

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 22736 West Victory Boulevard.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2022-6081-MND, 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 MND reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the Amended FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated May 25, 2023, to effectuate a Zone Change from C21VL and P1VL to (T) (Q)C21VL for the 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, for the property located at 22736 West Victory Boulevard, subject to Modified Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*...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 State 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 State 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 County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
7. APPROVE the 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.

c. Street improvements along Friar Street.

Applicant: Moti Balyan

Representative: Jian Kerendian, Architects Group

Case No. APCSV-2022-6080-ZC-CU

Environmental Case: ENV-2022-6081-MND

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 August 15, 2023, the PLUM Committee considered a report from the SVAPC and draft Ordinance relative to a Zone Change for the property located at 22736 West Victory Boulevard. After an opportunity for public comment, the Committee recommended to approve the Zone Change. 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
LEE:	ABSENT
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**