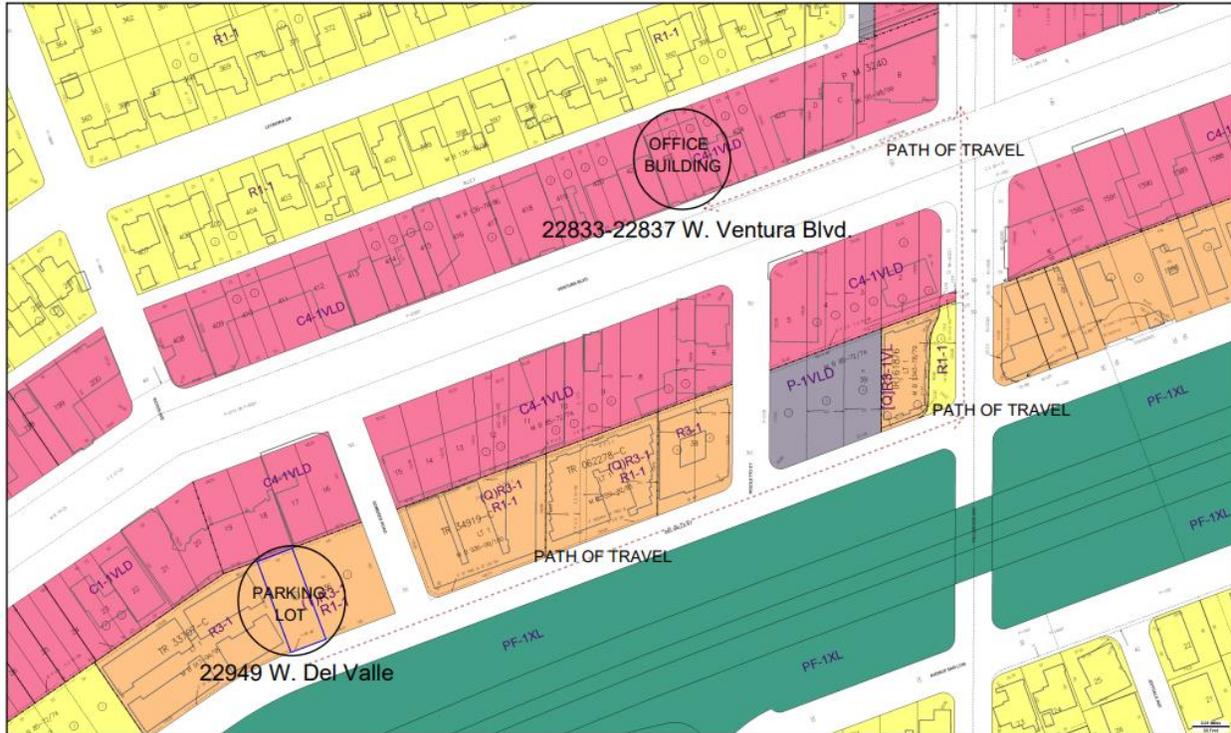


## Planning, Land Use and Mobility Committee



Address: 22949 W DEL VALLE ST  
TOTAL DISTANCE: 1,650 ft. / 0.3 Miles

### Path Of Travel

**Project:** ZA-2022-2735-CU  
**Site Location:** 22949 Del Valle Street  
 Area 3  
 Woodland Hills, CA 91364  
**PLUM Meeting:** June 2, 2022 (First Presentation)  
**Applicant:** App: Del Valle Holdings llc t:818.381.1355; e: bhakimi26@gmail.com;  
 Rep: Larry Mondragon / Craig Fry & Assoc., LLC; t:310.621.2309; e: dragon@craigfryandassociates.com  
**City Planner:** Laura Frazen Steel t:818.374.9919 e:laura.frazinsteel@lacity.org  
**PLUM Case Manager:** Lauren Coffman  
**Project Description:** The requested entitlement, pursuant to Los Angeles Municipal Code Section 12.24 W.37, the Applicant seeks approval of a Conditional Use for the Construction and Maintenance of a public parking area with up to 23 parking spaces on a vacant lot in the (T) R-3 zone.

