

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
APCNV-2024-493-ZC-CU2	ENV-2024-494-MND	12 - Lee
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
9119 North De Soto Avenue and 20921 West Nordhoff Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
De Soto Express Holdings, LLC	(702) 751-1212	demetrius@lavassetholdings.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lisa Kolie, Esq.	(213) 533-5947	lisa.kolieb@akerman.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Correy Kitchens	(818) 374-5034	correy.kitchens@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC); A proposed Zone Change from the MR2-1 and P-1 to the C2-1 zone.		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Conditional Use (CU2)		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Create a new Council File Number for this item.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other:	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

Yes No
 *If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input checked="" type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 4, 2025	4 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
February 23, 2026	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other:
TRANSMITTED BY:	TRANSMITTAL DATE:
Stephanie Gavidia Commission Executive Assistant I	February 24, 2026



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: FEBRUARY 3, 2026

Case No.: APCNV-2024-493-ZC-CU2

Council District: 12 – Lee

CEQA: ENV-2024-494-MND

Plan Area: Chatsworth – Porter Ranch

Project Site: 9119 North De Soto Avenue

Applicant: De Soto Express Holdings, LLC
Representative: Lisa Kolieb, Esq, Akerman, LLC

At its meeting on **December 4, 2025**, the North Valley Area Planning Commission took the actions below in conjunction with the following Project:

Construction, use and maintenance of a 7,276 square foot express car wash to be operated from 7:00 a.m. to 9:00 p.m. daily. The Project includes a drive-through car wash tunnel, 32 vacuum stations, a pay station, four bicycle parking stalls, landscaping, signage including relocation of an existing free-standing pole sign, and a new trash enclosure. The Project includes the excavation of approximately 300 cubic yards of soil.

1. **Found**, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-494-MND (“Mitigated Negative Declaration”), 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; **Found** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; **Found** the mitigation measures have been made enforceable conditions of the Project; and **Adopted** the Mitigation Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigation Negative Declaration;
2. **Approved** and **recommended** that the City Council **adopt** the attached ordinance, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from MR2 and P-1 to (T)(Q)C2-1 subject to the attached (T) and (Q) Conditions of Approval;
3. **Approved**, pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to permit an Automotive Use (car wash) within the C2 Zone with the following deviations from the development standards as operating conditions of the LAMC Section 12.22 A.28:
 - a. Hours of operation from 7:00 a.m. to 9:00 p.m., daily in lieu of Monday through Friday 7:00 a.m. to 7:00 p.m.; Saturday, 9:00 a.m. to 8:00 p.m.; and Sunday 11:00 a.m. to 8:00 p.m. pursuant to LAMC Section 12.22 A.28(b)(5);
 - b. Relocation of an existing free-standing pole sign facing De Soto Avenue to Nordhoff Street, for a total of one pole sign on the site, in conjunction with a Conditional Use as required pursuant to LAMC Section 12.22 A.28(a)(6)(i);
 - c. Exterior walls and doors which are parallel to a street may consist of less than 50 percent transparent windows in lieu of at least 50 percent transparent windows pursuant to LAMC Section 12.22 A.28(a)(1);
 - d. Variable landscape strip along the Nordhoff Street frontage of zero feet to 21 feet, including one planted tree in the landscape area located on easterly side of the Nordhoff Street frontage; and

- e. Loading off-site, in-lieu of the requirement that all loading, including those of vehicles, occur onsite, pursuant to LAMC Section 12.22 A.28(b)(6);
- 4. **Adopted** the attached Conditions of Approval; and
- 5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Phelps
 Second: Sampson
 Ayes: Collado, Del Rio
 Absent: Zuniga

Vote: 4 – 0



Stephanie Gavidia, Commission Executive Assistant I
 North Valley Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the North Valley Area Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The remaining approval is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: FEBRUARY 23, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Map, Conditions of Approval, Findings

