

CATEGORICAL EXEMPTION; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, AND ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 6320 – 6344 ½ North Sepulveda Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated March 14, 2024, effectuating a Zone Change from P-1VL-RIO to (T)C2-1VL-RIO for the legalization of 16 outdoor vacuum cleaner stations as an accessory use to an existing car wash, auto repair, and auto lube service, 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 and to operate from 7:00 a.m. to 7:30 p.m. Monday through Friday, and 7:00 a.m. to 7:30 p.m. on Saturday in lieu of 9:00 a.m. to 8:00 p.m. and 7:00 a.m. to 7:30 p.m. on Sunday in lieu of 11 :00 a.m. to 8:00 p.m. as otherwise required for the properties located at 6320 – 6344 ½ North Sepulveda Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee on November 5, 2024, attached to the Council file.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
5. ADVISE the applicant that, pursuant to California Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to California Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the Los Angeles County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Farzad N. Nouroollah (FN Property Investments 3)

Representative: Nathan Freeman

Case No. APCSV-2016-1344-ZC-CU-WDI

Environmental No. ENV-2016-1345-CE

Fiscal Impact Statement: The SVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – NOVEMBER 22, 2024

(LAST DAY FOR COUNCIL ACTION – NOVEMBER 22, 2024)

Summary:

At a regular meeting held on November 5, 2024, the PLUM Committee considered a report from the LACPC, and a draft Ordinance relative to a Zone Change for the property located at 6320 – 6344 ½ North Sepulveda Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the Zone Change and Conditions of Approval as modified by the PLUM Committee on November 5, 2024. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	ABSENT
YAROSLAVSY:	YES
PADILLA:	YES
DE LEON:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-