



Andrew Jorgensen <andrew.jorgensen@lacity.org>

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## Request For Information - 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

7 messages

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**Ariel Soltani** <arielsoltani1@gmail.com>  
To: Andrew.Jorgensen@lacity.org

Fri, Apr 30, 2021 at 10:38 AM

Hi Andrew:

I am a resident of Valley Village and recently received a notice from the City of Los Angeles Planning Department that another car wash is going to be built in our neighborhood at [4801 N. Laurel Canyon Blvd.](#) (APCSV-2019-1481-SPE-SPP-CU-ZV)

I would like to ask if I can have the opportunity to review your Planning File for this application before the upcoming Hearing.

I am concerned that too many car washes are being built in our community.

Thank you,  
Ariel

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Fri, Apr 30, 2021 at 10:49 AM

To: Ariel Soltani <arielsoltani1@gmail.com>

Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>

Hi Ariel,

Certainly; first, there are some materials already available to the public through our website. Click the following link and then "Initial Submittal Documents." That will allow you to view the materials as initially submitted.

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjI3OTg50>

This should provide a good overview of the request, but if you need more information, we can make the physical file available after next Tuesday (I would need to go into the office and verify the case file has all the most recent documents inside). Miguel could then assist with reviewing as per our COVID protocols.

Best,

Andrew

[Quoted text hidden]

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**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner

**Los Angeles City Planning**

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



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**Ariel Soltani** <arielsoltani1@gmail.com>

Sun, May 2, 2021 at 2:55 PM

To: Andrew Jorgensen &lt;andrew.jorgensen@lacity.org&gt;

Cc: Claudia Rodriguez &lt;claudia.rodriguez@lacity.org&gt;, Miguel Hernandez &lt;miguel.hernandez@lacity.org&gt;

Hi Andrew:

Thank you for the submittal information.

Additionally, can your staff provide me with the following information.

1. A copy of the Acoustical Study
2. Letters from the Valley Village Neighborhood Council including conditions of approval.
3. The site appears to be too tight for the construction of a new car wash. The queuing lane has the potential of blocking parking space 3,4,5.
4. Have the Plans been revised since the initial submittal?
5. Has the internal circulation vehicle trips etc. been reviewed by the City of Los Angeles, DOT.

Thank you,

Ariel

[Quoted text hidden]

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Mon, May 3, 2021 at 2:48 PM

To: Ariel Soltani &lt;arielsoltani1@gmail.com&gt;

Cc: Claudia Rodriguez &lt;claudia.rodriguez@lacity.org&gt;, Miguel Hernandez &lt;miguel.hernandez@lacity.org&gt;

Hi Ariel,

Please see attached for final sound study. For your remaining questions, I'll check the case file at the office tomorrow.

Best,

Andrew

[Quoted text hidden]

**4801 Laural Canyon Blvd.- Los Angeles - CNEL study - Final Report.pdf**

19067K

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Tue, May 4, 2021 at 12:07 PM

To: Ariel Soltani &lt;arielsoltani1@gmail.com&gt;

Cc: Claudia Rodriguez &lt;claudia.rodriguez@lacity.org&gt;, Miguel Hernandez &lt;miguel.hernandez@lacity.org&gt;

Hi Ariel,

Please see most recent plans, dated 9-22-19, which appears to be a revision from the initial filing.

I have noted your comment regarding the spaces and printed for the case file.

With regards to traffic assessments I don't see any notes in the case file; however, this would not be required as the proposed scope of work can be categorized as the addition of an accessory use to existing gas station, which is categorically exempt from CEQA per 15303(e).

Best,

Andrew

[Quoted text hidden]

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**Ariel Soltani** <arielsoltani1@gmail.com>  
To: Andrew Jorgensen <andrew.jorgensen@lacity.org>

Sun, May 30, 2021 at 7:10 PM

Hi Andrew,

I hope you're having a nice weekend. Thanks for providing this information. I'm upset that I was unable to attend the public hearing a few weeks back. However, please let this email serve as my opposition to the carwash.

As I'm sure it was mentioned in the meeting, there are simply too many car washes in the neighborhood. The approval of a carwash at this location would simply encourage the 76 gas station down the street to request approval for a car wash as well. It is a domino effect that cannot be stopped. And, if the city is simply relying on fairness norms to govern their decision, that should not be enough.

Thanks for your time and I hope the city makes the right decision in denying approval of this wash.

Best,  
Ariel

[Quoted text hidden]

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>  
To: Ariel Soltani <arielsoltani1@gmail.com>

Tue, Jun 1, 2021 at 8:56 AM

Thank you Ariel, in receipt of your comment.

[Quoted text hidden]

**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

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## Public Concern

2 messages

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**eddie halaoui** <eddie\_halaoui@yahoo.com>  
To: andrew.jorgensen@lacity.org

Sun, May 30, 2021 at 11:04 PM

Hello,

I am a valley village resident and am emailing you regarding the Mobil car wash on Laurel canyon and riverside. I am concerned about idle vehicle emissions and extreme noise from the carwash blowers. I'm concerned that this carwash will decrease property values in the immediate neighborhood therefore, I'm against to the carwash.

Thank you,  
Eddie

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>  
To: eddie halaoui <eddie\_halaoui@yahoo.com>

Tue, Jun 1, 2021 at 8:43 AM

Hi Eddie,

Thank you for your email. I am in receipt and will add to the case file.

Best,

Andrew

[Quoted text hidden]

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LOS ANGELES  
CITY PLANNING

**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner

**Los Angeles City Planning**

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Andrew Jorgensen &lt;andrew.jorgensen@lacity.org&gt;

---

**Mobil CarWash - Laurel Canyon and Riverside**2 messages

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**Tiffany Lorane** <tiff1or12@yahoo.com>

Mon, May 31, 2021 at 6:15 PM

To: "andrew.jorgensen@lacity.org" &lt;andrew.jorgensen@lacity.org&gt;

Hello,

My name is Tiffany Lorane. I am a resident at [4901 Laurel Canyon Boulevard, Valley Village](#). I received a notice that another carwash is being built in the neighborhood.

I raised concern about the carwash that was built on Laurel Canyon and Coldwater several years back but my concern was clearly ignored as that station ended up building a wash. Now, I am expressing concern against this project and I hope this time the city listens. ALL the neighbors agree that we do NOT want or need another car wash!

Have you seen how small the lot is? If this car wash is anything like the one across the street, it will have a long line. The lot is simply too small for it to handle a line of cars. This is a safety hazard as nearly 5-6 cars will line up and block traffic. Terrible idea, please reject the owners proposal!! Give him approval to build something else, anything! Possibly a bigger convenience store.

Thank you,  
Tiff

---

**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Tue, Jun 1, 2021 at 8:49 AM

To: Tiffany Lorane &lt;tiff1or12@yahoo.com&gt;

Hi Tiffany,

Thank you for your comment; I am in receipt and will add to the case file.

Best,

Andrew

[Quoted text hidden]

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LOS ANGELES  
CITY PLANNING**Andrew Jorgensen, AICP***pronouns: he/him/his*

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Andrew Jorgensen &lt;andrew.jorgensen@lacity.org&gt;

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**PROPOSED CAR WASH AT LAUREL CANYON AND RIVERSIDE**2 messages

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**Bruce A** <brucenote@hotmail.com>

Wed, Jun 23, 2021 at 5:20 PM

To: "andrew.jorgensen@lacity.org" &lt;andrew.jorgensen@lacity.org&gt;

Dear Mr. Jorgensen,

I wanted to write you regarding the proposed 24 car wash on the gas station site at 4801-4815 N. Laurel Canyon Blvd.

I live nearby and am opposed to this development. There is already a car wash of this type right across the street in another gas station, so it is totally unnecessary to have another car wash only about 250 feet from the existing car wash on the other side of Riverside Dr.

Additionally, there was not proper notification given of the hearing regarding this development.

As far as I know, the only neighborhood notification of this hearing was a small sign near the bottom of the door of the service station, which no one would likely notice even if they did shop at the station. This really does not seem to be proper notification to neighbors in the area. Something should be mailed to neighbors or posted on their doors (at the expense of the gas station if need be).

Please contact me at 818 850-9171 so that we can discuss this in more detail.

Thank you.

Best Regards,

Bruce Ablin

(P.S., you sound like a nice guy on your outgoing voicemail message).

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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Thu, Jun 24, 2021 at 8:06 AM

To: Bruce A &lt;brucenote@hotmail.com&gt;

Hi Bruce,

Thanks for your email, I'm in receipt and will place in the case file, as well as adding you to the interested parties list to receive notification when the case goes to commission.

Best,

Andrew

[Quoted text hidden]

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**LOS ANGELES  
CITY PLANNING****Andrew Jorgensen, AICP***pronouns: he/him/his*

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## 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

17 messages

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eolivo@olivo-law.com <eolivo@olivo-law.com>

Wed, Aug 25, 2021 at 5:09 PM

To: apcsouthvalley@lacity.org

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Please see the attached comment letter regarding the above-referenced matter.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

[13181 Crossroads Parkway North](#)

[Suite 340](#)

[Industry, CA 91746](#)

Tel: 562-697-2440

Fax: 562-697-2443

Privileged and Confidential Communication.

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**Comment Letter Final .pdf**

230K

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**Planning APC South Valley** <apcsouthvalley@lacity.org>

Thu, Aug 26, 2021 at 8:56 AM

To: eolivo@olivo-law.com

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hello,

The Commission office are accepting two pages only at this time. Please resend your submissions and I will upload them for the Commission consideration, otherwise your documents are non compliant.

Thank you,

[Quoted text hidden]



**Etta Armstrong, Commission  
Executive Assistant I  
Department of City Planning**

**T:** (213) 978-1128  
200 N. Spring St., Room 272  
Los Angeles, CA. 90012

---

**eolivo@olivo-law.com** <eolivo@olivo-law.com>

Thu, Aug 26, 2021 at 11:37 AM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

These are my comments for the record. I will send another shorter version, but I do not believe that you can legally deny written comments because they exceed more than two pages. We have a right to provide public comments per the Ralph M. Brown Act and I am doing so by submitting them in written form. We are also required to address legal issues that may be raised in subsequent litigation and that is what I am doing as well. A shorter version will follow, but I am asking that my prior letters be made part of the record.

Thank you.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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---

**eolivo@olivo-law.com** <eolivo@olivo-law.com>

Thu, Aug 26, 2021 at 11:58 AM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Please see the attached comment letter. It is 2 pages long. Please assure that the letter is made part of the record.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

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**From:** eolivo@olivo-law.com <eolivo@olivo-law.com>

**Sent:** Thursday, August 26, 2021 11:37 AM

**To:** 'Planning APC South Valley' <apcsouthvalley@lacity.org>

**Cc:** 'Andrew Jorgensen' <andrew.jorgensen@lacity.org>; 'Miguel Hernandez' <miguel.hernandez@lacity.org>; 'Claudia Rodriguez' <claudia.rodriguez@lacity.org>

**Subject:** RE: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

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**From:** [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org) <[etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)> **On Behalf Of** Planning APC South Valley

**Sent:** Thursday, August 26, 2021 8:56 AM

**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

**Cc:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>; Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

Hello,

[Quoted text hidden]

[Quoted text hidden]



**Comment Letter Rev Sum.pdf**

204K

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**[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)** <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)>

Thu, Aug 26, 2021 at 12:12 PM

To: Planning APC South Valley <[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)>

Cc: Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>, Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>, Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

I would also point out that, per the Ralph M. Brown Act, I had requested that Mr. Jorgensen provide me with notice of the meeting and a copy of the agenda once it was posted. He failed to do so, although he advised that he would comply with the request. This delayed my preparation of the comments. I have not received a response to my request for an explanation as to why copies were not provided.