PHOTO INDEX



Address: 22949 W DEL VALLE ST  
APN: 2042006075



5 / South West Corner



1 / South side along Del Valle



6 / South West corner along Del Valle



3 / South side – Full view of lot looking north along Del Valle



4 / South side – Full view of Path Of Travel walking east along Del Valle



7 / South side – Full view of Path Of Travel walking west along Del Valle

## **The Applicants Submittal**

### **BACKGROUND**

Baback and Nima Hakimi are sole owners of Applicant (“Del Valle Holdings”), which holds title in fee simple to the subject property. Babak and Nima Hakimi also solely own a second company, Ventura 2020 Holdings, Inc. (“Ventura 2020”) that owns a nearby office building located at 22833-22837 W. Ventura Boulevard. The Certificate of Occupancy for the office building requires 33 onsite parking spaces to be provided, while 34 parking spaces are actually being provided. However, this number of parking spaces has proved to be insufficient and does not meet parking needs of employees working at the office building. Therefore, a conditional use is being requested so that the owner can provide supplemental parking for the office building’s tenants. The proposed parking area on Del Valle Street is approximately a 1,655-foot walk from the office building (approximately 0.3 miles). It should be noted that this path-of-travel is being estimated at a distance that is longer than the shortest route available in order to provide employees using the parking lot a safe transit across Ventura Boulevard at the Fallbrook Avenue pedestrian crossing signal.

### **THE PROPERTY**

The subject property is a rectangular-shaped, slightly-sloped parcel of land consisting of approximately 6,507 square feet. The site is zoned (T)R3-1, with an underlying zoning of R1- 1. The parcel has approximately 50 feet of frontage on the north side of Del Valle Street. The subject site is undeveloped and vacant. No building permits have ever been issued for the subject property. The site is currently enclosed by a chain link fence that was built along the front property line, but also utilizes existing walls and fences on neighboring properties to the

east, west and rear. The condominium development to the west has constructed a concrete block wall of varying heights along the property line, with open areas filled with wrought iron and chain link fence sections. The C-Zoned property to the rear has a retaining wall integrated into a commercial structure that is topped by a six-foot chain link fence along its boundary with the subject property. Finally, the adjacent public parking area to the east is secured by a concrete block wall that runs the length of its shared boundary with the subject property. The site is within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area and is designated for Medium Residential Uses. Although the property is generally level, it is nevertheless classified as being within a Hillside Area. This site is not within a Flood Zone or Methane Hazard Zone. The property is in a Liquefaction Area and is 6.8 miles distant from the Malibu Coast Fault. The property is not located within the area of any specific plans, interim control ordinances, overlay zones, or supplemental use districts. Del Valle Street is a designated as a Local Street – Standard, with a roadway of approximately 34 feet and has a dedicated width of 50 feet. The right-of-way is improved along its frontage with the property with a curb, gutters and a sidewalk that is approximately 5 feet in width. The south side of the right-of-way is improved with a curb and gutter only.

### **PROPOSED PUBLIC PARKING AREA**

Applicant proposes to use the site for public parking for the commercial uses at a nearby office building owned by its affiliate at 22833-22837 W. Ventura Boulevard. This new surface parking lot will be fully enclosed. On the west property line, Applicant intends to construct a concrete block wall next to the existing condominium development. This wall will be six feet in height, except in the 15-foot required front yard, where the height of the wall will be 3.5 feet. The wall will continue at a height of 3.5 feet across the property's front yard to the east property line at a distance of ten feet from the Del Valle Street right-of-way, except where a 17-foot-wide access driveway is secured by a motorized fence. The east and rear property lines will be enclosed by a 3.5 chain link fence that will be masked by decorative privacy slats. The proposed parking area would be paved and striped to provide 23 compact parking spaces, one of which will be an accessible stall with a reserved loading area. The parking lot will be set back 10 feet from the Del Valle Street right-of-way, which will make room for a landscaped area covering approximately 330 square feet, in accordance with Code Section 12.21 A.6. The parking area will have shielded lighting that will respect the privacy of the adjacent residents. The lot will also have security cameras attached to the light poles. Landscaping improvements consisting of two trees and fescue grass will be planted along Del Valle Street and will greatly improve the street appearance of the property. The proposed parking lot will be open daily between the hours of 7:00am and 10:00pm.

### **GENERAL PLAN AND COMMUNITY PLAN**

The property is located in a **Mid-City West** (?) neighborhood in the area governed by the **Wilshire Community Plan** (?) area (hereinafter, the "Community Plan"). The Community Plan designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C1.5, C2, C4, P, CR, RAS3 and RAS4. The proposed conditional use is permitted within the Neighborhood Commercial land use designation.

### **PREVIOUS ZONING CASES:**

Subject Property None.

Nearby Properties: ZA- 2016-2783- CU - On December 16, 2016, the Zoning Administrator approved a conditional use to permit a public parking area with up to 12 surface parking spaces in the R3-1 Zone.