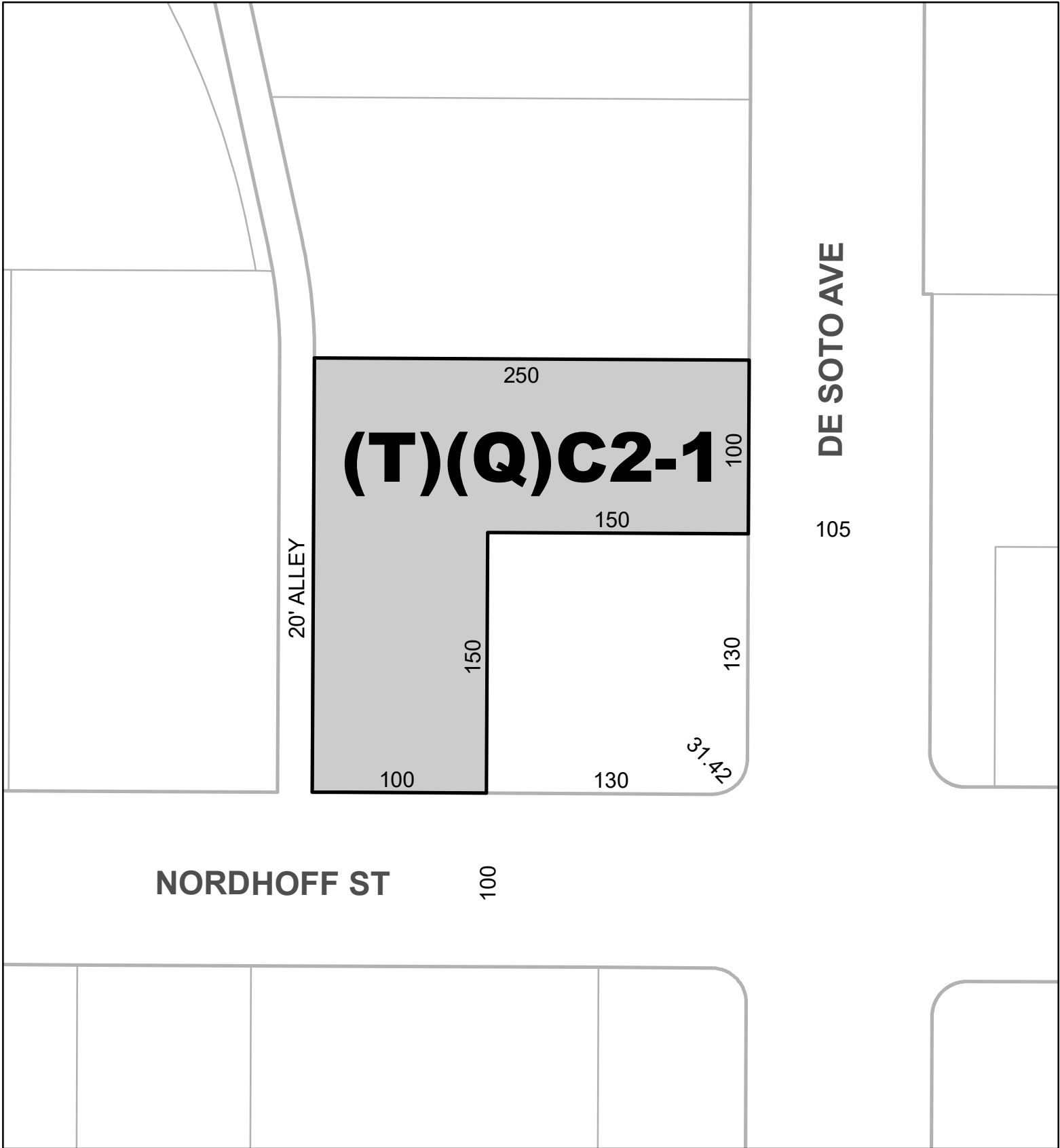
cc: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Renata Ooms, City Planner
Correy Kitchens, City Planning Associate

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

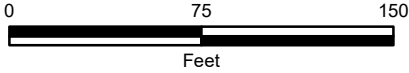
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones and height districts as shown on the attached zoning map.



