MOTION:

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

Demolition of an existing coin-operated car wash and the construction, use, and maintenance of a new 6,435 square-foot car wash facility inclusive of a detached 1,572 square-foot auto detail center, and a 791 square-foot private office. The Project will provide a total of 19 vehicle parking spaces and four bicycle parking stalls. A total of 3,150 square feet of landscaped area will be provided along the perimeter and throughout the interior of the project site. Proposed hours of operation of the car wash facility are from 7:00 a.m. to 7:00 p.m., daily.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-6081-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend, that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from C2-1VL and P-1VL to (T)(Q)C2-1VL;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 G, a request to modify the Conditions for effectuating Tentative (T) Classification Removal to waive the following:
 - a. A five-foot dedication along the property frontage on Victory Boulevard;
 - b. Widening of an existing 10-foot sidewalk along Victory Boulevard to 15 feet; and
 - c. Street improvements along Friar Street;

4. Approved, pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow the use of an automated car wash with proposed hours of operation from 7:00 a.m. to 7:00 p.m., daily, in the C2 Zone in lieu of otherwise permitted hours of operation from 7:00 a.m. to 7:00 p.m., Monday through Friday, 9:00 a.m. to 8:00 p.m., on Saturday, and 11:00 a.m. to 8:00 p.m., on Sunday pursuant to LAMC Section 12.22 A.28(b)(5);
5. Dismiss, pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow a three-foot-wide landscaped buffer along the property's street frontage on Victory Boulevard in lieu of the otherwise required minimum width of five feet;
6. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated May 18, 2023; and
7. Adopt the Findings, as Amended by the Commission.

The motion was seconded by Commissioner Mather and the vote proceeded as follows:

Moved: Karadjian
Second: Mather
Ayes: Barraza, Crockett, Menedjian

Vote: 5 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, Vice President Vanessa Barraza adjourned the meeting at 5:32 p.m.



Nevery Ann Hill, Commission Executive Assistant
South Valley Area Planning Commission



Vanessa Barraza, Vice President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 27 2023

CITY PLANNING DEPARTMENT
COMMISSION OFFICE