Please also advise me of the name of the person that has sent the email on behalf of the Planning Commission.

Thank you.

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Attorney at Law

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**Cc:** 'Andrew Jorgensen' <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>; 'Miguel Hernandez' <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; 'Claudia Rodriguez' <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

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**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

Hello,

[Quoted text hidden]

[Quoted text hidden]

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**eolivo@olivo-law.com** <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)>

Thu, Aug 26, 2021 at 12:23 PM

To: Planning APC South Valley <[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)>, Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

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Pursuant to the Public Records Act, I hereby request that you provide me with the following documents:

1. All communications, including emails, sent to the applicant or any representative of the applicant by Mr. Jorgensen or City staff regarding the above-referenced project.
2. All communications, including emails, that were received by the City from the applicant regarding the above-referenced project.
3. Copies of all communications from the City to any person regarding notices of the Planning Commission meeting date for the above-referenced project.

If I need to send this request to any other person, please advise me of the name and email address for that person.

Thank you.

Eduardo Olivo

Attorney at Law



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**From:** [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org) <[etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)> **On Behalf Of** Planning APC South Valley  
**Sent:** Thursday, August 26, 2021 8:56 AM  
**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)  
**Cc:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>; Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>  
**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

Hello,

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---

**Andrew Jorgensen** <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

Thu, Aug 26, 2021 at 1:56 PM

To: [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

Cc: Planning APC South Valley <[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)>, Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>, Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>, Beatrice Pacheco <[beatrice.pacheco@lacity.org](mailto:beatrice.pacheco@lacity.org)>

Hi Eduardo,

Please contact Beatrice Pacheco, our Department Records supervisor, cc'd here.

Best,

Andrew



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner, Southeast Valley

**Los Angeles City Planning**

6262 Van Nuys Blvd

Van Nuys, CA 91401

[Planning4LA.org](http://Planning4LA.org)

T: (818) 374-9904



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---

**Beatrice Pacheco** <[beatrice.pacheco@lacity.org](mailto:beatrice.pacheco@lacity.org)>

Thu, Aug 26, 2021 at 1:59 PM

To: [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

Cc: Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

Hello, Mr. Olivo:

Your PRA request was received today, and our Department will respond accordingly.



**Beatrice Pacheco**

Chief Clerk

**Los Angeles City Planning**

**Records Management**

221 N. Figueroa St., Room 1450

Los Angeles, CA. 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3732 | F: (213) 269-4127



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---

**Beatrice Pacheco** <beatrice.pacheco@lacity.org>  
To: Andrew Jorgensen <andrew.jorgensen@lacity.org>  
Cc: Lourdes Sanchez <lourdes.sanchez@lacity.org>

Thu, Aug 26, 2021 at 2:11 PM

Hi, Andrew, thanks for copying me. Our response is due on 9/7 due to the holiday on 9/6.

[Quoted text hidden]

---

**eolivo@olivo-law.com** <eolivo@olivo-law.com>  
To: Beatrice Pacheco <beatrice.pacheco@lacity.org>  
Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thu, Aug 26, 2021 at 2:45 PM

Thank you.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**Planning APC South Valley** <apcsouthvalley@lacity.org>

Thu, Aug 26, 2021 at 2:58 PM

To: eolivo@olivo-law.com  
Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

Hello Mr. Olivo,

On the first page of the South Valley agenda under Day of Hear Submissions states how many pages are acceptable. I have uploaded your two page document in the google drive under Day of Submission. Sorry for any inconvenience this might have caused.

On Wed, Aug 25, 2021 at 5:09 PM <eolivo@olivo-law.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

**Planning APC South Valley** <apcsouthvalley@lacity.org>

Thu, Aug 26, 2021 at 3:01 PM

To: eolivo@olivo-law.com

Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

Additional information regarding the Commission Rules and Operating Procedures can be found at our planning website at [www.planning.lacity.org](http://www.planning.lacity.org). In particular is [Rule 4.3.c. of the Commission Rules and Operating Procedures](#)

[Quoted text hidden]

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**eolivo@olivo-law.com** <eolivo@olivo-law.com>

Thu, Aug 26, 2021 at 3:04 PM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

That may be true, but I had asked for notice and a copy of the agenda, which is allowed by the Ralph M. Brown Act. Staff advised me that they would comply, but they did not. I was therefore delayed. My 5 page submission would have been provided within 48 hours but for staff's failure to comply with their obligation to provide me with the notice and a copy of the agenda. Regardless, all documents submitted should be part of the administrative record. I am not sure what a judge will decide about the City's policy of limiting comments; I think it violates the Brown Act.

Thank you.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**From:** [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org) <[etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)> **On Behalf Of** Planning APC South Valley

**Sent:** Thursday, August 26, 2021 2:58 PM

**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

**Cc:** Kimberly Huangfu <[kimberly.huangfu@lacity.org](mailto:kimberly.huangfu@lacity.org)>; Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

Hello Mr. Olivo,

[Quoted text hidden]

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**eolivo@olivo-law.com** <eolivo@olivo-law.com>

Thu, Aug 26, 2021 at 3:06 PM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

I once again ask that all of my submittals be presented to the Planning Commission and be made part of the record. My understanding is that the rules that you cite have not been enforced regarding other Planning Commission matters.

Please also provide me with your name.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**From:** etta.armstrong@lacity.org <etta.armstrong@lacity.org> **On Behalf Of** Planning APC South Valley

**Sent:** Thursday, August 26, 2021 3:01 PM

**To:** eolivo@olivo-law.com

**Cc:** Kimberly Huangfu <kimberly.huangfu@lacity.org>; Andrew Jorgensen <andrew.jorgensen@lacity.org>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

Additional information regarding the Commission Rules and Operating Procedures can be found at our planning website at [www.planning.lacity.org](http://www.planning.lacity.org). In particular is [Rule 4.3.c. of the Commission Rules and Operating Procedures](#)

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---

**Planning APC South Valley** <apcsouthvalley@lacity.org>

Thu, Aug 26, 2021 at 3:12 PM

To: eolivo@olivo-law.com

Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

My name is Etta Armstrong, Commission Executive Assistant. I take advice from our City Attorney. If you have any additional questions please direct them to our City Attorney, Kimberly Huangfu who is cc'd on this email.

[Quoted text hidden]

---

**Kimberly Huangfu** <kimberly.huangfu@lacity.org>

Thu, Aug 26, 2021 at 3:23 PM

To: Etta Armstrong <etta.armstrong@lacity.org>

Cc: Irene Gonzalez <irene.gonzalez@lacity.org>, Terry Kaufmann Macias <terry.kaufmann-macias@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

**ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL COMMUNICATION**

Hi Etta,

No need to respond any further. Let's just have the meeting tonight. He can say what he wants during his one minute.

**Kimberly A. Huangfu | Deputy City Attorney**

Land Use Division | City of Los Angeles City Attorney's Office

[200 North Main Street | Room 701](#) | City Hall East

Los Angeles, California 90012

[kimberly.huangfu@lacity.org](mailto:kimberly.huangfu@lacity.org)

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\*\*\*\*\*

---

**eolivo@olivo-law.com** <eolivo@olivo-law.com>

Thu, Aug 26, 2021 at 3:29 PM

To: Planning APC South Valley <apcsouthvalley@lacity.org>

Cc: Kimberly Huangfu <kimberly.huangfu@lacity.org>, Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thank you. I appreciate that.

Ms. Huangfu:

I am attaching the previous submittals and the email exchange I had with Mr. Jorgensen regarding my request for notice and the agenda per the Brown Act. I again request that all documents submitted be made part of the administrative record.

Thank you.

[Quoted text hidden]

----- Forwarded message -----

From: <eolivo@olivo-law.com>

To: "Andrew Jorgensen" <andrew.jorgensen@lacity.org>

Cc: "Miguel Hernandez" <miguel.hernandez@lacity.org>, "Claudia Rodriguez" <claudia.rodriguez@lacity.org>

Bcc:

Date: Wed, 25 Aug 2021 12:14:15 -0700

Subject: RE: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Mr. Jorgensen:

I requested notice of the hearing on the above-referenced matter and a copy of the agenda. You have failed to provide that to me as requested. I have learned today that the matter may be scheduled for this Thursday. Is that correct? Can you tell me why you did not provide the notice that I requested?

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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---

**From:** eolivo@olivo-law.com <eolivo@olivo-law.com>

**Sent:** Wednesday, June 23, 2021 10:41 AM

**To:** 'Andrew Jorgensen' <andrew.jorgensen@lacity.org>

**Cc:** 'Miguel Hernandez' <miguel.hernandez@lacity.org>; 'Claudia Rodriguez' <claudia.rodriguez@lacity.org>

**Subject:** RE: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Thank you!

Eduardo Olivo

Attorney at Law



OLIVO & ASSOCIATES

13181 Crossroads Parkway North

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**From:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Sent:** Wednesday, June 23, 2021 10:16 AM

**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

**Cc:** Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Hi Edward,

The case has not yet been scheduled, but I'm currently anticipating early August. Nothing further has been added to the case file from when I dropped it off last month.

Best,

Andrew

On Tue, Jun 22, 2021 at 5:07 PM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

Hi Andrew:

I wanted to check in to see if a hearing has been scheduled yet with the Planning Commission regarding the above-referenced matter. If not, do you have an estimate as to when it will be set? Please remember to provide me with notice of the hearing and agendas.

Also, we did copy the file. If documents have been included in the file after May 27, 2021, I would like to get copies.

Thank you!

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**From:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Sent:** Monday, May 17, 2021 4:06 PM

**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

**Cc:** Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Thanks Eduardo, I will add you to our interested parties list. Do you still want to review the case file?

1 - As we discussed, you can submit comments up to and including the day of the hearing.

2 - As a matter of practice, we do not typically record our hearings and I did not record today's

3 - Will be available to the public ~10 days before commission

4 - See case file

5 - Will do

6 - This is more difficult. I will add all comments to the case file, but I won't be able to proactively send you the comments I receive. You may need to just check-in when you want to review comments.

Best,

Andrew

On Mon, May 17, 2021 at 3:45 PM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

Hi Andrew:

I would like to formally request that I be provided all future notices, agendas and other information provided to the public regarding the above-referenced project. I would like the following, among other things:

1. Information regarding public comments/written comment due dates in connection with the upcoming planning commission hearing in July or August, as you mentioned during the hearing today;
2. If meeting minutes or an audio recording was made of the staff hearing today, please provide a copy;
3. The staff report that is prepared regarding the project;
4. Copies of all documents related to the project, including applications, plans, etc.;
5. All meeting agendas and notices of public hearings regarding the project. I am of course interested in the planning commission meeting that is going to be scheduled in the near future;
6. Copies of all written comments provided regarding the project.

