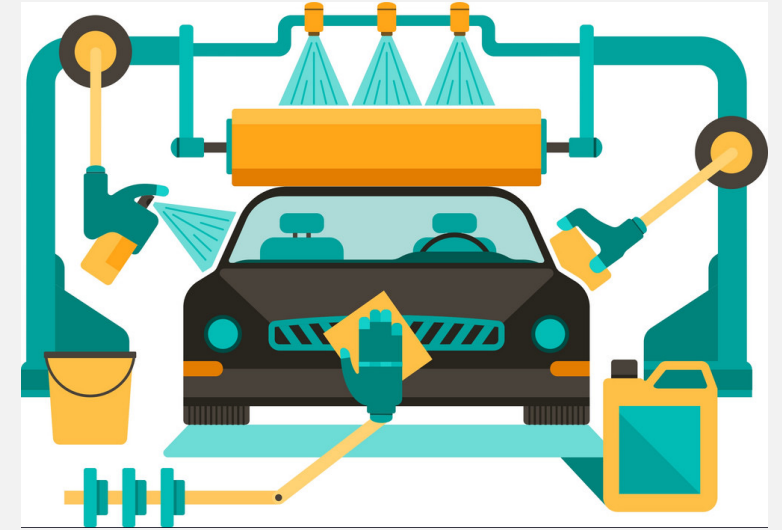
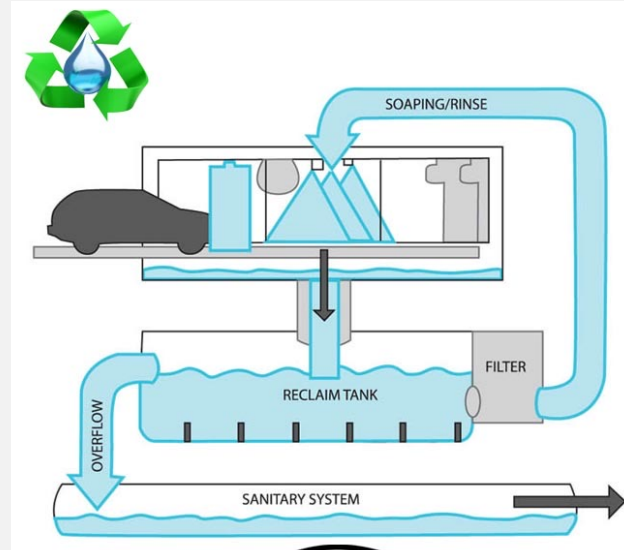
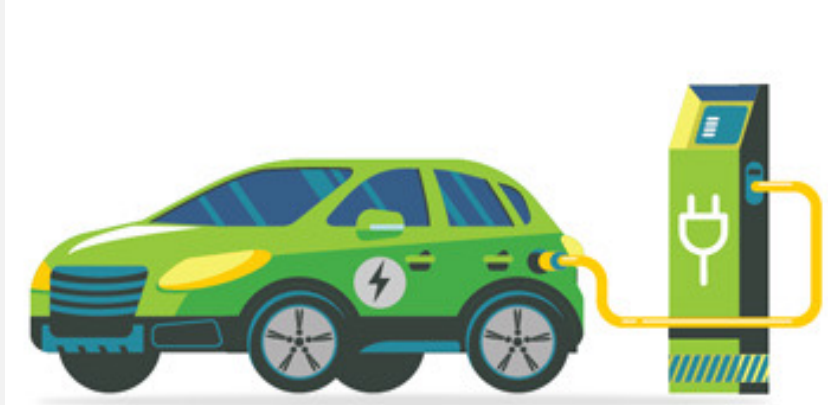


4005 EAGLE ROCK BLVD

Chevron Station



WHAT *IS* BEING PROPOSED

- **Automated** car wash utilizing recycled water
- Electric Vehicle charging stations
- Modernizing an existing service station to be greener than it has ever been