NORDHOFF ST 100

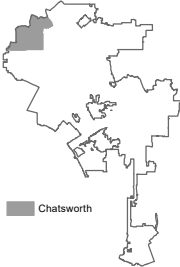
DE SOTO AVE

105



APCNV-2024-0493-ZC-CU2
AA/CF 121625

City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification:

1. **Site Plan.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The site is limited to a carwash use, as approved herein.
3. **Floor Area.** Development at the site is limited to 7,276 square feet of floor area as shown in Exhibit A.
4. **Height.** Development at the site is limited to a maximum height of 37 feet as shown in Exhibit A.
5. **Bicycle Parking.** A minimum of four bicycle parking stalls shall be installed.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedications.
 - i. **De Soto Avenue (Boulevard II)** – Accept the 2-foot future street easement and dedicate a 3-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II Street standard.
 - ii. **Nordhoff Street (Boulevard II)** – Accept the 5-foot future street easement to complete a 55-foot wide half right-of-way in accordance with Boulevard II Street standard.
 - iii. **Alley (West of De Soto Avenue)** – None
 - b. Street Improvements.

- i. **De Soto Avenue** – Remove the existing sidewalk and construct a full-width concrete sidewalk. Remove and replace and existing broken curb and gutter and construct all driveway(s) to comply with ADA requirements.
- ii. **Nordhoff Street** – Remove the existing sidewalk and concrete a full-width concrete sidewalk. Remove and replace any existing broken curb and gutter and construct all driveway(s) to comply with ADA requirements.
- iii. **Alley** – Remove and are replace any existing broken and damaged concrete longitudinal gutter and alley pavement. Reconstruct the existing alley intersection at Nordhoff Street.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA complaint sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform with the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs, and equipment (818) 374-4699 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (818) 374-5005 or via <https://appointments.lacity.org/apptsys/Public/Account>.

- a. Provide proper drainage for street being improved and for the site being developed.

- b. Sewer mainlines exist in De Soto Avenue. Extension of the house connection lateral to the property line may be required. All Sewage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- c. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Street Lighting.

- a. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on De Soto Avenue and one (1) on Nordhoff Street.

4. Department of Transportation.

- a. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
- b. A two-way driveway width of $W=30$ feet is required for all driveways, or to the satisfaction of LADOT.
- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
- d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map.

Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

5. Los Angeles Fire Department

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

- c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75).
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway or an improved street, access road, or designated fire lane.
- e. Fire lane width shall not be less than 20 feet. When a fire lane must be accommodating the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or satisfactory access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy and Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Construction of public or private roadway in the proposed development shall not exceed 10 percent of grade.
- o. On small lot subdivisions, any lot used for access purposes shall be recorded on the final map as "Fire Lane."
- p. Private development shall conform to the standard street dimensions shown on December of Public Works Standards Plan S-470-0.
- q. Standard cut-corners will be used on all turns.

- r. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- s. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- t. Site plans shall include all overhead utility lines adjacent to the site.
- u. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- v. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- w. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- x. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- y. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- z. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

6. Urban Forestry – Street Trees.

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered all implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be required 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedication streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City

has previously been paid for tree planting. The subdivider or contractor shall be notifying the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

