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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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ZA-2018-2236-CU-CLQ-CDO-1A  
ENV-2018-2237-CE  
Council District 14

August 27, 2021

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, September 21, 2021** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15061(b)(4), as a project that is disapproved; report from the Department of City Planning, and an Appeal filed by Bijan "Ben" Pouldar, Chevron Facility 9-0477 (Representative: Stephen Jamieson, Solomon Saltsman, and Jamieson), from the Zoning Administrator's decision to dismiss a Conditional Use Permit to permit deviations from development standards established by Los Angeles Municipal Code (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 through 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; to deny Clarification of Q Conditions to clarify Condition No. 3 of Subarea 23 in Ordinance Number 181,062 pertaining to prohibited uses; and, to deny a Community Design Overlay 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 internally illuminated plastic Menu Board Sign in cabinet; for the property located at 4505 North Eagle Rock Boulevard, subject to Conditions of Approval.

Applicant: Bijan "Ben" Pouldar, Chevron Facility 9-0477  
Representative: Ben Steckler, Fiedler Group

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted by email to: [LACouncilComment.com](mailto:LACouncilComment.com)

In addition, you may view the contents of Council file No. **21-0739** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Christina Toy-Lee

(213) 978-1318

[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Armando Bencomo

(213) 978-1080

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Armando Bencomo

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.