

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA
7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411



May 19, 2017

Honorable Herb Wesson
President, Los Angeles City Council
200 N. Spring Street, Room 435
Los Angeles, CA 90012

**RE: Case No. ZA-2016-1217-CU-SPP
ENV-2016-1218-MND
Pinewood Petrol Inc. 7101 W. Foothill Blvd., Tujunga, CA 91042**

Dear Councilman Wesson:

Thank you and your staff for coordinating a meeting on May 11, 2017 with staff from City Planning and Bureau of Engineering regarding a proposed drive-thru car wash at the above address. The Sunland-Tujunga Neighborhood Council (STNC) submits this updated letter to your office and a copy to the Department of City Planning.

Following the May 11 meeting, the STNC Land Use Committee met on May 15 and voted to recommend [with conditions] support for the proposed drive thru car wash mainly because City Planning staff indicated that a new ordinance to waive street dedications through the planning conditional use process is possible for this site. The conditions we suggest are:

- 1) That the project be granted a waiver for a 9-10 ft. sidewalk in lieu of the required 12 ft. sidewalk.
- 2) That the internal circulation patterns presented are acceptable.
- 3) That a right-turn-only sign be placed at the Pinewood driveway exit.
- 4) That the car wash hours as proposed be 7 a.m. – 7 p.m. weekdays and 8 a.m. – 8 p.m. weekends.
- 5) That the owner, in coordination with the City, include a sound reduction wall or sound reduction materials and landscaping be placed so as to reduce the immediate abutting neighbors' noise impacts to achieve a decibel level according to the City's limits.
- 6) That the façade plans as presented include the use of real field stone or real river rock, not artificial.
- 7) That the mini market single sign be approved.
- 8) That all required curbs, gutters and landscaping be approved.
- 9) That the owner try to work with the neighbors regarding noise and other concerns.
- 11) That review of the site in three to five years per the City's review process be included.

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The STNC appreciates the owner's willingness to work with the community and neighbor concerns and looks forward to completion of the improvements to the site.

Sincerely,



Cindy Cleghorn
Chair, Land Use Committee
Past President
Sunland-Tujunga Neighborhood Council

Krystee Clark
President
Sunland-Tujunga Neighborhood Council

cc: Marc Woersching, Zoning Administrator
Siam Pewsawang, Department of City Planning
Laura Frazin Steele, City Planning Associate
Nelson Rodriguez, City Planning Associate
Lisa Webber, Deputy Director, L.A. City Planning