CONDITIONS OF APPROVAL

1. **Authorization.** Approved here in is the construction, use, maintenance, and operation of a 7,276 square foot carwash facility comprised of a carwash tunnel 5,110 square feet in size, with 32 vacuum stations, a coin operated paying machine, and four proposed bicycle parking spaces.
2. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Height.** Approved herein is the maximum height of the carwash tunnel of 37 feet as shown in Exhibit A.
4. **Signs.** Approved herein are the following signs for the site:
 - a. A maximum of three wall signs will be located on the car wash tunnel, as shown on Exhibit A.
 - b. A maximum of one stand-alone 96 square foot (48 square feet per side) monument sign to be located on the southern portion of the site, along Nordhoff Street.
 - c. A maximum of two wall signs and one projected sign to be located on the proposed trash enclosure facing De Soto Avenue, as shown on Exhibit A.
 - d. **Pole Sign.** Approved herein is the refacing and relocation of the existing pole sign currently facing De Soto Avenue to be relocated to the Nordhoff Street frontage with the following dimensions. A total of one pole sign is approved for the site.
 - (1) The pole sign will be double sided and will have two signs (Sign B1 and B2) for a total of 104 square feet, as shown in Exhibit A.
 - (2) The pole sign will be at a maximum height of 27 feet and 10 inches.
 - (3) The pole sign will read 'Express Car Wash. Free Vacuums. Open 7AM – 9PM Daily' or relevant hours of operation.
5. **Roof-top equipment.** Any air conditioning units and other equipment and/or utilities shall be fully screened from view of any abutting residential properties.
6. **Solar Panels.** Solar panels shall be installed on the roof of all buildings to the maximum extent feasible and shall be provided as a part of an operational photovoltaic system to be maintained for the life of the project. The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
7. **Graffiti Removal.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

8. **Hours of Operation.** The hours of operation for the carwash shall be permitted from 7:00 a.m. to 9:00 p.m. daily.
9. **Transparent Windows.** As shown on "Exhibit A," the south building elevation shall incorporate transparent windows on a minimum of 20% of the facade and the east building elevation is permitted to have no transparency. Any deviation from "Exhibit A" that further reduces window transparency must be approved by Valley Project Planning.
10. **Deliveries.** No deliveries, loading, or unloading shall occur before 7 a.m. or after 8 p.m. daily. All deliveries shall occur entirely on site.
11. **Ingress, Egress, Queuing.** The Department of Transportation shall review and approve the proposed site ingress, egress, and queuing prior to issuance of a building permit.
12. **Landscaping.**
 - a. Prior to the issuance of a building permit, a landscape plan and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A. As demonstrated in Exhibit A, the site shall provide a minimum of four shade producing trees on-site.
 - b. A landscape strip of 5 feet shall be planted along the De Soto Avenue street frontage. A landscape strip of varying width shall be provided along the Nordhoff Street frontage (0 feet to 21 feet) as shown in Exhibit A. The widest portion of the landscape area along Nordhoff Avenue shall also include the installation of a minimum of one tree as demonstrated in Exhibit A.
13. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
14. **Trash Enclosure(s).** Trash storage bins shall be located within a gated, covered enclosure constructed of materials to match the exterior wall materials of the building. Trash/recycling containers shall be locked when not in use.
15. **Lighting.** The project shall incorporate low-level security lighting shielding and directed onto the site.
16. **Security.** Security cameras shall be installed, and the driveway shall be closed with bollards and a chain when the carwash is not in operation. The carwash tunnel shall be secured in a manner to prohibit access when not in operation.
17. **Loading in the Alleyway.** Off-site loading shall be permitted along the alley as shown in Exhibit A.
18. No speaker boxes or loudspeakers are permitted.
19. Prior to the issuance of any building permits, Final LADOT approval shall be obtained. Detailed site and driveway plans shall be submitted to LADOT.

Environmental Conditions

20. TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleño Band of Mission Indians – Kizh Nation. Any qualified archeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring the on-site monitoring shall end when the ground disturbing activities are completed, or when the archeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consulting with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporary cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in conjunction with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074(a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendation is reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with the best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state, or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that it is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as the radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery only after it has complied with all the recommendations developed and approved pursuant to the process to the process set forth in paragraphs 2 through 5 above.
8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Costal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB52 Confidentiality Protocols

Administrative Conditions

21. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
22. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
23. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
24. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
25. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
26. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
27. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
28. **Indemnification.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

A. General Plan/Charter Findings

- a. **General Plan Land Use Designation.** The subject property is located within the Chatsworth-Porter Ranch Community Plan area, designates the subject property for General Commercial land uses corresponding to the C1.5, C2, C4, and RAS3 Zones. The site has an underlying zone of MR2-1 and P-1. The Zone Change from MR2-1 and P-1 to C2 is warranted as the site's zoning does not correspond to the range of zones within the General Commercial land use designation. The zone change to C2 would allow the site to be consistent with the current land use designation. The proposed self-storage is a commercial use that is consistent with development permitted by conditional use in the proposed (T)(Q)C2-1 Zone. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

b. **Land Use Element.**

The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Chatsworth-Porter Ranch Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 34 Community Plans. The subject property is located within the Chatsworth-Porter Ranch Community Plan, which designates the site for General Commercial land uses corresponding to the CR, C1.5, C2, C4, and RAS3 Zones.

