



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☒ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site:** 7656 – 7660 Foothill Boulevard

**Case No.:** ZA-2015-4681-CUB-CU-ZV-ZAA

**CEQA No.:** ENV-2015-4682-MND

**Hearing Held By:** Office of Zoning Administration

**Date:**  
**November 26, 2018**

**Time** 2:00 p.m.

**Place:**  
Marvin Braude San Fernando Valley  
Constituent Service Center  
First Floor Conference Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**Staff Contact:** Laura Frazin Steele, City Planner  
6262 Van Nuys Boulevard, Room 430  
Van Nuys, CA 91401  
Laura.frazinsteele@lacity.org  
(818) 374-9919

**Council No:** 7 - Rodriguez

**Related Cases:** N/A

**Plan Area** Sunland-Tujunga-Lake View  
Terrace-Shadow Hills-East La  
Tuna Canyon

**Zone:** C2-1VL and R3-1

**Plan Overlay:** Foothill Boulevard Corridor  
Specific Plan

**Land Use:** Medium Residential and General  
Commercial

**Applicant:** Cedrick Ekimyan

**Representative:** Robert Lamishaw  
JPL Zoning Services, Inc.

**PROPOSED PROJECT:**

The proposed project involves the construction of a car wash and convenience market in a commercial corner / mini-shopping center located on an irregularly shaped, approximately 40,921 square foot lot in the C2-1VL and R3-1 Zones. The proposed one-story, 20 feet in height, approximately 3,400 square foot convenience market will operate 24 hours per day, 7 days a week and sell beer and wine for off-site consumption. The proposed car wash will be one story, 27 feet in height, and approximately 5,400 square feet with hours of operation between 7 a.m. – 9 p.m. A total of 36 parking spaces will be provided.

**REQUESTED ACTION(S):**

1. The Zoning Administrator shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4682-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code Section 12.24 W.27, a Conditional Use to allow a car wash and convenience market in a commercial corner / mini-shopping center zoned C2-1VL and R3-1 abutting an R Zoned property with the convenience market operating 24 hours daily and the car wash operating between 7 a.m. – 9 p.m.
3. Pursuant to Los Angeles Municipal Code Section 12.24 W.37, a Conditional Use to allow public parking in an R Zone.

4. Pursuant to Los Angeles Municipal Code Section 12.24 W.1, a Conditional Use to allow the sale of beer and wine for off-site consumption in the C2 Zone, 24 hours daily.
5. Pursuant to Los Angeles Municipal Code Section 12.24 W.4, a Conditional Use to allow a car wash entrance/exit/opening to be located within 100 feet of a residential use or R Zoned lot.
6. Pursuant to Los Angeles Municipal Code Section 12.27 B, a Zone Variance to allow relief from Sections 12.10 A and 12.21 C.5(h) for a portion of the car wash and convenience market to be located in the R3 Zone and the movement of vehicles between a less restrictive and more restrictive zone.
7. Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator Adjustment to allow relief from Section 12.10 C for a reduced rear yard of 0 feet for the proposed car wash and convenience market in lieu of 15 feet as required in the R3 Zone.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

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## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.