## **GENERAL FINDINGS**

### ***1. 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.***

Applicant is requesting a conditional use to construct a public parking area on a vacant lot in the (T)R3-1 Zone, having an underlying zoning of R1-1. The parking area would serve office uses at a nearby property located at 22833-22837 Ventura Boulevard under the same ownership as the subject property. There is an urgent need for more parking spaces at the Ventura office building but there is no room to construct additional capacity. Moreover, this part of Ventura Boulevard has a limited supply of on-street parking. The right-of-way parking spaces are metered and have a two-hour limit. The local streets off Ventura Boulevard consist of areas limited to one or two hours of parking, to other areas that are either congested, too distant, or located in remote and unsafe areas. The proposed parking lot will have vehicular access from Del Valle Street only. This project is on a lot that has been historically zoned for a single-family home, but the property also has a Tentative zoning classification that would allow a Parcel Map to be recorded for multi-family development, subject to any required dedications, payments or improvements. Del Valle Street runs east and west along the property's south lot line and continues in both directions for an aggregate distance of eight-tenths of a mile. Del Valle Street begins at Ventura Boulevard and terminates at a cul-de-sac to the west of the subject property. Along its entire length, Del Valle Street is minimally improved, largely because the land to the south is the right-of-way for the U.S. 101 Freeway ("Ventura Freeway"). This area has too few street lights and in recent years has been plagued with a persistent trash dumping problem. The difficulty of finding off-street parking in the area is demonstrated by the extraordinary number of public parking lots that co-exist with the many apartments in the area. Built against the Ventura Freeway, Del Valle Street's dominant multi-family developments share the land with 14 lots, some of them tied, which have public parking as their primary use. The new public parking area is proposed to have a gated entrance which will be locked from midnight to 6 a.m. daily to reduce noise to the adjacent multi-family residential uses. In addition, Applicant will provide landscaping to include a minimum of two trees (36-inch box) and evergreen shrubs along a ten-foot landscaped buffer at the front of the property. The result will be a significant improvement of the "street appeal" of the property. Applicant is mindful of the need for this project to co-exist with the condominium development to the west. The design of this project, and the proposed limited hours of use, will not create any additional noise burden beyond the considerable sound already emanating from the Ventura Freeway and the noise of the existing parking lot that is located another 50 feet to the east. This surface parking lot will enhance the local built environment by alleviating parking issues for the commercial tenants of the office building at 22833-22837 Ventura Boulevard. With the approval of this parking lot, more on-street parking will be available for nearby businesses and their respective customers, both along Ventura Boulevard and its arterial streets such as Rigoletto Street and Gomeres Road. Since Del Valle Street contains many multiple-family developments with limited on-site parking, the proposed parking lot should help increase the availability of on-street parking for these residents and their guests. As a result, Applicant

believes that the public parking area will provide a beneficial service to the surrounding Woodland Hills community.

***2. 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 subject property is a vacant, generally level, rectangular-shaped 6,507 square-foot lot in the (T)R3-1 Zone, having an underlying zoning of R1-1. The property has 50 feet of frontage along Del Valle Street and is within the area governed by the Canoga Park Winnetka-Woodland Hills-West Hills Community Plan. While the site is not within any specific plan area or overlay zone, the abutting property to the rear fronts Ventura Boulevard and is subject to the Ventura-Cahuenga Boulevard Corridor Specific Plan. Although in a vacant state, the subject property is surrounded by fully-developed parcels. With the exception of a parking lot immediately to the west, the lots along Del Valle Street are generally developed with multi-family residential uses. In contrast, the northerly parcels fronting Ventura Boulevard are uniformly developed with commercial uses and are subject to the provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan. The abutting property to the north is zoned C4-1VLD and is improved with a multi-tenant retail development. The property to the east is multi-zoned, with the abutting portion fronting Del Valle Street zoned (T)R3-1 and developed with a parking lot, and with remainder of the lot fronting Ventura Boulevard is within the C4-1VLD zone and improved with an office building. The property to the west is zoned R3-1 and is developed with residential condominiums.

While the surrounding area is largely residential, the adjacent commercial developments along Ventura Boulevard have given rise to a significant number of parking areas along Del Valle Street. This has established parking as a secondary land use, to the benefit of local businesses and residents alike. These parking lots provide employee parking and will leave more convenient on-site parking spaces available for business patrons. Since the metered parking spaces along Ventura Boulevard are impractical for full-time employees to use, the ubiquity of parking lots on Del Valle Street help to preserve the area's precious inventory of on-street parking spaces, which remain available to meet the needs of local residents and their guests. The vehicle entrance to the parking lot on Del Valle Street will be locked and secured between the hours of 10:00pm to 7:00am daily. The proposed parking area will help promote safety in the neighborhood. Lighting on the property will be shielded away from the adjacent residential uses, but will brighten what is today a dark vacant lot. Applicant will also install security cameras in the parking area, which should protect vehicles parked on the property and deter crime. In light of the foregoing, Applicant submits that the location of the proposed surface parking lot is compatible with the adjacent land uses. Moreover, the design and use of the proposed parking lot, including the front landscaping, perimeter fence/wall enclosure, shielded lighting, security cameras and limited hours of operation, will ensure that the project successfully coexists with other land uses in the area, and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the health, welfare and safety of the general public.

