

CATEGORICAL EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for a Specific Plan Exception, Project Permit Compliance review, Conditional Use, and a Zone Variance, for the properties located at 4801 - 4815 North Laurel Canyon Boulevard and 12107 - 12111 West Riverside Drive.

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

1. DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, 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. RESOLVE TO DENY THE APPEAL filed by Saied Pouldar (Representative: Eduardo Olivo) and THEREBY SUSTAIN the determination of the SVAPC in approving a: 1) Specific Plan Exception to the Valley Village Specific Plan (Ordinance No. 168,613) to allow the following: a) an accessory car wash use in lieu of the C4 use limitations of Section 5.B. of the Valley Village Specific Plan, and b) a front yard of three percent of the total lot area in lieu of the five percent required by 6.E.1. of the Valley Village Specific Plan, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC); 2) Project Permit Compliance review with the Valley Village Specific Plan to allow the construction, use, and maintenance of a 736 square foot, self-operated car wash tunnel, pursuant to LAMC Section 11.5.7.C, 3) Conditional Use to allow a Commercial Corner Development with the following deviations from the standards of LAMC Section 12.22.A.23: a) less than 50 percent ground floor transparent windows, b) an existing free-standing pole sign, c) hours of operation for the existing convenience store from 5:00 a.m. to 11:00 p.m., Monday through Friday, and 6:00 a.m. to 11:00 p.m. Saturday and Sunday; pursuant to LAMC Section 12.24.W.27; and 4) Zone Variance from "Q" Conditions of Ordinance No.165,108 which limit uses of the subject property to those permitted in the C1.5 Zone pursuant to LAMC Section 12.27; for the construction, use, and maintenance of a 736 square foot, self-operated car wash tunnel, to be operated from 7:00 a.m. to 10:00 p.m. daily, as an accessory use to an existing gas station with convenience store, on an approximately 19,164 square foot commercial corner site, a total of five parking spaces will be provided, the car wash tunnel is proposed at the southwest corner of the site, adjacent to a commercial use, the project includes new landscaping around the site, raising existing concrete masonry unit walls of six feet in height (west property line) and four feet in height (north property line) by two feet each, the addition of eight new on-site trees and three new street trees, four additional parking spaces, new lighting, two new signs, a new trash enclosure area, new air/water location, the addition of two coin operation vacuum hoses with sound dampeners, and the re-facing of an existing free-standing pole sign, the project includes the demolition of a small storage building

(160 square feet), the removal of nine palm trees (three mature, six small) and grading of less than 500 cubic yards; for the properties located at 4801 - 4815 North Laurel Canyon Boulevard; 12107 - 12111 West Riverside Drive, subject to the Conditions of Approval.

Applicant: Nader Hattar, N&D Corporation

Representative: Ken Kang, MK Design

Case No. APCSV-2019-1481-SPE-SPP-CU-ZV-1A

Environmental No. ENV-2019-1482-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.

Summary:

At a regular meeting held on June 6, 2023, the PLUM Committee considered a report from the SVAPC, and an appeal for the properties located at 4801 - 4815 North Laurel Canyon Boulevard and 12107 - 12111 West Riverside Drive. DCP staff provided an overview of the matter. A Representative of Council District Two provided comments in support of denying the appeal and sustaining the SVAPC's determination. After an opportunity for public comment, and presentation from the Applicant and Representative, the Committee recommended to deny the appeal and sustain the SVAPC's determination in approving a Categorical Exemption and related Findings, Specific Plan Exception, Project Permit Compliance, Conditional Use, and a Zone Variance. The Appellant, Saied Poudar was provided an opportunity to speak on the matter, but neither the appellant nor the representative came forward to speak on the matter. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSY:	YES
LEE:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-