

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 14, 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 March 14, 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 4:37 p.m. with Commissioners Nareg Gourdikian, Lisa Karadjian, and Lydia Mather in attendance.

Also in attendance were Kimberly Huangfu, Deputy City Attorney; Jojo Pewsawang, Senior City Planner; Commission Office Staff participation included Bryan Sanchez and April Hood, Commission Executive Assistants, Michael Cheatham and Marcos Godoy, Administrative Clerks, and Tionna Simpson, Office Trainee Administrative Clerk.

At approximately 4:50 p.m. Commission President Vanessa Barraza recessed the meeting. Commission President Barraza reconvened the meeting at 4:53 p.m.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Senior City Planner, Jojo Pewsawang, on behalf of the Director of Planning, reported on the Ventura Cahuenga Boulevard Specific Plan Amendment is scheduled to be considered at the City Council meeting on Friday, March 15, 2024. The meeting agenda is available online at Council File 17-1071-S1. Interested parties can visit the Ventura-Cahuenga Boulevard Corridor Specific Plan Amendment webpage to learn more and stay informed on this work program.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commissioner Karadjian announced a planned absence for April 11, 2024.

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.

After 4:53 p.m. Commission Vice President Crockett joined the meeting.

ITEM NO. 5

APCSV-2016-1344-CU-ZC-WDI

CEQA: ENV-2016-1345-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 – Padilla

Last Day to Act: 04-17-24

PUBLIC HEARING HELD

PROJECT SITE: 6344 North Sepulveda Boulevard

IN ATTENDANCE:

Christian Pearson, Planning Assistant and Maren Gamboa, City Planner representing the Planning Department; Farzad N. Nourollah - Applicant, and Nathan Freeman – Representative.

MOTION:

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

The legalization of 16 outdoor vacuum cleaner stations associated with an existing car wash facility on a 1.2-acre site in the C2-1VL-RIO and P-1VL-RIO Zone. The requested entitlement is for a Zone Change from P-1VL-RIO to C2-1VL-RIO, in conformance with the General Commercial land use designation of the Van Nuys-North Sherman Oaks Community Plan and a Conditional Use Permit to allow the expansion of an auto related use (vacuum stations) within 500 feet of a residential use with the following deviations from automobile uses standards: Hours of operation are from 7:00 a.m. to 7:30 p.m. daily in lieu of 11:00 am to 8:00pm, an over-in-height fence along Sepulveda Boulevard, and an exception to the five foot landscape buffer otherwise required on Sepulveda Boulevard and Halbrent Avenue. The applicant is requesting a Waiver of Dedication and Improvement to waive street improvements along Sepulveda Boulevard and Halbrent Avenue.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, Section 15303, Class 3, Section 15311, Class 11, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from P-1VL-RIO to (T)C2-1VL-RIO;
 - a. Deny a waiver of improvement requirements along Halbrent Avenue.
3. Approve, a waiver of improvement requirements along Sepulveda Boulevard;

4. Approve, pursuant to LAMC Section 12.24 W.4, a Conditional Use to permit the expansion of an auto related use (vacuum cleaner stations) within 500 feet of a residential use or zone, and deviations from development standards of LAMC Sections 12.22 A.28(a)(4) and 12.22 A.28(a)(9), the operational standards of LAMC Section 12.22 A.28(b)(5);
5. Dismiss, pursuant to LAMC Section 12.97 I.3, a request for a Waiver of Dedication and/or improvement to waive improvement requests along Sepulveda Boulevard and Halbrent Avenue;
6. Adopt the attached Conditions of Approval; and
7. Adopt the attached Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Barraza adjourned the meeting at 5:37 p.m.



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



Vanessa Barraza, President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
JUL 25 2024
CITY PLANNING DEPARTMENT
COMMISSION OFFICE