Chatsworth-Porter Ranch Community Plan. The Community Plan text includes the following relevant land use objective:

Objective 4: To promote economic well-being and public convenience through:

a) Allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.

The zone changes will promote a strong and competitive commercial sector by allowing for the development of a presently vacant site. As conditioned, the new development and improvements to the public right of way will substantially upgrade the aesthetic and functional qualities of the site and adjacent alley. The project will result in the addition of a 7,276 square-foot express carwash facility with a pay station and trash enclosure. The project will add a neighborhood serving use through the creation of a public convenience. The improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being for the surrounding businesses and support public convenience in the community.

- c. The **Framework Element** for the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and

public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plan sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The project will contribute toward the City's long-term fiscal and economic viability by redeveloping a presently vacant site. Removal of the existing MR2-1 and P-1 Zone will allow the proposed project to be built. As conditioned, street dedication and sidewalk widening and improvements thereby enhancing pedestrian safety and comfort along De Soto Avenue and Nordhoff Street.

Goal 3H: Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.

Objective 3.1: Generally, maintain the uses, density whose functions serve surrounding neighborhoods and/or and precluded from intensification due to their physical characteristics.

Policy 3.15.5: Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The project will maintain the character of the existing low-intensity commercial district, while improving a presently underutilized site. Surrounding properties are generally developed with industrial warehouses, mini-shopping centers, a gymnasium and gas stations. The project adheres to floor area and height limitations of the zone. The introduction of new neighborhood serving uses will provide an additional amenity and viable commercial uses that will serve the surrounding neighborhoods. The new 7,276 square foot express car wash will provide landscaping, improve sidewalks, repair broken pavement in the adjacent alley, and maintain the general character of the existing commercial district.

On ZIMAS the subject site is assigned the Land Use Designation of Highway Oriented Commercial Land Use while on the Community Plan Land Use Map the site is assigned General Commercial. Highway Oriented Land Use is a retired Land Use designation and was absorbed under General Commercial. In *Chapter 3 – Land Use* of the Framework Element, General Commercial is defined as applying to “a diversity of retail sales and services, office, and auto-oriented uses comparable to those currently allowed in the C2 zone (including residential). They are located outside of districts, centers, and mixed-use boulevards and occur at the intersections of major and secondary streets, or as low rise, low-density linear ‘strip’ development along major and secondary streets.” Goal 3H links the Highway Oriented Commercial designation to the General Commercial designation:

Goal 3H: Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.

Policy 3.12.1: Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

As such, the proposed Zone Change to C2 is compatible both with Highway Oriented Commercial and General Commercial Land Uses.

d. Housing Element (State Housing Element Law Findings)

Required Regional Housing Needs Allocation (RHNA) Finding: Project building fewer units by income category than those identified in the Housing Element:

The Proposed Project is located on a lot identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, which was anticipated to be 7.63 Lower Income units. The Proposed Project includes zero units. Therefore, the proposed project would result in fewer units by income category than those identified in the Housing Element. Since the project will result in less units than the Housing Element anticipates, the City must make written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

The Property site is located within the Chatsworth – Porter Ranch Community Plan, which designates the property for General Commercial land use with corresponding zones of C1.5, C2, C4, and RAS3. The property is zoned MR2 and P-1. The site is within the Los Angeles State Enterprise Zone (ZI-2374), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498), a Transit Priority Area (ZI-2452), The Chatsworth – Northridge Industrial Core (Innov818), the Lower Income Rezoning Housing Element Sites – Ministerial Approval and Minimum Density (ZI-2534), and Housing Element Sites (ZI-2512).

