

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
ZA-2018-2236-CU-CLQ-CDO-1A	ENV-2018-2237-CE	14
<b>PROJECT ADDRESS:</b>		
4005 North Eagle Rock Boulevard		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Bijan "Ben" Pouldar Chevron Facility 9-0477	310-962-2955	ben@pacificoilgroup.com
<input type="checkbox"/> New/Changed		
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Ben Steckler Fiedler Group	213-381-7891	
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Bijan "Ben" Pouldar Chevron Facility 9-0477	310-962-2955	ben@pacificoilgroup.com
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Stephen Jamison, Attorney	310-822-9848	sjjamieson@ssjlaw.com
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Christina Toy Lee	213-978-1318	Christina.toy-lee@lacity.org
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
CONDITIONAL USE, Q CLARIFICATION CDO PLAN APPROVAL		

**FINAL ENTITLEMENTS NOT ADVANCING:****ITEMS APPEALED:**

Entire Zoning Administrator's decision to **DISMISS** a Conditional Use Permit to permit deviations from development standards established by LAMC Section 12.22 A.28(b)(3) to allow a public address system; to **DENY** a Conditional Use to permit deviations from development standards established by LAMC Section 12.22.A.28(b)(5) to allow hours of operation of 7:00 a.m.- 9:00 p.m., daily, in lieu of the otherwise allowed Monday-Friday, 7:00 a.m. - 7:00 p.m., and Saturday, 9:00 a.m. - 8:00 p.m. and Sunday, 11 :00 a.m. - 8:00 p.m. at a Commercial Corner location; and to **DENY** Clarification of Q Conditions to clarify Condition No. 3 of Subarea 23 in Ordinance Number 181,062 pertaining to prohibited uses; and **DENY** Community Design Overlay (CDO), a CDO Plan Approval for the construction of a 1,250 square foot automated car wash and the equipment storage rooms separated and freestanding on the same site as an existing service station and convenience store and installation of three internally illuminated Wall Signs with individual channel letters reading "Car Wash", two non-illuminated metal Wall Signs reading "Entrance" and "Exit Only-Do Not Enter", one metal Directional Sign, one metal Instruction Sign, and one ( 1) internally illuminated plastic Menu Board Sign in cabinet. (Refer to Letter of Determination dated February 5, 2021)

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL CLEARANCE:</b>	<b>REVISED:</b>
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):****FISCAL IMPACT STATEMENT:** Yes No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
N/A	N/A
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Irene Gonzalez	July 30, 2021