WHAT IS NOT BEING PROPOSED

A “self-served”
or “non
automated” car
wash is
prohibited by
the Q condition



APPLICANT REQUESTS:
AUTOMATED CAR WASH
(NOT PROHIBITED BY “Q”
CONDITION)



“Q” CONDITION:
PROHIBITS SELF-SERVED
OR NON-AUTOMATED
AUTOMOBILE LAUNDRY



APPLICANT'S
AUTOMATED CAR
WASH



“SELF-SERVED” OR
“NON-
AUTOMATED”
AUTOMOBILE
LAUNDRIES

Glassel Park Community Supports Project



186+ Signed
Petitions in
Support



262+ Signed
Letters in
Support

PETITION IN SUPPORT OF CHEVRON STATION LOCATED AT 4005 Eagle Rock Blvd., Los Angeles, CA 90065

I am a patron and/or neighbor of the Chevron Station located at 4005 Eagle Rock Blvd., Los Angeles, CA 90065. I am aware and supportive of the Conditional Use Permit, Community Design Overlay Plan Approval, and Q Clarification Application (ZA-2018-2236-CU-CLQ-CDO) currently under review with the City of Los Angeles to request the remodel of a facility into a green friendly convenience store and environmentally sound automatic car wash, that recycles almost all of the water it uses, and which will provide several Electric Vehicle charging stations. The proposed hours of operation are 7AM-9PM, daily. I have no objection to the above Conditional Use Permit, Community Design Overlay Plan Approval, and Q Clarification (ZA-2018-2236-CU-CLQ-CDO) request at this location. The operators of the gas station have been a good neighbor. By signing this Petition, I am supporting the Applicant's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 4/11/21 Signature: [Signature] Printed Name: Maria J. de
Address (street, city): 1746 51st St Phone number: 818-759-0451

Date: 4-1-21 Signature: [Signature] Printed Name: Ben James
Address (street, city): Phone number: 818 968-2801

Date: 4-1-21 Signature: [Signature] Printed Name: Cathy Gurn
Address (street, city): Phone number: 760-686-4602

Date: 4-1-21 Signature: [Signature] Printed Name: Nicko Smith
Address (street, city): Phone number: 310 485 1720

Date: 4-6-21 Signature: [Signature] Printed Name: William Cheshier
Address (street, city): Phone number: 323-828-1935

Date: 4-6-21 Signature: [Signature] Printed Name: M. G. SAGALIA
Address (street, city): Phone number: (310) 287-8292

City of Los Angeles Planning Department
Adrineh Melkonian, City Planning Associate
adrineh.melkonian@lacity.org
200 N. Spring St., Room 621
Los Angeles, CA 90012

Los Angeles City Council District 14
Kevin DeLeon, Councilmember
councilmember.kevindeleon@lacity.org
Emma Howard, Senior Planner
emma.howard@lacity.org
200 N. Spring Street, Room 465
Los Angeles, CA 90012

Re: **Chevron Station**
4005 Eagle Rock Blvd., Los Angeles, CA 90065
SUPPORT OF CONDITIONAL USE PERMIT, COMMUNITY DESIGN OVERLAY PLAN
APPROVAL, AND Q CLARIFICATION APPLICATION
ZA-2018-2236-CU-CLQ-CDO

To Whom it May Concern:

I am a patron and/or neighbor of the Chevron Station located at 4005 Eagle Rock Blvd., Los Angeles, CA 90065. I am aware and supportive of the Conditional Use Permit, Community Design Overlay Plan Approval, and Q Clarification Application (ZA-2018-2236-CU-CLQ-CDO) currently under review with the City of Los Angeles to request the remodel of a facility into a green friendly convenience store and environmentally sound automatic car wash, that recycles almost all of the water it uses, and which will provide several Electric Vehicle charging stations. The proposed hours of operation are 7AM-9PM, daily. I have no objection to the above Conditional Use Permit, Community Design Overlay Plan Approval, and Q Clarification (ZA-2018-2236-CU-CLQ-CDO) request at this location. The operators of the gas station have been a good neighbor.