The Housing Element is a state mandated element wherein the City must plan for future growth as outlined in the RHNA calculated by the Southern California Association of Governments (SCAG). The Housing Element contains Goals and Policies to manage population growth by ensuring there is adequate sites for housing at all income levels.

The proposed project will improve a vacant site with an express car wash. The proposed use will be compatible with the surrounding uses and in compliance of the goals set forth in the Chatsworth – Porter Ranch Community Plan. Lastly, the proposed uses will complement the land use and designation of the City's General Plan. Therefore, the Project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable community plan.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

To ensure that sufficient sites are available in the Housing Element to accommodate the RHNA throughout the planning period, the City has followed Department of Housing and Community Development (HCD) guidance and set a target capacity that is 10 percent higher than the RHNA for lower-income units, and 15 percent higher than the RHNA for moderate-income units. The buffers are based on anticipated need for additional capacity, based on anticipated production levels of lower-income and moderate-income housing units during the planning period. In addition, the sites included on the Adequate Sites Inventory have an anticipated development potential that is lower than the maximum zoned capacity on each site, which creates an additional buffer at the site-level. This results in a target capacity for the Adequate Sites Inventory and Rezoning Program of 486,379 units.

Table 4.2 from the Housing Element below shows the Target Capacity for Inventory Sites and Rezoning Programs for the City. The parcels in question for the site account for 7.63 Lower Income units Housing which is minor percent of the capacity described in the Housing Element.

Pursuant to Government Code (GC) Section 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than those identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GC Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GC Section 65584. Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element of the General Plan, as well as the most recent Annual Progress Report on the Housing Element submitted to the California Department of Housing and Community Development (HCD) as of May 1, 2024, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 111,247 Very Low Income Units, 65,133 Low Income Units, 74,766 Moderate Income Units, and 153,459 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units, 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GC 65583.2.

Background: Senate Bill 166 - No Net Loss Requirements

Senate Bill 166 (2017) amended existing No Net Loss Law in Government Code Section 65863 to require sufficient adequate sites to be available at all times throughout the Housing Element planning period to meet a jurisdiction's remaining unmet RHNA goals for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the site inventory.

From HCD Memo: Approval of Development at a Lower Density

A jurisdiction must make written findings or identify additional site capacity if a development is allowed with a lower density than what was assumed in the sites inventory of the Housing Element. A lower residential density sometimes results from a jurisdiction either approving a development with residential units less than what was assumed for the site or affordable to a different income category than the site was assumed to accommodate. Lower residential density could also result from another use, such as commercial being approved on a site identified in the inventory for housing regardless of what the zoning allows.

At the time of approval, the following written findings must be made, and supported by substantial evidence in the record:

- Remaining sites identified in the Housing Element are adequate to meet the jurisdiction's remaining RHNA for the planning period by income category.
- The findings should include a quantification of the remaining unmet need for the jurisdiction's RHNA at each income level and the remaining capacity of sites identified in the Housing Element, to accommodate that need by income level.

If the approval of a development at a lower residential density results in the remaining sites capacity becoming inadequate to accommodate the RHNA by income category, a jurisdiction has up to 180 days from the approval to identify, or rezone, "sufficient additional, adequate, and available sites" to accommodate the remaining RHNA for each income category. Sites identified or rezoned must meet the following criteria: • Must be considered an adequate site pursuant to the requirements of Government Code section 65583.2. • If the capacity to be replaced was on a site that was zoned by-right pursuant to Government Code section 65863.2 (h) and (i), then the replacement site must also satisfy those requirements.

The body that "takes action or approves" the jurisdiction action to reduce a parcel's density or approve a development at a lower density would make the findings. For example, if a zoning administrator approves a development at a lower density, as part of the approval, the administrator would include the appropriate findings. For instance, if the development approval is ministerial under the Streamlined Ministerial Approval Process (SB 35, 2017),

the findings should be included as part of the plan review and approval. If the City Council is approving a zone change, it must include the findings in the resolution adopting the zone change.