I will of course pay all proper copying costs for such matters. I prefer electronic delivery of documents, if possible. Thank you!

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

[13181 Crossroads Parkway North](#)

[Suite 340](#)

[Industry, CA 91746](#)

Tel: 562-697-2440

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**From:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>  
**Sent:** Friday, May 14, 2021 12:55 PM  
**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)  
**Cc:** Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>  
**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Great, I'll give you a call at 2:30.

On Fri, May 14, 2021 at 11:42 AM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

Andrew:

I do have time after 2. Let me know what works best for you.

Thank you!

Eduardo Olivo  
Attorney at Law  
OLIVO & ASSOCIATES  
13181 Crossroads Parkway North  
Suite 340  
Industry, CA 91746  
Tel: 562-697-2440  
Fax: 562-697-2443

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**From:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>  
**Sent:** Thursday, May 13, 2021 9:07 AM  
**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)  
**Cc:** Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>  
**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Hi Eduardo,

Certainly, happy to help - do you have any time after 2 tomorrow afternoon?

Best,

Andrew

On Wed, May 12, 2021 at 5:10 PM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

Andrew:

Also, I am familiar with zoning and various processes in different cities. Los Angeles is unique. Is it possible to get on the phone with you or Miguel/Claudia to ask a few basic questions about the hearing coming up and the subsequent hearing by the planning commission?

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**From:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com) <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)>

**Sent:** Wednesday, May 12, 2021 5:07 PM

**To:** 'Andrew Jorgensen' <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Cc:** 'Miguel Hernandez' <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; 'Claudia Rodriguez' <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** RE: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Andrew:

Has the hearing notice itself been superseded? Can you tell me what documents have been superseded and are they (other than plans) available electronically? If I have to send someone to Van Nuys, can I do that Friday? And if so, are you able to provide copies on that same day? If not, I have a portable scanner that can be used if we have an outlet and a table/desk or counter to work on. Please advise

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

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Fax: 562-697-2443

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**From:** Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Sent:** Monday, May 10, 2021 2:14 PM

**To:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)

**Cc:** Miguel Hernandez <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; Claudia Rodriguez <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Hi Eduardo,

I believe some documents on the website may have been superseded in the physical file

Staff reports would not be prepared until after the initial staff hearing, prior to the Commission hearing for a decision. I will prepare notes at the initial hearing that will go into the staff report and the commission will prepare and agenda and minutes for its meeting. The initial hearing notice is attached

Let me know if you want to schedule a time for the file.

Best,

Andrew

On Mon, May 10, 2021 at 2:04 PM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

I am particularly interested in any and all staff reports/analysis, notices and meeting minutes/agendas re the project.

Thank you.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

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Fax: 562-697-2443

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**From:** [eolivo@olivo-law.com](mailto:eolivo@olivo-law.com) <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)>

**Sent:** Monday, May 10, 2021 2:00 PM

**To:** 'Miguel Hernandez' <[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)>; 'Andrew Jorgensen' <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)>

**Cc:** 'Claudia Rodriguez' <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

**Subject:** RE: [4801 N. Laurel Canyon Blvd.](#) (APCSV-2019-1481-SPE-SPP-CU-ZV)

Hi Andrew and Miguel:

I have access to the documents that are on the City's website – they are apparently all of the application submittal documents, but I am not sure. I would need all other documents. If they are a few, maybe they can be emailed. If they are more than that, I will need to set up the appointment to review in person. Please advise.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

13181 Crossroads Parkway North

Suite 340

Industry, CA 91746

Tel: 562-697-2440

Fax: 562-697-2443

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**From:** Miguel Hernandez <miguel.hernandez@lacity.org>

**Sent:** Monday, May 10, 2021 1:08 PM

**To:** Andrew Jorgensen <andrew.jorgensen@lacity.org>

**Cc:** eolivo@olivo-law.com; Claudia Rodriguez <claudia.rodriguez@lacity.org>

**Subject:** Re: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)

Hi Andrew,

If someone would like to review a case file they can reach out to me for an appointment. At the time of the appointment copies may be requested at a cost. It is \$.10 for each 8.5 x 11 & 8.5 x 14, \$.25 for each 11 x 17, and \$8.25 for any oversize plans.

Best,



LOS ANGELES  
CITY PLANNING

**Miguel Hernandez**

Senior Administrative Clerk

**Los Angeles City Planning**

6262 Van Nuys Blvd., Room 430

Los Angeles, CA 91401

Planning4LA.org

T: (818) 374-9918 | F:





On Mon, May 10, 2021 at 11:01 AM Andrew Jorgensen <[andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)> wrote:

Hi Eduardo,

If you want certain items from the file, I can possibly scan/send those to you, but if you want to review the entire file, it would be best for us to make it available to you physically.

Miguel, could you confirm the process for that? Would I route it downtown to Records Management or could we make it available at the Van Nuys office?

Best,

Andrew

On Wed, May 5, 2021 at 10:55 AM <[eolivo@olivo-law.com](mailto:eolivo@olivo-law.com)> wrote:

Good morning, Mr. Jorgensen:

I represent a few individuals who are interested in the above-referenced project being processed by the City of Los Angeles. I need to obtain a copy of all of the City of Los Angeles project documents, including all staff reports, relevant meeting minutes, CEQA notices, etc. Please advise as to the process that the City is using currently to provide the documents. I understand that there is a hearing date on May 17, so I need the documents as soon as possible so that my clients may provide pertinent comments and testimony regarding the project.

I very much appreciate your time and attention to this request.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

[13181 Crossroads Parkway North](#)

[Suite 340](#)

[Industry, CA 91746](#)

Tel: 562-697-2440

Fax: 562-697-2443

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--



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner

**Los Angeles City Planning**

6262 Van Nuys Blvd Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



--



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner

**Los Angeles City Planning**

6262 Van Nuys Blvd Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



--



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner  
**Los Angeles City Planning**

6262 Van Nuys Blvd Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



--



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner  
**Los Angeles City Planning**

6262 Van Nuys Blvd Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



--



**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner  
**Los Angeles City Planning**

6262 Van Nuys Blvd Van Nuys, CA 91401

[Planning4LA.org](http://Planning4LA.org)

T: (818) 374-9904



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...

[Message clipped] [View entire message](#)

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**3 attachments**



**Comment Letter Final .pdf**  
230K



**Comment Letter 2 MD.pdf**  
1660K



**RE: 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV).eml**  
141K

# OLIVO & ASSOCIATES

13181 CROSSROADS PARKWAY NORTH, SUITE 340  
CITY OF INDUSTRY, CALIFORNIA 91746

TEL: (562) 697-2440

FAX: (562) 697-2443

August 25, 2021

## **VIA EMAIL AND U.S. MAIL**

[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)

cc: [andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)

[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)

[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)

South Valley Area Planning Commission  
CITY OF LOS ANGELES

Re: **South Valley Area Planning Commission August 26, 2021 Agenda Item No. 5**  
**4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)**

Dear Planning Commissioners and City Staff:

My office represents interested parties and residents of the City of Los Angeles who oppose the above-referenced project. As discussed below, the approvals requested by the applicant and City staff are illegal and must be denied.

Initially, I note that on May 17 and June 22, 2021, pursuant to Government Code section 54954.1, I requested that City staff provide me with notice of the scheduled meeting by the Planning Commission for the project and with a copy of the agenda. City staff failed to provide the notice or the agenda.

The Planning Commission is considering, among other things, the following:

1. Whether the “project” is categorically exempt from the California Environmental Quality Act (CEQA) by CEQA Guidelines Section 15303;
2. Whether, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F (Specific Plan Exceptions) to allow, among other things:
  - An accessory car wash use, although such use is not permitted by the C4 use limitations of Section 5.B. of the Valley Village Specific Plan;
  - Pursuant to LAMC Section 12.24.W.27, a Conditional Use to allow a Commercial Corner Development with the following deviations from the standards of Los Angeles Municipal Code Section 12.22.A.23;
  - Pursuant to LAMC Section 12.27, a Zone Variance from "Q" Conditions of Ordinance No. 165,108 to allow a car wash where otherwise prohibited.

A. The “Project” Is Not Correctly Defined And Is Subject To CEQA

The Planning Commission is required to comply with the requirement of California Environmental Quality Act (“CEQA”) ( Public Resources Code (“PRC”) Sections 21000, et. seq.) in connection with its consideration of the “project” being considered.

PRC Section 20180 (a) provides that:

Except as otherwise provided in this division, this division shall apply to discretionary projects proposed to be carried out or approved by public agencies, including, but not limited to, the enactment and amendment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits, and the approval of tentative subdivision maps unless the project is exempt from this division.

CEQA defines a “project” as an activity that (1) is a discretionary action by a governmental agency and (2) will either have a direct or reasonably foreseeable indirect impact on the environment. (PRC § 21065.) The test for whether an action constitutes a “project” must take place in the abstract. The courts have established that a proposed activity is a CEQA project if, by its general nature, the activity is capable of causing a direct or reasonably foreseeable indirect physical change in the environment. This determination is made without considering whether, under the specific circumstances in which the proposed activity will be carried out, these potential effects will actually occur. Government agencies examining whether an action constitutes a project under CEQA should be sure to focus on whether the activity could, in general, have a direct or indirect environmental impact and not on whether the action is likely to have specific impacts.

Pursuant to Section 15378 of the CEQA Guidelines, a “project” means the whole of the action. In this case, City staff appears to define the “project” as being limited to the actual construction of the car wash. The staff report does not consider that the project includes the approval of a specific plan exception, approval of a conditional use and a zoning variance. The failure to properly define the project prevents a proper analysis and violates CEQA.

B. The Categorical Exemption Established by CEQA Guideline 15303 Is Not Applicable To The Project

CEQA Regulation 15303 exempts from CEQA projects that consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Staff is requesting that the Commission find that the project in this case is exempt pursuant to subsection (e) of Regulation 15303: “Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.”

As discussed above, the “project” is not properly defined; the full scope of the project does not fall within the 15303 exemption. Even if the scope of the project could be limited to the construction of the car wash, such a project would not constitute a small structure such as a garage, carport, patio, etc. The use of the exemption is improper.

C. The Use Of A Variance To Approve A Use That Is Not Permitted By The City's Zoning Ordinance, Is Illegal

The establishment of a car wash at the subject site is not permitted by the City's zoning ordinances. Staff states, in part, that:

Pursuant to Ordinance 165,108 (Sub Area 6740) adopted in 1989, 'the use of the property shall be limited to the uses existing upon the effective date of this ordinance and thereafter to those of the C1.5-1-VL Zone.' This ordinance, then, in essence restricts the zoning of this previously-C2 lot to C1.5 for the determination of whether a use is allowed on the lot; car washes are first allowed in the C2 zone and therefore not allowed in the C1.5 zone.

Staff advises that the applicant must apply for and receive both a Specific Plan Exception and Zone Variance.

