

ATTACHMENT D

WAIVER OF DEDICATION OR IMPROVEMENT (WDI) FINDINGS

KEYES HONDA VAN NUYS
6001 Van Nuys Boulevard
Van Nuys, CA 91411

PROJECT OVERVIEW

The Applicant, Keyes Motors, Inc., seeks to demolish approximately 48,530 square feet of existing structures and associated improvements for the construction, use, and maintenance of an automobile dealership (including the sale of new and used automobiles and incidental automobile service/repair), which is comprised of a new, 2-story plus roof deck, maximum 45-foot high (excluding rooftop solar panels and other rooftop structures) commercial building with approximately 82,273 square feet of Floor Area and associated parking, automobile inventory storage/display parking, landscaping, signage, and exterior display/security lighting (the proposed “Project”) on an approximately 173,216-square foot property in the CM-1VL Zone located at 6001 Van Nuys Boulevard (the “Project Site”), generally bounded by Van Nuys Boulevard on the east, Oxnard Street on the south, Vesper Avenue on the west, the Metro Orange Line Busway on the north, and bisected by Aetna Street.

REQUEST¹

The Applicant requests a **WAIVER OF DEDICATION OR IMPROVEMENT**, pursuant to LAMC Section 12.37.I.3, to permit the waiver of the **Local Street – Standard** dedication and improvement requirements (60-foot Right-of-Way/36-foot Roadway) on the portion of Aetna Street adjoining and bisecting the Project Site, and to maintain the existing 40-foot Right-of-Way, including existing roadway and sidewalk widths.

ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to LAMC Section 12.37.I.3 (as amended by Ordinance No. 184,718, effective March 4, 2017):

The Director may waive, reduce, or modify the required dedication or improvement as appropriate after making any of the following finding, in writing, based on substantial evidence in the record:

The dedication or improvement is not necessary to meet the City’s mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

¹ Upon recordation of the final map for Vesting Tentative Tract Map No. 73682 (“VTT-73682”), this request will no longer be necessary. Please refer to *Attachment A – Background Information* for additional details.

The Project Site is generally bounded by Van Nuys Boulevard to the east, Oxnard Street to the south, Vesper Avenue to the west, and the Metropolitan Transportation Authority (“Metro”) Orange Line Busway to the north, with Aetna Street bisecting the Project Site from Van Nuys Boulevard on the east to Vesper Avenue on the west. Aetna Street is a designated Local Street – Standard under the Mobility Plan 2035, which requires a 60-foot Right-of-Way and 36-foot Roadway. Currently, where the street abuts the Project Site, Aetna Street is dedicated to a full public Right-of-Way width of approximately 40 feet, and a public Right-of-Way half-width of approximately 20 feet as measured from the street centerline to the adjacent northern and southern parcels of the Project Site. Aetna Street is also improved with an approximately 27.9-30.4-foot roadway, approximately 4.7-4.9-foot sidewalks, with concrete curb.

The instant request is for the waiver of the Local Street – Standard dedication and improvement requirements for the portion of Aetna Street bisecting the Project Site, and to maintain the existing, approximately 40-foot Right-of-Way in conjunction with a proposed 82,273-square foot new automobile dealership. The automobile dealership building is proposed to be located on the approximately 116,967-square foot parcel located south of Aetna Street. Including the parcels north of Aetna Street, the Project Site has a total lot area of approximately 173,216 square feet. The total lot area reflects the anticipated dedications (under VTT-73682) for Vesper Avenue, but does not include the required dedications along Aetna Street where it bisects the Project Site.

As described in *Attachment A – Background Information* and as demonstrated by the inclusion of the instant request, the proposed Project has not been designed to assume the merger of Aetna Street with the Project Site as, only upon the recordation of Final Map for VTT-73682 will Aetna Street be incorporated into the Project Site. On April 18, 2017, the Advisory Agency conditionally approved Planning Case No. VTT-73682 for the merger and re-subdivision of the Project Site and the portion of Aetna Street bisecting the Project Site into one ground lot. Pursuant to LAMC Section 17.03, the Advisory Agency is granted the authority to approve subdivisions and their relevant design and improvement components, and must find that the subdivision is in conformance with the City’s policies, general plans, and specific plans. Broadly speaking, the General Plan guides future growth and development by setting forth policies for the use of the City’s physical and economic resources. The General Plan includes a Transportation Element, known as the Mobility Plan 2035, which more specifically analyzes the City’s mobility needs and “provides the policy foundation for achieving a transportation system that balances the needs of all road users” (Page 13).

In exercising the authority granted to the Advisory Agency in LAMC Section 17.03, the Advisory Agency is also tasked with ensuring the consistency of a subdivision with the General Plan and all of its elements. As such, the Advisory Agency’s recent approval of VTT-73682 to vacate and merge the portion of Aetna Street bisecting the Project Site demonstrates that this portion of Aetna Street is unnecessary to meet the City’s mobility needs for the next 20 years as enumerated in the Mobility Plan 2035. In addition, this approval effectively deems that the otherwise required dedication and/or improvements on Aetna Street are also unnecessary for the City’s mobility needs, since upon the recordation of VTT-73682, this portion of the street will no longer be available for use by the public and the City’s transportation network.

ATTACHMENT D – Waiver of Dedication or Improvement Findings

Thus, the granting of the instant request for a waiver of the Local Street – Standard dedication and improvement requirements for the portion of Aetna Street bisecting the Project Site will not affect the mobility needs of the City for the next 20 years.

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