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

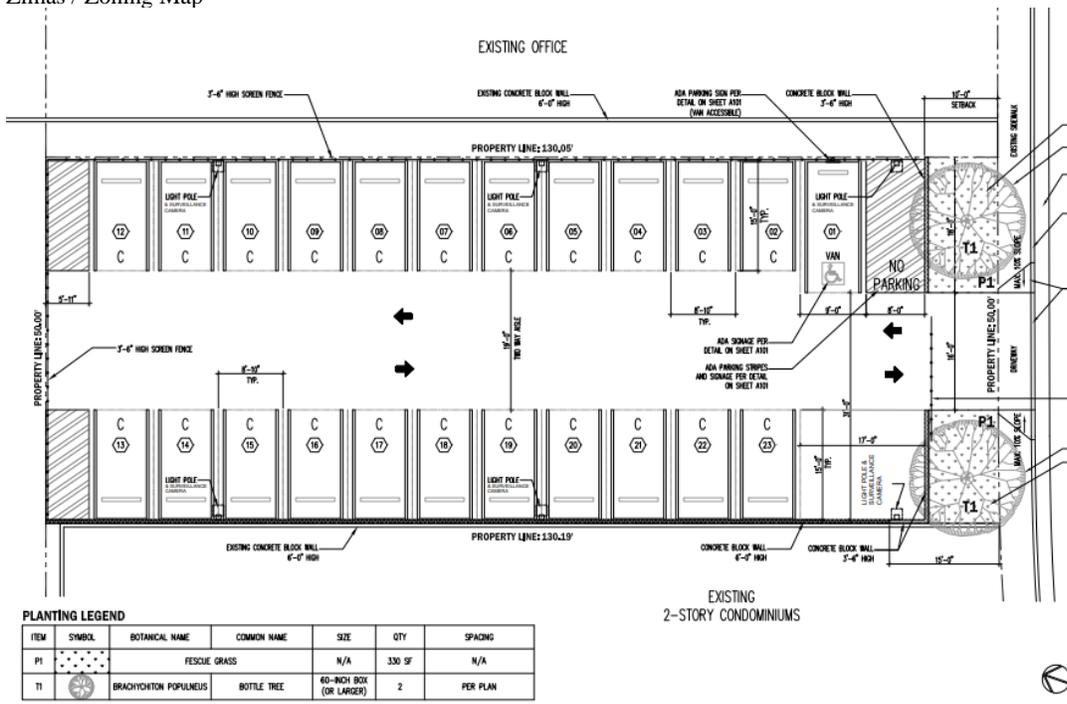
The General Plan articulates a long-range vision guiding future development and land use priorities within the City of Los Angeles. At a local level, Community Plans provide the specific,

neighborhood detail, policies, and implementation strategies necessary to achieve the objectives of the General Plan. However, the General Plan does not specifically designate land uses that are permitted by conditional use, including the discretionary approval of public parking areas on residentially-zoned properties. Except for the entitlements described herein, Applicant's use of his property as a parking lot will not deviate from any of the requirements of the Zoning Code. The General Plan is the City's roadmap for future growth and developments. The General Plan elements establish goals, policies, purposes and programs that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. Many of the policies derived from these elements have taken shape in the form of zoning regulations that are codified in the Los Angeles Municipal Code. Except for the conditional use entitlement being requested herein, the project does not propose to deviate from any zoning regulations. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council, such as the Mobility Element. The Framework Element establishes the broad overall policy and direction for the General Plan. The Land Use Element of the General Plan divides Los Angeles into 35 Community Plan areas. The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Map designates the subject property for Medium Residential land uses with the corresponding zoning of R3. The property is not located within a Specific Plan, but is adjacent to land governed by the Ventura-Cahuenga Boulevard Corridor Specific Plan.