Statute References:

Section 65863. (b) (1) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

(2) If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Section 65863. (g) (1) If the local jurisdiction has adopted a housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3, for purposes of this section, "lower residential density" means the following: (A) For sites on which the zoning designation permits residential use and that are identified in the local jurisdiction's housing element inventory described in paragraph (3) of subdivision (a) of Section 65583, fewer units on the site than were projected by the jurisdiction to be accommodated on the site pursuant to subdivision (c) of Section 65583.2. (B) For sites that have been or will be rezoned pursuant to the local jurisdiction's housing element program described in paragraph (1) of subdivision (c) of Section 65583, fewer units for the site than were projected to be developed on the site in the housing element program.

The Project will provide a car wash. The Project will further contribute to an active pedestrian environment through its landscaping. Accordingly, the Project will conform with the goals, objectives, and policies of the City's Housing Element.

- e. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. De Soto Avenue is a designated Boulevard II under Mobility Plan 2035, dedicated to a right-of-way width of 105 feet and improved with asphalt roadway, concrete curb, gutters, and a sidewalk. The half right-of-way includes 40-

foot roadway, and 15-foot sidewalk. Nordhoff Street is a designated Boulevard II under Mobility Plan 2035, dedicated to a right-of-way width of 105 feet and improved with asphalt roadway, concrete curb, gutters, and a sidewalk. The half right-of-way includes 40-foot roadway, and 15-foot sidewalk.

The Bureau of Engineering (BOE) is requiring a 2-foot future easement and 3-foot dedication along the property frontage to complete a 15-foot wide Boulevard II sidewalk standard in accordance with Boulevard II standards of Mobility Plan 2035. The Bureau of Engineering is also requiring a 5-foot future street easement to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035. Conditions for improvements have been imposed under the (T) Tentative Classification conditions in accordance with Boulevard II standards of Mobility Plan 2035.

The dedication and improvement requirement would continue to advance Mobility 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. New street trees will be planted along the project's street frontage and a new direct pedestrian path of travel has been designated from the sidewalk to the main entrance to the self-storage building and the convenience store. The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6: Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The proposed project will provide a 15-foot sidewalk along De Soto Avenue to create a quality, safe and comfortable walking environment. The new sidewalk facilities will improve pedestrian walkability along De Soto Avenue. The project will take vehicular access from two driveways from De Soto Avenue and Nordhoff Street and an off-site delivery from the rear alley. The proposed project is located in a major employment center and will be located proximate to neighborhood destinations including places of employment, restaurants, and transit service. The project is located within 0.4 miles of the Metro G Line Nordhoff station, which offers access to local and regional destinations including Chatsworth, Warner Center, Van Nuys, and North Hollywood. The project is also within 0.5 miles of the Metro G Line bike path, which mostly runs parallel with the busway. To accommodate bicycle travel, the project will provide convenient and secure bicycle parking on-site as it is code required.

Zone Change Findings: "T" and/or "Q" Classification Findings

- 2. Pursuant to Section 12.32-F of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**

- a. Public Necessity: Approval of the Zone Change removes the existing zoning and allows the site to be developed consistent with the goals and objectives of the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan as outlined above. The project site is in the Los Angeles State Enterprise Zone and are unimproved vacant lots. The project will construct three new structures for a total 7,276 square-foot express car wash. The project will establish a new viable commercial service to the site and expand the availability and location of neighboring services for the Chatsworth community. Thus, the proposed project optimizes the use of the currently vacant property, introduces new development and new public improvements and will generate increased tax revenues from an existing vacant commercial use, thus providing a public necessity.
- b. Convenience: The project will redevelop a vacant and restricted industrially zoned property that is located within proximity to a major employment center (Chatsworth-Northridge Industrial Core) and residential neighborhoods. Public convenience will be served by the addition of viable commercial development at the site that will add an additional needed commercial use.
- c. General Welfare: Granting the Zone Change to the (T)(Q)C2-1 Zone allows for the redevelopment of an underutilized and vacant site. The development of an express car wash would create a safer site for the community rather than a lot that currently sits vacant. The project will enhance the urban environment by providing a use that is within the community. Given the project's proximity to existing job centers and transit services, the project will provide a desirable commercial use to serve the Chatsworth community, thereby advancing the general welfare.
- d. Good Zoning Practices: The project site is presently zoned MR2-1 and P-1 and is located within the General Commercial land use designation, which includes the following corresponding zones C1.5, C2, C4, and RAS3. The MR2 and P Zones are not corresponding zones of the General Commercial land use designation. Approval of the Zone Change to C2-1 will make the site's zoning consistent with the land use designation, in keeping with good zoning practice. The Zone Change will also accommodate the proposed self-storage and is consistent with the type of development encouraged by the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan.
- e. "T" and "Q" Classification Findings. Pursuant to LAMC Sections 12.32-G.1 and G.2, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are issued to meet the public's needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, 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.