A variance is a permit to build a structure or engage in an activity that would not otherwise be allowed under the zoning ordinance; it cannot, however, be granted to allow a *use* unauthorized by the zoning ordinance. (Government Code § 65906.) Typically, variances provide relief from regulations such as those governing setbacks, height, square footage, and density. A variance may be granted "only when, because of the special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification." (Government Code § 65906.)

"A zoning variance, and by analogy a specific plan exception, must be 'grounded in conditions peculiar to the particular lot as distinguished from other property' in the specific plan area. Unnecessary hardship therefore occurs where the natural condition or topography of the land places the landowner at a disadvantage vis-à-vis other landowners in the area, such as peculiarities of the size, shape or grade of the parcel." *Committee to Save the Hollywood Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4<sup>th</sup> 1168, 1183, citations omitted. The courts have also discerned in the hardship requirement an additional finding that the hardship be substantial, and that the exception sought must be in harmony with the intent of the zoning laws. (*Id.*)

Further, the special circumstances pertaining to the property must be such that the property is distinct in character from comparable nearby properties. In *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, the landowner obtained a zoning variance to build a 93-space mobile home park on 28 acres in Topanga Canyon on property zoned for light agricultural and single-family residences. *Id.* at 510. Applying Government Code section 65906, the *Topanga* found insufficient evidence supported the grant of the variance because there was no evidence concerning comparable neighborhood properties, and therefore concerning whether the variance was necessary to bring the landowner into parity with other parties holding property in the same area. *Id.* at 521.

LAMC Section 11.5.7 establishes specific plan procedures. Subsection F sets forth the findings required for approving exceptions to the specific plan. Among other things, that subsection requires a finding, like a variance, “[t]hat there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.” LAMC § 11.5.7 F (b).

In this case, the proposed findings states that the “strict application of the specific plan creates an unnecessary hardship because it limits the improvement and expansion of an existing legal use to include a service on site which will mitigate total vehicle trips and be desirable to the public convenience.” The staff report also points out that the current use as a gas station and convenience store were established prior to the establishment of the Specific Plan in 1993. Staff then argues that allowing for customers to receive a car wash at this location further allows the applicant to develop a use which is typically accessory to such gas station uses. The fact the use preexisted the 1993 Specific Plan, which now does not permit the use, means that the use is a “legal nonconforming use.” It is well established that a legal nonconforming use may not be expanded. *Hansen Brothers Enterprises, Inc. v. Board of Supervisors of Nevada County* (1996) 12 Cal.4<sup>th</sup> 533, 551. Staff is directly advocating the expansion of a legal nonconforming use. This is improper.

The proposed findings in the staff report indicate that: “The unique location (subject to a Specific Plan which prohibits redevelopment or expansion of the legally existing, previously-established use) and existing development of the site are special circumstances applicable to the subject property that do not apply generally to other property in the same zone and vicinity.” Staff states that these circumstances include the large size of the site, history of automotive uses, location on a corner, and adjacency to the nearby Freeway. Staff argues that, in essence, the site is uniquely capable of accommodating the proposed car wash and providing needed access and parking for the proposed incidental use without impeding access to or interference with the existing refueling operation.

The analysis is not focused on the actual characteristics of the subject site. The proposed findings points out that the proposed use is not allowed in the subject zone. The proposed findings then indicate that, because the site already has an existing automotive use and is big enough and located near a freeway, it can handle the proposed use. This is not a proper variance or specific plan exemption analysis. These findings do not support the granting of a variance or a specific plan exemption.

Staff also refers to the adjacent gas station. The fact that the City may have previously allowed a car wash on another property, does not justify the failure in this case to properly consider the legal variance requirements. There is no evidence that relates to the other site that justifies the failure to properly analyze the proposed project in this case.

The intended use is not allowed by the City’s zoning ordinances. If the applicant or the City desire to proceed with the use, they are required to seek a change in the zoning ordinance and comply with all of legal requirements necessary for such a change. Such requirements cannot be avoided by use of the variance procedure.



For all of the above reasons, the Planning Commission should deny the proposed project.

Sincerely,

*Eduardo Olivo*

Eduardo Olivo  
Attorney at Law



Andrew Jorgensen <andrew.jorgensen@lacity.org>

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## 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

1 message

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eolivo@olivo-law.com <eolivo@olivo-law.com>

Wed, Aug 25, 2021 at 5:18 PM

To: apcsouthvalley@lacity.org

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>, Miguel Hernandez <miguel.hernandez@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Please see the attached regarding the above-referenced project.

Thank you.

Eduardo Olivo

Attorney at Law

OLIVO & ASSOCIATES

[13181 Crossroads Parkway North](#)

[Suite 340](#)

[Industry, CA 91746](#)

Tel: 562-697-2440

Fax: 562-697-2443

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**Comment Letter 2 MD.pdf**

1660K

**OLIVO & ASSOCIATES**

13181 CROSSROADS PARKWAY NORTH, SUITE 340  
CITY OF INDUSTRY, CALIFORNIA 91746

TEL: (562) 697-2440

FAX: (562) 697-2443

August 25, 2021

**VIA EMAIL AND U.S. MAIL**

[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)

cc: [andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)

[miguel.hernandez@lacity.org](mailto:miguel.hernandez@lacity.org)

[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)

South Valley Area Planning Commission  
CITY OF LOS ANGELES

Re: **South Valley Area Planning Commission August 26, 2021 Agenda Item No. 5**  
**4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV)**

Dear Planning Commissioners and City Staff:

As previously advised by separate letter, my office represents interested parties and residents of the City of Los Angeles who oppose the above-referenced project.

MD Acoustics has prepared a peer review of the MK Design Study that was provided for the project. MD Acoustics concludes that the car wash has the potential to exceed the City's noise ordinance to the surrounding commercial and residential properties. [A copy of the MD Acoustics report is attached as Exhibit 1.] The findings are important to the surrounding properties and should also be considered by the Commission. I ask that the MD Acoustics study be made part of the record.

Sincerely,

*Eduardo Olivo*

Eduardo Olivo  
Attorney at Law

Enclosure

## **EXHIBIT 1**

**Subject: 4801 Laurel Canyon Car Wash – Acoustical Peer Review – City of Los Angeles, CA**

Dear Mr. Pouldar:

MD Acoustics, LLC (MD) is pleased to provide a peer review of the MK Design Sound Study (dated 1/7/21) for the proposed 4801 Laurel Canyon Car Wash project, in the City of Los Angeles, CA. This review provides our input as it relates to the noise study and highlights areas where the study inadequately evaluates the noise.

## **1.0 Comments for the Report**

MD has specific comments relating to the report that should be addressed in this analysis as outlined below:

### 7.0 Methodology

*Pg. 10*

1. Noise measurements were taken at a height of 36"-48" above finish grade. Section 111.02(a) of the Los Angeles Municipal Code states that the microphone shall be located four to five feet above the ground. Subsequently, the noise model should be calculated four to five feet above the ground.
2. The baseline measurements were based off 60 second samples. Section 111.01(a) of the Los Angeles Municipal Code states that ambient noise shall be averaged over a period of at least 15 minutes.
3. Streets and roads were modelled as a "uniform sound wall" of 60 dBA or 70 dBA. It is unclear how the propagation of street noise was calculated. Line sources such as roads should have a 3 dB drop-off over a doubling of distance. There is no distance given for the 60 dBA and 70 dBA assumptions or reference for these levels. The modeling approach is unclear.

*Pg. 11*

4. Peak is defined in the report as measurements of short duration. Peak sound pressure is a specific metric which is not generally analyzed for environmental noise. It appears that in this report, peak refers to the Leq levels measured during the loudest minute of the car wash cycle. The metrics should be more clearly defined to determine what each calculation and measurement is referring to.
5. Ambient Noise Level is defined in the report as levels averaged across 15 minutes. As stated in Section 111.01(a) of the Los Angeles Code, ambient noise is taken exclusive of the particular noise

sources to be measured. The report includes the operational noise within the ambient noise levels when only the existing road noise should be included. The metrics should be more clearly defined to determine what each calculation and measurement is referring to.

6. The equation presented appears to linearly average sound levels when they should be logarithmically averaged.

## 8.2 Samples Tables

*Pg.13*

7. It appears that a sound level meter was not used which satisfies the requirements for a Type S2A meter as defined by ANSI S1.4. This type of meter is required by Section 111.01(l) of the Los Angeles Municipal Code. It appears that a sound level meter app and internal microphone was used which is insufficient at performing baseline readings as there is no method to calibrate an internal phone mic. ANSI standards are clear and specific on the use of pistonphone calibrators and use on Type 2 (or higher) hardware.
8. The metric of CNEL is mentioned in this section and throughout the report, but CNEL levels are never calculated or presented.

## 9.1 Traffic Level Description

*Pg.15*

9. There is no reference or distance given for the expected sound levels given based on traffic flow. It appears to be based on sampled data from Location 3. When comparing Location 3 traffic levels versus sound levels, this methodology is anywhere from 0.27 to 6.33 dB off from the measured data. In traffic noise, a difference of 6 dB corresponds to a quadrupling of cars. The standard Federal Highway Administration's Traffic Noise Model or a similar established standard should be used for predicting noise from traffic.

## 11.1 Traffic Level Description

*Pg.19*

10. There is no source given for the blower and vacuum data. It is unknown if these levels refer to sound pressure or sound power levels. No distance is given in relation to these sources. It is not indicated if the reference level is for the vacuum nozzle or turbine. Blower noise levels can vary greatly depending on the manufacturer, so it is important to note which blowers are being modelled. It is also unknown how many blowers have been modeled and what height they are modeled at. These noise sources are the main noise producers on the project site and there is no way to determine if these noise sources were properly evaluated as no reference level has been provided.

## 11.2 Noise Criteria

11. There is no mention of the Los Angeles Municipal Code, the Land Use Noise Compatibility Matrix, or CEQA in this section. These must be addressed as a part of a Los Angeles noise study. The CEQA

assessment should include an analysis of both construction and operational noise. Construction noise is never mentioned in the report.

### 11.3 Proposed Site Plan – With implemented Regulatory Compliance Measures, Peak Noise Levels

Pg. 21

12. The proposed 6' CMU wall appears to have a noise reduction of 50 dB which is a significant over assumption. Assuming a height of 3 ft for the vacuum, this wall would have a maximum reduction of 14 dB (See Appendix A). It appears that the STC rating of the wall was used to calculate overall reduction, which does not take into account sound that travels above the wall. More information on how to determine noise exposure based on distance and barrier insertion loss can be found within Federal Transit Authority Manual (Table 4-28) and HUD calculator.

### 12.0 Recommendations

Pg. 22

13. The report states that 75 dBA is normally considered the upper threshold of acceptable noise at commercial structures, but no source is given. The threshold for powered equipment within 500 ft of a residence is given in Section 112.04 of the Los Angeles Municipal Code. Machinery may not cause the noise level on the premises of any other occupied property to exceed the ambient noise level by more than 5 decibels. CEQA also requires that operational noise must not increase by 3 dBA to or within the normally or clearly unacceptable categories or 5 dBA or greater. The report does not calculate the overall increase from the existing condition or the existing and operational CNEL levels.
14. The report does not clearly label the receptors at the commercial and residential sites or address all surrounding sites.