Under the Canoga Park-Winnetka- Woodland Hills-West Hills Community Plan, one of the issues facing commercial land uses is the lack of overall parking and access within commercial strips to physical constraints such as shallow commercial lot depths. At the same time, the Community Plan also recognizes the problems created by dense multi-family developments, which have severely impacted the availability of on-street parking. In addition, the Community Plan states as Goal 15 a commitment to developing "a system of well-designed and convenient on-street parking and off-street parking facilities throughout the Community Plan area." The Community Plan's Goal 2 further seeks to promote "an economically vital commercial sector...". Accordingly, the City's approval of the requested conditional use is consistent with Goal 15, since the proposed parking facility will help ameliorate the chronic lack of parking along Ventura Boulevard and adjacent streets. Currently, a number of Applicant's employees must undertake daily search for available parking spaces in the side streets that feed into Ventura Boulevard, since the time-limited metered parking on Ventura Boulevard is impractical for full-time employees. By being able to offer these employees a safe off-street parking alternative, Applicant's project could free nearly two-dozen parking spaces, thereby leaving a substantial number of parking spaces in the local area vacant and available to meet the needs of residents. And just as important, by using its reserved powers to grant Applicant's requested conditional use, the City will be supporting the needs of the small business tenants occupying the commercial office building at 22833-22837 Ventura Boulevard that the proposed parking lot is intended to serve. In consideration of the above, Applicant believes that the project substantially conforms to the purpose, intent, and provisions of the General Plan and Community Plan adopted for this part of Woodland Hills, as it will allow the subject property to be used in a manner that will provide much needed off-street parking benefiting Applicant's related company, as well as nearby businesses, residents and visitors to the area, who would all benefit from the greater availability of on-street parking. Consequently, Applicant submits that the City's grant of the requested conditional use would be in harmony with the purpose, intent and provisions the City's General Plan and the local Community Plan.



Zimas / Zoning Map



Parking Layout

### Update

1. The property has submitted to Building Safety on 5.19.22, and is in process of plancheck. The conditional use entitlement came up during that process.
2. Is there a designated length to the Condition Use, if granted, that allows for reconsideration of the allowable parking status.

### **Questions To Consider:**

1. Ventura Boulevard is a major roadway running east – west through the Valley, and it is designated a transit rich thoroughfare. Should businesses along this corridor promote mass transit instead of providing parking for employee vehicles?
2. By making this parcel a parking lot, the owner gives up the possible use in the near future of additional multi-family housing, perhaps more affordable than Warner Center housing currently being developed, due to its location. Support of this request seems contrary to all the conversations in the city currently about promoting mass transit. How does the City promote mass transit when it allows for more and more parking lots to be designated?
3. The entitlement requests a Public Parking area, but is this parking lot going to be available to the Public or other employees in the area, or only to employees of the businesses in 22833 – 22837 Ventura Blvd?

### **PLUM Motion**

As pertains to ZA-2022-2735-CU having held one virtual public meeting for the application filed by Del Valle Holdings LLC who seek approval of a Conditional Use for the Construction and Maintenance of a public parking area with up to 23 parking spaces on a vacant lot in the (T) R-3 zone, located at 22949 Del Valle Street Woodland Hills, CA 91364, the Planning, Land Use and Mobility Committee hereby finds that:

*WHEREAS*, the Applicant is requesting a conditional use for a lot zoned (T)R3-1 / R1-1, which is the same zoning as the adjacent lot, which is also used as a (public)? Parking lot, and

*WHEREAS*, Craig Frye & Assoc, the owner's representative, is presenting the argument that by providing more off-site parking, more parking along Ventura Boulevard will become available for *in demand* customer and short term parking use, and

*WHEREAS*, the PLUM committee has raised concerns that promoting and supporting additional off-site parking in lieu of developing sites for housing is in conflict with the Los Angeles City need for additional affordable housing, and

*WHEREAS*, a time limit for the Conditional Use can be implemented so as to allow for a short term fix for the parking problem for businesses along Ventura,

**THEREFORE, IT IS HEREBY RESOLVED THAT**, the Planning, Land Use and Mobility committee (PLUM) for the findings stated herein, finds that the submitted application submitted by the applicant Del Valle Holdings LLC, *receive the support (or not receive the support)* of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action, (with the following conditions).

Conditions

1. All conditions herein shall be added to the Cover Page of the application and resubmitted to the Planning Department;
2. Any changes made to the application shall be brought to the attention of the PLUM committee, for possible review;
- 3.

Further, The Planning, Land Use and Mobility committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Council member Bob Blumenfield of its findings, and its

subsequent recommendation to *support / not support* this application as presented to the WHWCNC Board on June 8, 2022.

Motion: Lauren Coffman      Second:

Vote: Aye    Nay    Abstain    Recused    Absent