As a neighbor and patron of this store, I would like the City to ~~approve~~ approve this Application to currently under review with the City of Los Angeles to request the remodel of a facility into a green friendly convenience store and environmentally sound automatic car wash, that recycles almost all of the water it uses, and which will provide several Electric Vehicle charging stations.

Chevron is a nationally recognized and trusted brand of service stations. Our local Chevron station has operated responsibly, proving itself to be a community-oriented business that is supported by their customers and the surrounding neighborhood. The continuation of the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community.

The approval of the Chevron Conditional Use Permit, Community Design Overlay Plan Approval, and Q Clarification Application (ZA-2018-2236-CU-CLQ-CDO) will not have a significant effect on adjoining properties or the immediate neighborhood and is not likely to evoke public controversy, as this will provide an added benefit and convenience to our neighborhood.

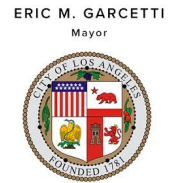
Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

Signature: [Signature]
Printed Name: MONIKA MIKKESEN
3943 SCANDIA WAY
LA 90065

Signature: [Signature]
Date: April 1, 2021

GLASSELL PARK NEIGHBORHOOD COUNCIL LETTER OF RECOMMENDATION TO APPROVE PROJECT

KARIN DAVALOS
President
BRIAN FROBISHER
Vice-President
ANDREW AGUERO
Secretary
VACANT
Treasurer
AMBER KELTNER
At-Large



DATE: 02/19/2019
RE: **PLANNING AND LAND USE COMMITTEE RECOMMENDATION**
ADDRESS: **4005 N Eagle Rock Blvd.**
FILES: [ENV-2018-2237-EAF](#), [ZA-2018-2236-CU-CLO-CDO](#)

Dear Amalia Merino,

The Glassell Park Neighborhood Council's (GPNC) Planning and Land Use Committee (PLUC) reviewed information presented by the Applicant's Representative, Ben Steckler of the Fielder Group. There were two stakeholders that commented on the project with concerns regarding traffic and circulation.

Following the applicant's presentation and opportunity for public comment, and after lengthy discussion the committee **recommends:**

1. Support as presented, conditional that the operator only utilize the hours between 7am and 9pm, and the window openings utilize stainless steel as opposed to the galvanized as presented.

It should be noted that the committee in general appreciates the tidiness and landscape of the current gas station and convenience store.

At its February 19, 2019 meeting, the GPNC voted unanimously to the recommendation of its PLUC regarding the above referenced project(s)

Thank you for your careful consideration in this matter.

Sincerely,

Karin Davalos, President
Glassell Park Neighborhood Council

CC: CD14 CM Jose Huizar, councilmember.huizar@lacity.org, Shawn Kuk, shawn.kuk@lacity.org, Kevin Ocubillo, Lucy Aparicio, Lucy.aparicio@lacity.org, GPNC PLUC, pluc@glassellparknc.org, board@glassellparknc.org, BEN STECKLER [Company: FIEDLER GROUP] ben.steckler@fiedlergroup.com

Non-Issues Raised by Opposition

Noise from additional traffic

Noise from machines operating inside car wash

Noise from vacuums

Exhaust fumes from the cars in line for the CW

Accidents in front of the site where the vehicles exit

Additional traffic in the area attracted by CW

Hours of Operation are too long

Pedestrian Safety

Noise from radios as people vacuum or wait for the CW

Location adjacent to residential is not fit for the use

Noise from Speaker Box

Response by Applicant Appellant

Not an impact based on noise study + no new traffic anticipated

Not an impact based on noise study

Not an impact based on noise study

No new fumes/cars onsite - all existing traffic

Agreed to restrict driveway to "Exit Only"

LA DOT determined no impacts (new trips) from automated CW

Shortened due to NC's request.

No change from existing conditions

Not an impact based on noise study

All known studies indicate differently

No speaker box proposed