### 13.0 Conclusions

Pg. 24

15. It is unclear in this section how the report compares the operational noise levels to the existing condition. The report does not specify at which receptor the operational levels are averaged with the measured existing levels.
16. Most of the measured existing levels (8/10) already exceed the Minimum Ambient Noise Level given by Section 111.03 of the Municipal Code. It is unclear what regulation the noise levels comply with.
17. The existing measurement in Location 5 was 65.8 dBA. The calculated noise levels at that location were 74 dBA. Adding that to the existing condition gives an operational maximum condition of 74.6 dBA. Assuming a condition of 65.8 dBA for 10 minutes and 74.6 dBA for 5 minutes as assumed in the report, the overall operational Leq level is 70.9 dBA, which is 5.1 dB over the existing condition. This

calculation, however, cannot be verified as the assumptions used (which have been taken from the report) were not obtained by the required methods and standards.

## 2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

## 3.0 Conclusion

The car wash has the potential to exceed the City's noise ordinance to the surrounding commercial and residential properties according to the report. MD cannot verify the existing measurements or calculations in this study. MD's qualifications are provided in Appendix B. MD is pleased to provide this peer review of the MK Design Sound Study for the 4801 Laurel Canyon car wash. If you have any questions regarding this analysis, please do not hesitate to call us at (805) 426-4477.

Sincerely,  
MD Acoustics, LLC



Claire Pincock  
Consultant



Mike Dickerson, INCE  
Principal



## **Appendix A:** **Calculations**

## Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

### Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

**WARNING:** If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

**Note:** Barrier height must block the line of sight

### Input Data

H	<input type="text" value="6"/>	R <sup>1</sup>	<input type="text" value="2"/>
S	<input type="text" value="3"/>	D <sup>1</sup>	<input type="text" value="2"/>
O	<input type="text" value="5"/>	α	<input type="text" value="180"/>

Calculate Output

### Output Data

h	<input type="text" value="2"/>	R	<input type="text" value="3"/>
D	<input type="text" value="1"/>	FS	<input type="text" value="13.8618"/>

**Reduction From Barrier (dB):**

**-13.8618**

Refresh

**Note:** If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

**Road DNL:**

**Rail DNL:**

Calculate

**Combined Road/Rail DNL with Barrier Reduction:**

## Input/Output Variables

### Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- $R^1$  = Distance from Noise Source to Barrier
- $D^1$  = Distance from the Observer to the Barrier
- $\alpha$  = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

### Output Variables

Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to

**Appendix B:**  
**Reviewers Resumes**

# CLAIRE PINCOCK

## ACOUSTICAL CONSULTANT



Claire Pincock graduated from Brigham Young University in the top 5% of her graduating class with a Bachelor of Science degree in Applied Physics with an emphasis in acoustics and a minor in Mathematics. Prior to her joining MD Acoustics, she was a research assistant at BYU.

Her research was focused on speech acoustics, specifically on how speech radiates from the mouth.

<https://www.physics.byu.edu/thesis/archive/2017>

In 2017, Claire presented her research with Dr. Timothy Leishman on speech directivity at the Acoustical Society of America, spring Boston conference where she placed 2nd in the student competition on speech acoustics.

<http://asa.scitation.org/doi/abs/10.1121/1.4987652>



### EDUCATION

Brigham Young University

B.S., Applied Physics (Acoustics), 2017

Magna Cum Laude

### AFFILIATIONS AND AWARDS

Acoustical Society of America (ASA)

BYU Acoustic Research Group

American Institute of Physics (AIP)

### REPRESENTATIVE PROJECT EXPERIENCE

#### Architectural Acoustics Assessment

- Vista Del Mar Residential Development, Dana Point, CA
- Hampton Inn, Santa Ana, CA

#### Noise and Vibration Assessment

- Vineland Gas Station and Car Wash, Los Angeles, CA
- Lakeview Terrace Gas Station & Car Wash, Los Angeles, CA
- Van Buren Blvd Express Car Wash, Riverside, CA
- Broadway Gas Station and Car Wash, Los Angeles, CA
- Clinton Keith Service Station and Car Wash, Murrieta, CA
- Old Middlefield Car Wash, Mountain View, CA
- Riverside Car Wash and Retail, Jurupa Valley, CA
- Estrella Commons Residential Development, Goodyear, AZ
- Blackstone & McKinley Multi-Family Development, Fresno, CA
- Haven at 26th Mixed Residences, Rancho Cucamonga, CA
- Berylwood Park Skatepark, Simi Valley, CA
- Marshalls – Del Amo Plaza, Torrance, CA
- Desert Land Ventures, Desert Hot Springs, CA
- Ellis Commons Senior Housing Blasting, Perris, CA

# CLAIRE PINCOCK

## ACOUSTICAL CONSULTANT — Continued



- Canyon Creek Blasting, San Diego, CA
- Pico Blvd Multi-Family Development Cat32, Los Angeles, CA
- Cyrus One Trane Chillers, Chandler, AZ
- Warner Ave Vault Resonance, Huntington Beach, CA
- Baypoint Preparatory Academy, San Jacinto, CA
- Amani Apartments, Los Angeles, CA
- Kawana Springs Apartments, Santa Rosa, CA
- Jillson and Harbor Residential Developments, Commerce, CA
- Adams Blvd Car Wash and Service Station, Los Angeles, CA

### Vibration Assessments

- Canyon Creek Blasting, San Diego, CA
- Warner Ave Vault Resonance, Huntington Beach, CA
- Ellis Commons Senior Housing Blasting, Perris, CA

### Construction Noise and Vibration

- Mae Boyar Park Community Building, Oak Park, CA
- Broadway Gas Station and Car Wash, Los Angeles, CA
- Clinton Keith Service Station and Car Wash, Murrieta, CA

### Noise Reviews/Updates

- Mt. San Antonio College Facilities and projects Noise Review, Walnut, CA
- French Valley Airport Development, Riverside County, CA
- Cameron Ave Surf Thru Express Car Wash Noise Compliance, Visalia, CA

### Court Cases

- Sanctuary at Deseret Ridge, Scottsdale, AZ

### Ordinances

- Flagstaff Parks Noise Ordinance, Flagstaff, AZ

### Facilities Acoustics Qualifications/Certification

- Ft. Huachuca Anechoic Chamber Qual/Cert, AZ
- MD Acoustics Anechoic Chamber Qualification

# MIKE DICKERSON JR., INCE

## PRINCIPAL

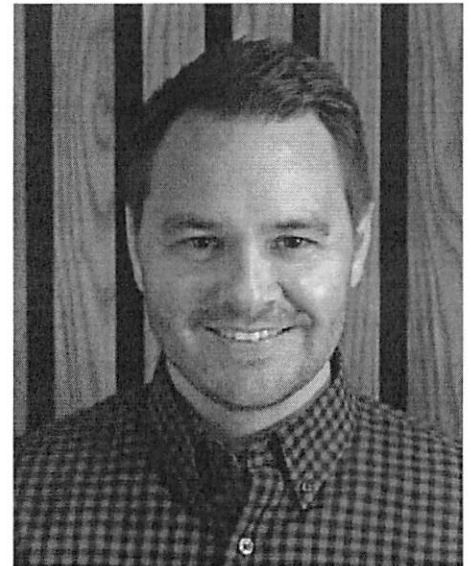


Mike Dickerson has a passion for the science of sound and vibration and has worked professionally in acoustical engineering since 2002. He received his Bachelor of Science degree in Physics, emphasizing in acoustics from Brigham Young University in Utah. He is currently a member of the Institute of Noise Control Engineers (INCE). Motivated by professional growth and opportunity, Mr. Dickerson formed his own acoustical engineering firm, MD Acoustics in 2012.

Mr. Dickerson's versatile experience includes leading and assisting in the design and review of many facets of acoustical engineering and air quality projects, including but not limited to air/noise assessments, ceiling/floor assembly design, architectural design, acoustical product design, vibration analysis and noise mitigation strategies.

Prior to starting his own consulting firm, Mr. Dickerson worked for Sony Entertainment, Parsons, and RK Engineering. He has successfully completed over 4,200 acoustical/air quality assessment reports for various engineering companies, municipalities and other agencies (both public and private). His strategic project planning and cost effective management solutions enabled him to excel in the field of Acoustics and project management.

In 2011, Mr. Dickerson was asked to present a paper at the Acoustical Society of America Seattle, Washington Conference on his research and work on noise and vibration in Cockpit Door Modules. MD continues to work closely with many engineering disciplines and provides quality results.



## EDUCATION

Brigham Young University  
B.S., Physics (Acoustics), 2005

## AFFILIATIONS AND AWARDS

Institute of Noise Control Engineers (INCE)  
Acoustical Society of America (ASA)  
BYU Acoustic Research Group  
Association of Environmental Planners (AEP)

## REPRESENTATIVE PROJECT EXPERIENCE

### Architectural Acoustics Assessment/Design

- Wells Fargo Corporate Office, Chandler, AZ
- Peoria Sports Complex Seattle Mariners Lobby, Peoria, AZ
- Intel Corporation CH5 216/217, Chandler, AZ
- Mammoth Rock and Bowl, Mammoth Lakes, CA
- Rubios Restaurant, San Diego, CA
- Americana at Brand, Glendale, CA
- 6300 Hollywood Blvd Retail Space, Hollywood, CA
- Calvary Church Renovations, Santa Ana, CA

### Noise and Vibration Assessment

- Central Metal Incorporated Reclamation Plant Expansion, Los Angeles, CA
- Sonora Commons North Gateway Transfer Station, Phoenix, AZ
- Hotel and Water Park Development, Garden Grove, CA
- Longbow Development Aircraft Noise, Mesa, AZ
- La Ventilla Development I 10 Freeway, Goodyear, AZ
- Wells Park Pump Improvement, Chino Hills, CA

# MIKE DICKERSON JR., INCE

## PRINCIPAL — Continued



- Hog Wash Car Wash, Phoenix, AZ
- Ellis Commons Senior Housing Blasting, Perris, CA
- Canyon Creek Blasting, San Diego, CA

### Oil and Gas Noise and Vibration Assessment

- La Goleta Storage Field Enhancement, Santa Barbara County, CA
- Whittier Workman Mill Road Oil Rig Drilling Operation, Los Angeles County, CA
- La Goleta Storage Compressor Vibration, Santa Barbara County, CA
- Mills Station Excavation Noise and Vibration, Ventura, CA

### Highway/Airport/Rail Noise and Vibration

- Caltrans Yucaipa Bridge Box Culvert Improvement, Yucaipa, CA
- Caltrans SR 110 Freeway Expansion, Los Angeles, CA
- Jackson Hole Airport Noise Contours and Flight Path Evaluation, Jackson Hole, WY
- Light Rail Transit Exposition Blvd to Culver Dr, Los Angeles, CA

### Telecommunications

- T Mobile Telecommunication Tower, Calabasas, CA
- T Mobile Telecommunication Tower, Malibu, CA
- Verizon Wireless Telecommunication Tower, Santa Clarita
- Sprint Pinto Lake Cell Tower, Santa Cruz, CA
- ATT Cell Tower, Dover, MA
- ATT Cell Tower, Poway, CA