For the reasons stated above, the Zone Change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

Conditional Use Findings

- 3. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project will enhance the built environment by redevelopment a presently underutilized and vacant site with a 7,276 square foot express car wash. The project would provide a neighborhood serving commercial use within a major industrial-commercial jobs center in the West Valley. The newly proposed express car wash will enhance the built environment with well-designed commercial buildings, public right of way improvements, new landscaping, and on-site trees. The proposed buildings display a clean design of contemporary elements and materials to improve the aesthetic appearance along De Soto Avenue and Nordhoff Street.

- 4. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The 0.92 net acre subject property consists of a vacant lot and has approximately 100 feet of frontage along De Soto Avenue, 100 feet of frontage along Nordhoff Street, and rear frontage along an alley. The previous use was an LA Fitness gymnasium which was demolished in 2022.

With the concurrent Zone Change request, the project will be located on a site zoned C2-1, which permits commercial uses and conditionally allows self-storage use. The C2-1 zone permits a Floor Area Ratio (FAR) of 1.5 to 1 and the project proposes an FAR of 0.18 and thus is in compliance with the C2-1 Zone. The proposed C2 zone does not have a height limit and thus the proposed two story, 37 feet in height building complies with the requested zone. The overall project complies with the overall floor area and height limitations of the zone and is thus compatible with the surrounding neighborhood.

Surrounding uses include a mix of industrial and commercial uses. The northern adjoining property is zoned (Q)C2-1 and is approved by the City Planning Commission in 2025 as a self-storage facility (located at 9134 North De Soto Avenue). The eastern adjoining properties (across De Soto Avenue) are zoned MR2-1 and P-1 and are developed with a self-storage facility, convenient store and gas station (located at 9110 North De Soto Avenue) and other industrial uses. The southern abutting property is developed with a mini-shopping center with various fast food and neighborhood serving uses. Therefore, the project's location, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- 5. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The project site is comprised an irregular "L-shaped" interior lot totaling 40,089 square-feet. The Chatsworth-Porter Ranch Community Plan designates the site as General Commercial with corresponding zones of CR, C1.5, C2, C4, RAS3 and Height District No. 1. The Property is currently zoned MR2-1 and P-1 and is inconsistent with the land use designation. The property is not located within a specific plan and is not located within an interim control ordinance area. The applicant has requested a Zone Change of the project site from MR2-1 and P-1 to C2-1 and a conditional use for self-storage in the requested C2-1 Zone. The Chatsworth-Porter Ranch Community Plan contains the following text:

Objective 4: To promote economic well-being and public convenience through: a) Allocating and distributing commercial lands for retail, service, and other facilities in

quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.

The project will develop the site with a viable commercial enterprise in an area designated and zoned for such uses. The project will include solar panels that are intended to help the site reduce its environmental footprint. Solar panels will be provided in conformance with the code and will support electrical uses to help reduce carbon generating public utility electrical power. As such, the project substantially conforms with the purpose, intent, and provisions of the General Plan.

Environmental Findings

6. On, August 7, 2025, a Mitigated Negative Declaration (ENV-2024-494-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Pursuant to Assembly Bill 52, the City completed the tribal consultation process in compliance with the California Environmental Quality Act. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.
7. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.