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September 13, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**ITEM #15: 6320-6344 ½ NORTH SEPULVEDA BOULEVARD ZONE CHANGE FOR A CAR WASH (APCSV-2016-1344-ZC-CU-WDI); CF 24-0779**

Please see the attached Technical Modifications to the Letter of Determination for the above referenced case. This Technical Modification includes updates to the entitlement findings to correct references to nearby car wash facilities. The following changes have been made to page F2. Additions are in underline and deletions in ~~strike through~~.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

JOJO PEWSAWANG  
Senior City Planner

BL:JP:MG

Enclosures

c: Council Office 6

The following changes have been made to page F2. Additions are in underline and deletions in ~~strikethrough~~.

**B. Entitlement Findings**

**1. Zone Change, L.A.M.C. Sec. 12.32-F: The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:**

The (T)C2-1VL-RIO zone is consistent with the existing General Plan Land Use designation in that this land use category allows for a corresponding zone of C2. The project is also convenient in location to serve major streets, such as Sepulveda Boulevard and Victory Boulevard and surrounding infrastructure. There is a necessity for a vacuum as an accessory use at the existing car wash to provide a higher level of service. ~~There are no other car washes within 2 miles of the site.~~ Sepulveda Boulevard is a major transit thoroughfare and commuter route, thus, many residents and customers have come to rely on the services of the car wash and vacuum facilities at this location, preventing drivers to travel further and reduce queuing at other nearby car washes. Properties in the immediate neighborhood primarily consist of single-family homes on R1-zoned lots east, across Halbreth Avenue and surrounding commercial uses on C2-zoned lots. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious service for the vicinity.

The action, as recommended, has been made contingent upon compliance with the "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.