### Construction Noise and Vibration

- La Goleta Storage Field Enhancement (1 yr construction monitoring), Santa Barbara County, CA
- Westin Bonaventura Hotel, Los Angeles, CA
- Railroad Canyon Road Expansion, Riverside, CA

### Industrial Noise and Vibration Assessment

- Hexcel Corporation Dust Collector Noise & Vibration, Casa Grande, AZ
- ABB Inverter Operation Noise and Vibration, Tempe, AZ
- Pacific Scientific Shaker Room, Chandler, AZ

### Air Quality & Greenhouse Gas Assessment

- Golden Gate National Park Recreation Area, San Mateo, CA
- RAW removal of Contaminated Soils AQ/GHG, Glendora, CA

- Glass House Pharms Cultivation Facility, Cathedral City, CA
- Murrieta Car Wash and Service Station, Murrieta, CA

### Semiconductor Noise/Vibration Evaluations

- NXP Semiconductor Building M Vibration Isolation Design/Modifications
- NXP Semiconductor PCW Pump Isolation Vibration Isolation Design
- NXP Semiconductor HVAC Duct Silencer and Acoustical Design
- NXP Semiconductor Demising Wall Evaluation and Redesign
- CyrusOne Data Center Chiller Noise Evaluation and Noise Abatement

### Mechanical Equipment (HVAC) Noise and Vibration Assessment

- Kaiser Hospital AHU Louver Replacement Acoustics Review/Design, San Francisco, CA
- Northern Arizona University Communication Building Redesign of Mechanical Systems Noise and Vibration Abatement Assessment and Design Recommendations, Flagstaff, AZ
- UCLA Call Center HVAC Equipment Noise and Vibration Design Review and Recommendations, Agora Hills, CA

### Film and Entertainment Noise and Vibration Assessment

- Revolt Studio, Hollywood, CA
- University of Arizona, HSIB, Acoustics Evaluation and Design, Tucson, AZ
- The Van Buren, Phoenix, AZ
- Down to Shop Studios, Los Angeles, CA

### Court Cases

- Sanctuary at Deseret Ridge, Scottsdale, AZ
- Westfield Mall, Topanga Canyon Blvd., Woodland Hills, CA
- Mobile Radio Patent infringement, Calfee Attorneys
- Foghorn Noise Acoustic Evaluation and Noise Review, Oxnard, CA

### Ordinances

- Flagstaff Parks Noise Ordinance, Flagstaff, AZ
- Queen Creek Noise and Vibration for Well Drilling, Queen Creek, AZ





Andrew Jorgensen <andrew.jorgensen@lacity.org>

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## 4801 N. Laurel Canyon Blvd. (APCSV-2019-1481-SPE-SPP-CU-ZV (South Valley Area Planning Commission Meeting for August 26, 2021 - Agenda Item No. 5)

2 messages

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**Tiffany Lorane** <tiff1or12@yahoo.com>

Thu, Aug 26, 2021 at 2:50 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>

Hello,

Please find attached a petition I started concerning the new carwash proposal at [4801 N Laurel Canyon Blvd](#). As you can see, many residents are opposed to this construction. Please do not allow for this as it will detrimentally affect our community!

Thank you,

Tiffany



**4801 Laurel Canyon - Petition in Opposition.pdf**  
485K

---

**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Thu, Aug 26, 2021 at 4:24 PM

To: Blake Lamb <blake.lamb@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>



LOS ANGELES  
CITY PLANNING

**Andrew Jorgensen, AICP**

*pronouns: he/him/his*

City Planner, Southeast Valley

**Los Angeles City Planning**

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904



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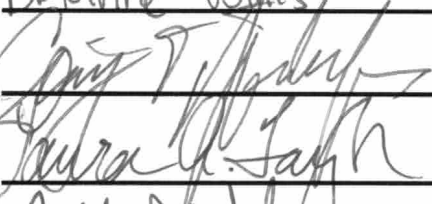

**4801 Laurel Canyon - Petition in Opposition.pdf**  
485K

# Stop the Carwash!

I am a resident of the neighborhood and I oppose the new **24 hour carwash** at 4801 Laurel Canyon Blvd (APCSV-2019-1481-SPE-SPP-CU)

Signature

Date

	08/20/2021
Margaret Flynn 12121 La Maida St. Valley Village, Ca	08/21/2021
Berianne Willis "	8/21/2021
	" 8/21/2021
	" 8/21/2021
Jeff Pithers 12138 La Maida St.	8/21/2021
Maria Chavez "	8/21/2021

# Local Business





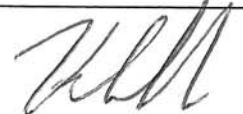


Nader's Mobil

4801 Laurel Canyon BLVD

Valley Village, CA 91607

Please show your support to our Car Wash Project by signing this petition so we can continue to provide a valuable service to the local community.



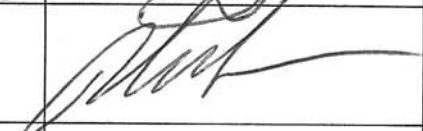



I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
William Ovasapyan	4814 Laurel Canyon State Farm Insurance	Ovasapyan.william@gmail.com	747-241-2471	
Gevork Alebyan	4814 Laurel Canyon State Farm Insurance	GevorkAlebyan@yahoo.com	818-263-9610	
Shayan Hakakian	4814 Laurel Canyon State Farm Insurance	shayanhakakian@yahoo.com	818-699-3142	
Marieta Ghantarchyan	4814 Laurel Canyon Bld State Farm Insurance	marieta.ghantarchyan@gmail.com	213-880-7070	
Lechchik Hakannisyan	4814 Laurel Canyon State Farm Ins	lechchik200@gmail.com	818-522-1477	
Andrey Postikyan	4814 Laurel Canyon State Farm	andreypostikyan@gmail.com	818-599-9696	
Avedis Kegeyan	4814 Laurel Canyon State Farm	AvedisKegeyan14@gmail.com	818-434-0466	

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

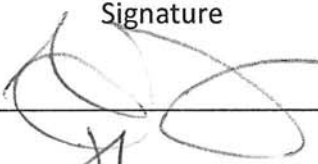
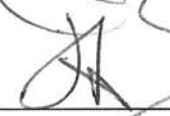

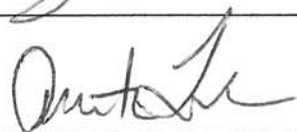
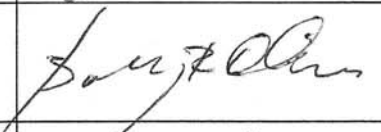
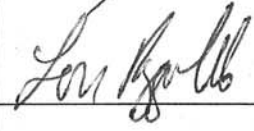
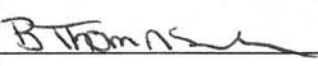

Name	Address	Email	Phone Number (Optional)	Signature
Jonathan Martinez	4843 Laurel Canyon Valley Village CA 91607	Johnny6566@ <del>va</del> yahoo.com	(818) 445-6566	
DAVID MORRISON	12729 RIVERSIDE DR VALLEY VILLAGE 91607		818 384 9286	
Neil Cohen	5017 Radford Ave Valley Village 91607		818-618-8820	
Gloria Ryan	12244 Riverside Valley Village CA		818 980-5339	Gloria M Ryan
ALEX HERNANDEZ	4843 LAUREL CANYON VALLEY VILLAGE	ALEX@PAROOTABESCO	818 415 9710	
PEARL	11939 ALBERT ST VALLEY VILLAGE			
JOSHUA B	1264 HEPBURN			



Nader's Mobil  
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Valley Village, CA 91607

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Name	Address	Email	Phone Number (Optional)	Signature
Tori McAnkey	12104 nuston			
John Arenas	5056 Whitsett			
YANA STEIN	4741 Laurel cym			
Auto Tolbat	11652 Marmite St			
Bobby Oliverz	11935 Kling St #23 CA Valley Village 91607			
Lori Nuzzolo	4701 Vantage Ave Valley Village CA 91607			
Becky Thompson	19009 Sherman Way #47 Reseda 91335	beckyjean0103@gmail.com		
Robert Bell	11911 Magnolia #23 Valley Village 91607	vegas 6032000@stglobal.net		

# Local Business in the Area

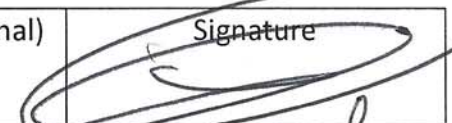
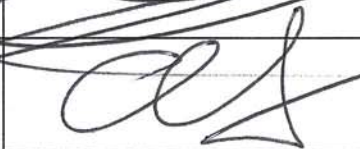

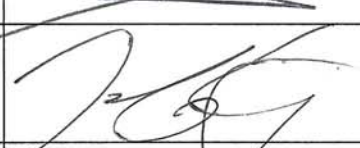
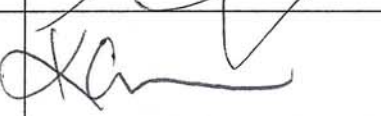

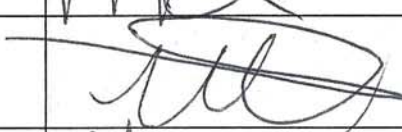

Nader's Mobil

4801 Laurel Canyon BLVD

Valley Village, CA 91607

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I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

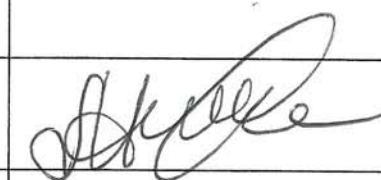

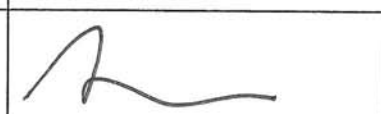

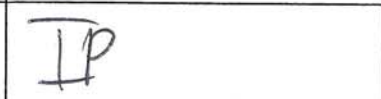
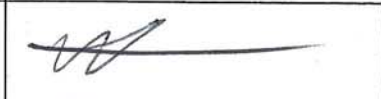

Name	Address	Email	Phone Number (Optional)	Signature
TOLIN O'BRIEN	4853 Laurel Canyon Blvd	TOLIN.O'BRIEN@gmail.com	818 432 3030	
Camron Fenger	12629 Riverside Dr	TheRane1@gmail.com	818 915 6973	
Anthony Chin	12623 Riverside Drive	antch88@yahoo.com	210-849-8806	
JOHN CASTLE	321 S SHELBORNE LA, CA 90048	JOHNLC@aol.com	818-376-2326	
Harin Clarke	12125 Riverside Dr #1 Valley Village	Harin228@yahoo.com	818 618 2474	
Matt Schwartz	12135 Riverside V.V. 91607	Qishakti@hotmail.com	818 430 1906	
Jasmine Bennett	11126 Huston St 91601	JBennett70@yahoo.com	N/A	
Rhonda Davis	11124 Huston St 91601	—	N/A	

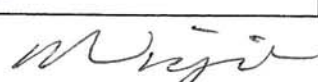
# Local Business

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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Name	Address	Email	Phone Number (Optional)	Signature
Anna Mamaryuk	12139 Riverside Drive Valley Village, CA 91607	anna@yandex.com	(818) 763-3937	
Eteri Dokholian	↓	↓	↓	
Brenda Cervantes	12139 Riverside Dr. 91607	Cervantesb42@yahoo.com	818 432-4018	
Armaan Mirza	9907 White Oak Ave, Apt 119 Sprint store	ArmaanCS@icloud.com	661 425 5913	
Isidro Pinedo	4800 Laurel Canyon Valley Village CA 91607	Isidro.P@gmail.com		
Tati Somaro	↓ Sprint ↓	Tati.Somaro1@gmail.com		
Naren Hordugh	4804 Laurel Canyon Blvd Valley Village CA 91607	store2034@theupsstore.com	818-509-0802	




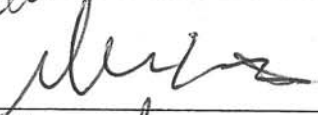
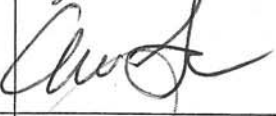
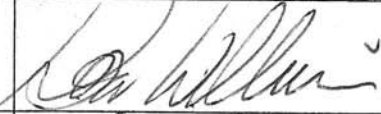
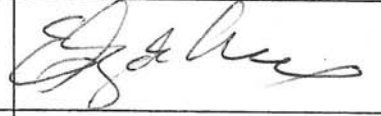
Virginia Mayozian 4246 Rossmore Ave Los Angeles Veemayozian521@gmail.com (323) 812-6570 



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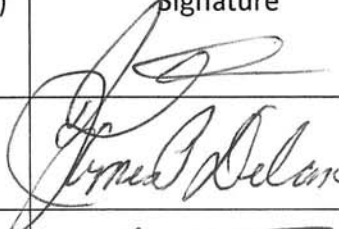


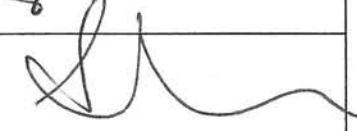
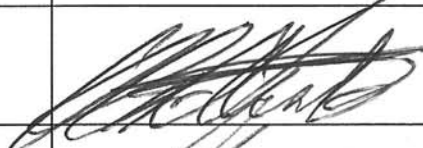



Name	Address	Email	Phone Number (Optional)	Signature
Biqua	5100 Laurel Canyon Blvd Valley Village	CHONCHOWCP@ YAHOO.COM		
RYAN BROOKMAN	4924 Laurel Canyon Blvd Valley Village	rbizilla13@ Gmail.com	818 648 5641	
Chris Wooten	4950 Laurel Canyon Blvd.	cwooten18@live.com	409-789-3048	
Dan Hwang	12206 Magnolia Blvd	dano908@msn.com	808-220-9068	
ARTHUR SARK	12208 Riverdale Valley Village	Asarkisjan1986@yahoo.com		
DON Williams	4951 Wrentham Valley Village 91607		518 335-4625	
Lisa Charleson	4829 Beeman Ave	LisaCharleson@yahoo.com	818 621 2369	



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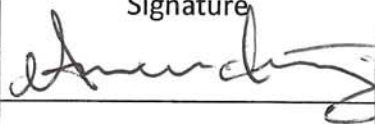





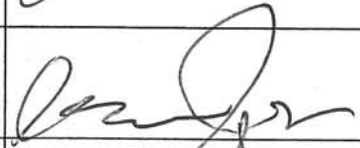

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Name	Address	Email	Phone Number (Optional)	Signature
Jose Rosario	11701 Santa Monica Ave	Josecoconuts@Icloud		
Jim Delaney	4629 Fulton #203	JPD173550@gmail.com		
Mark Treisman	4822 Van Ness Ave.	MTreisman@gmail.com	— 11 —	
Sharon Ohlomy	11936 Magnolia Blvd.	Probuildoffice sharon@gmail.com		
ALAN ALTICHAL	4804 LAUREL CANYON 91607	ALTSCHULCA@AOL.com	—	
John Wortlake	5210 WILKINSON AV.	XR30X@GMAIL.COM		
Gabe Contreras	1901 Kiri Ln	Gabe Contreras 2 gail.	—	
Ros Lane	12144 Hartsok	Ros@Lunafish.com		

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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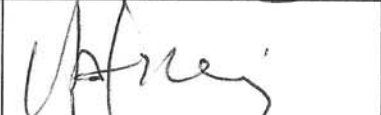
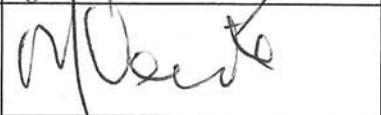
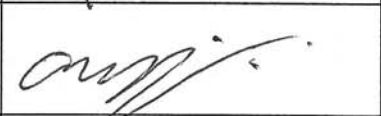

I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
Mercy Guinonez	Sherman Village Hospital Riverside Dr Valley Village, CA 91607	Mercyguinonez690@gmail.com	818-450-9954	
Haitham	11840 Chandler Blvd	Haithamabouhanda@hotmail.com		
Rick Chan	14062 Mergale St	rickc@gmail.com		
Rodolfo	11-014 A	Armintha	(55) 445 6432	
David	18347 Camino del Rio St	Dalascas@gmail.com		
Mo'Nissim	18363 Ventura Blvd	mo'nissim2@gmail.com	818 676 7922	
Chris James	12235 Tiara Street	Chris James 62 @ Blue Dot @ Gmail	518 605-0880	
Mark Sandstrom	11255 Moorpark St. #18	sandstrom.mark@gmail		

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

Please show your support to our Car Wash Project by signing this petition so we can continue to provide a valuable service to the local community.

I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

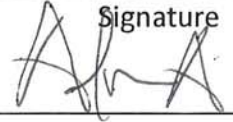





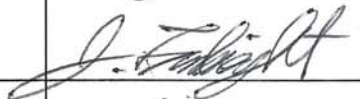
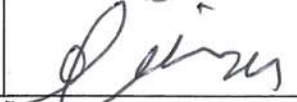
Name	Address	Email	Phone Number (Optional)	Signature
Ana Closs-Frye	10000 Sunset Ave N.H. CA. 91606	ana.closs-frye@gmail.com	213-544-2008	
Youngjean Song	11925 KING ST. APT 207 Valley Village CA 91607	songyoungjean@hotmail.com	213-665-3371	
Heir Schmidt	5101 Whitsett Ave Valley Village 91607	heir.schmidt@gmail.com	—	
Sharon Clarke	11839 Magnolia BLVD #2 V.V. CA 91607	Shashalweber@gmail.com		
Mauricio Capaldi	5257 RADFORD AVE	MCAPALDI1978@hotmail.com		
Marco Verdier	5051 Whitsett Ave	Kevakne@gmail.com		
Anthony Villalobos	2325 Ocean View Ave Los Angeles, CA 90052	va86609@gmail.com		
William Cui	2541/2 Oak ST. APT 5 Santa Monica, CA 90405	cyberbilly09@gmail.com		



Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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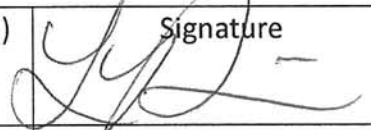
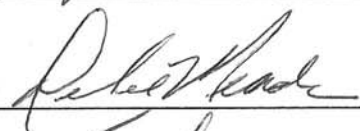
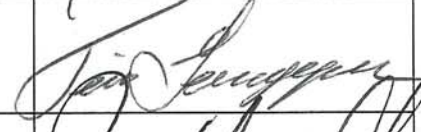
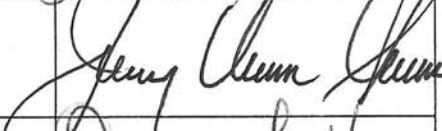
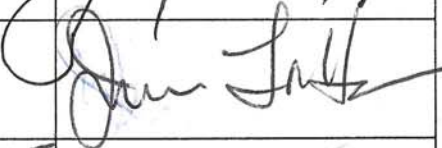

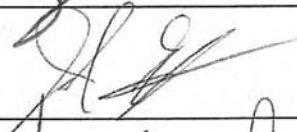
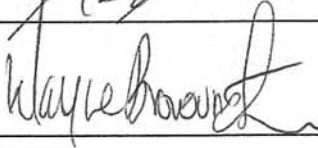
I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
Alvaro Antonio	4706 Vantage Ave	A12240@icloud.com		
Jessica Garcia	4706 Vantage Ave	sweetjamil320@gmail.com		
Brawley Delgado	11450 Riverside			
Sean Samson	1244 Riverside Dr.	Slamson22@yahoo.com		
Dave Weinberger	11815 Hesby St	davefknus@hotmail.com		
Alexis Twine	2456 magnolia	stom28912@gmail.com		
Jesse Lambright	11117 Hartsook St	JLamb317@live.com		
Gary Wilson	5050 Coldwater cyn.	iwardren@ earthlink		

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
Lori DAVIES	12155 Riverside Dr Valley Village, CA 91607	LORID@ISUVANSA.COM	818-763-9365	
Debre Meade	12155 Riverside Dr Valley Village, CA 91607	Debrim@ISUVANSA.COM	818-763-9365	
Tina Georgyan	12155 Riverside Dr Valley Village, CA	Tinny@isuvansa.com	818-763-9365 ext 113	
Jerry Vander Sande	12155 Riverside Valley Village	jerryvse@isuvansa.com	818 763-9365	
James L. H	12155 Riverside Dr Valley Village, CA 91607	rossmura10@yahoo.com	818 763 9365 ext 115	
Mahsa Zarifyan	12155 Riverside Dr Valley Village, CA 91607	MAHSAZ@ISUVANSA.COM	818-763-9365 X 127	
Josh Esquith	12155 Riverside Dr Valley Village, CA 91607	joshie@isuvansa.com	818-763-9365	
Wayne Brown	12155 Riverside Dr Valley Village, 91607	WAYNB@ISUVANSA.COM	818 763-9365 #123	



Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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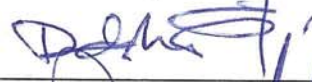
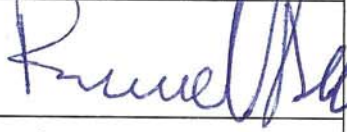






I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
Sarah Wahnou	Valley Village 4801 Whitsett Ave		818-300-7246	Sarah Wahnou
✓ ERANOSIAN KREKOS	5916 Wilkinson Valley Village		818/422-0402	Eranosian
Arner	5227 HERMITAGE AVE PRIVATE	Arner@RoadRunner.com	818/3954563	Arner
John Boney	Riverside + Radford	Jboney24@msn.com	818-554-0495	John Boney
Wendy Gebauer	5001 Laurelgrove	wendyinmaadi @yahoo.com	818-308-7009	Wendy Gebauer
Leo	Krubsack	leohardnotes @hotmail.com	818 6347253	Leo
Torin Obrien	4853 Laurel Canyon Verizon 91607	Obrien.torin@gmail.com	661 212 7592	Torin Obrien
Jamil HANAD	4822 Laurel Canyon BLVD		818 980 8555	Jamil HANAD

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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Name	Address	Email	Phone Number (Optional)	Signature
DAVID MANIBANH	5216 Corteen Pl.		447-468-9755	
Rick Duker	4956 GENTRY Ave. Valley Village CA	dubavartsio @gmail.com	818-508-6305	
ALAN DACH	12348 RIVERDALE	adach@streak.com	818-437-1300	
JOHN BLACKWOOD	12360 RIVERSIDE, DA VALLEY VILLAGE, CA		818-763-4732	
Anthony Lois	4443 Coldwater cyn Studio City CA 91604		818-769-1736	
M. Wierfeld	12133 La Manda St. V. Village, Ca.		(818) 769-8845	
JACOB EDWARDS	12202 Morrison St VALLEY VILLAGE CA 91607		(818) 390-2134	
Sami Mazumder	12244 Riverside dr, Valley Village, CA		818 861 5654	



Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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I support this car wash project located at 4801 Laurel Canyon BLVD Valley Village, CA 91607

Name	Address	Email	Phone Number (Optional)	Signature
Pedro Zorich	4110 S. Laurel Blvd		310 390 1578	Pedro
S. Zimmerman	19007 Foothill Blvd		661 298 7640	[Signature]
Alan [unclear]	3760 Avenida Del Sol			[Signature]
Austin Johnson	515 Whitesett Ave	atm	714 349 3483	[Signature]
Bonzuela	12339 Emerald St			[Signature]
Anna P	4835 Redvalley Ave			Adrian [unclear]
Philip Buller	5310 Ames		323 266 4444	Philip [unclear]
D. Bravillas	5330 Ben Ave - 91607			[Signature]



Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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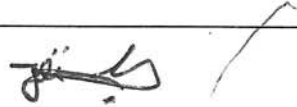






[illegible]

# Local Business

Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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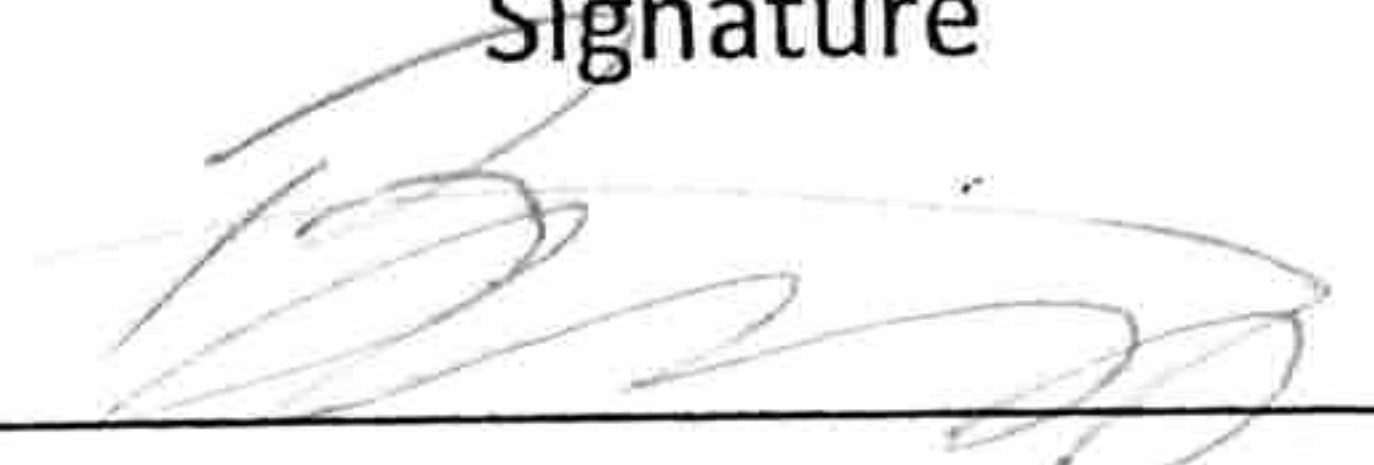


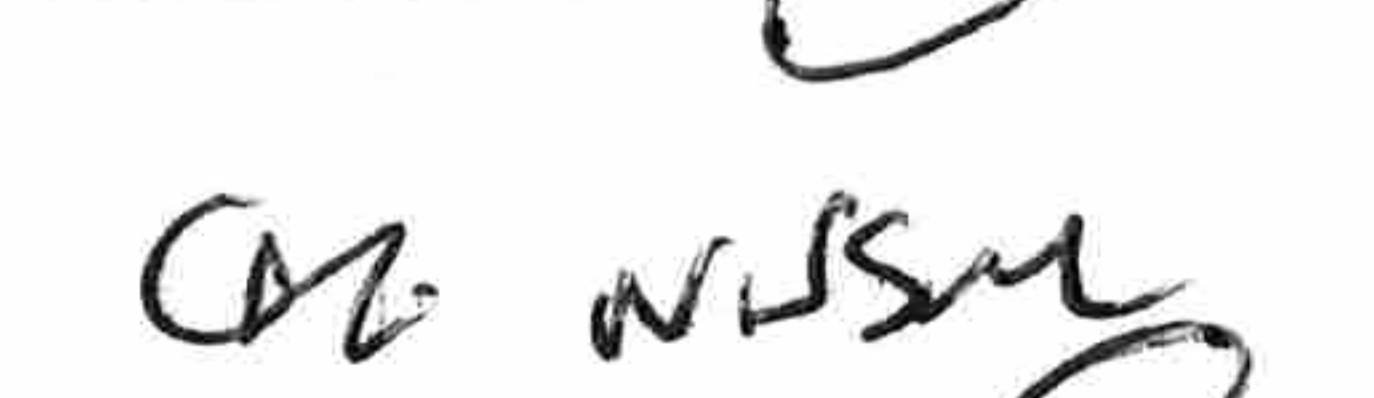

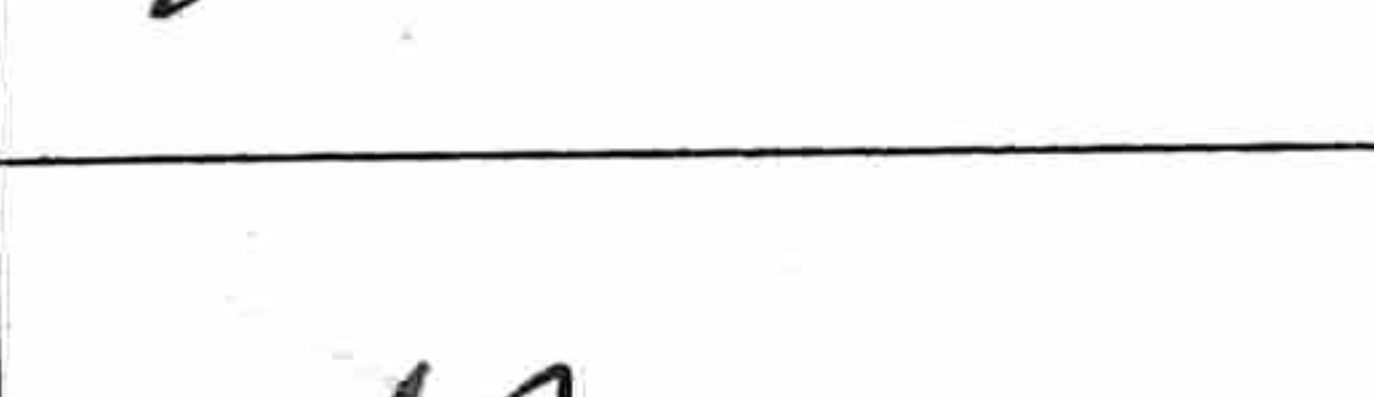


Name	Address	Email	Phone Number (Optional)	Signature
JOE-LESLIE SLON	4822 LAUREL CANYON BLVD VALLEY VILLAGE, 91607	DANIELLO PIZZA @ HOTMAIL.COM	818 980 8555	
Emil Bejanian	4820 Laurel Canyon Blvd Valley Village 91607	Emil @ Dejucaks .com	818-752-1140	
Rubina John	4820 Laurel Canyon Blvd. Valley Village 91607	RubinaJohn@gmail.com	818 605 0026	
Christie Nguyen	4808 Laurel Canyon Valley Village		818-747-8882	
SIMON ETIMAZIAN	12041 RIVERSIDE DR VALLEY VILLAGE, CA 91607	SMOKE AND PAPER SUPPLY @ GMAIL.COM	(818) 691-3341	
Arman Adamyan	12043 Riverside Dr Valley Village CA 91607	aa.agm.pharmacy@yahoo.com	(818) 308-7538	
Vernika Mirzayan	4800- Valley Village 91607	Vernikam@gmail.com		



Nader's Mobil  
4801 Laurel Canyon BLVD  
Valley Village, CA 91607

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Name	Address	Email	Phone Number (Optional)	Signature
Bryan Watson	11940 Werrington St. Unit 11 Valley Village, CA 91607	BryanWatson@gmail.com	747-800-1054	
Paul Gonzalez	11940 Werrington St. Unit 11 Valley Village, CA 91607	8395487@gmail.com	323-275-4505	
TORI McConkey	2927 Surf Road Ave	TORIMcConkey@gmail.com		
ORLI NISSAN	4419 Rhodes	OR'NISN@gmail.com	818-299-3781	
KAREN	12629 Riverside Dr V	aghekyan828@yahoo.com		
MALCOLM WISS	4838 RADFORD AVE V.V.		310 989-2657	
Lesley Cerwin	Huston St.	LESleyCerwin@gmail.com	310/245-2356	
Philip Reichman	12244 Riverside Dr. #102	PhilipReichman@outlook.com	(818) 625-4223	



Name: JUDI STOLLER

Email: \_\_\_\_\_

Address: 11201 NORTENSE ST

WEST TOLUCA LAKE

Phone (optional): 818-761-2974

I (Print Name) Judi Stoller support the Carwash Project here at **Nader's Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607.** I am a member of the community and believe it to be a valuable asset to the neighborhood.

Thank you!

X Judi Stoller  
Date: 1-7-2022

Name: ALAN DASHEFSKY

Email: thelastdash1@gmail.com

Address: \_\_\_\_\_

12343 1/2 RIVERSIDE DR.

Phone (optional): \_\_\_\_\_

I (Print Name) ALAN DASHEFSKY support the Carwash Project here at **Nader's Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607.** I am a member of the community and believe it to be a valuable asset to the neighborhood.

Thank you!

X 

Date: 1-7-2022

Name: DAVL

Email: epauleddwards@yahoo.com

Address: 12202 Marisa St.

Valley Village CA 91607

Phone (optional): 818 384 9198

I (Print Name) Paul Edwards support the Carwash Project here at **Nader's Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607**. I am a member of the community and believe it to be a valuable asset to the neighborhood.

Thank you!

X Paul Edwards


Date: 1/7/22

Name: Ryan Nizam  
Email: RyanNizam@gmail.com  
Address: 11831 Hartsook Street

Phone (optional):

I (Print Name) Ryan Nizam support the Carwash Project here at **Nader's Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607**. I am a member of the community and believe it to be a valuable asset to the neighborhood.

Thank you!

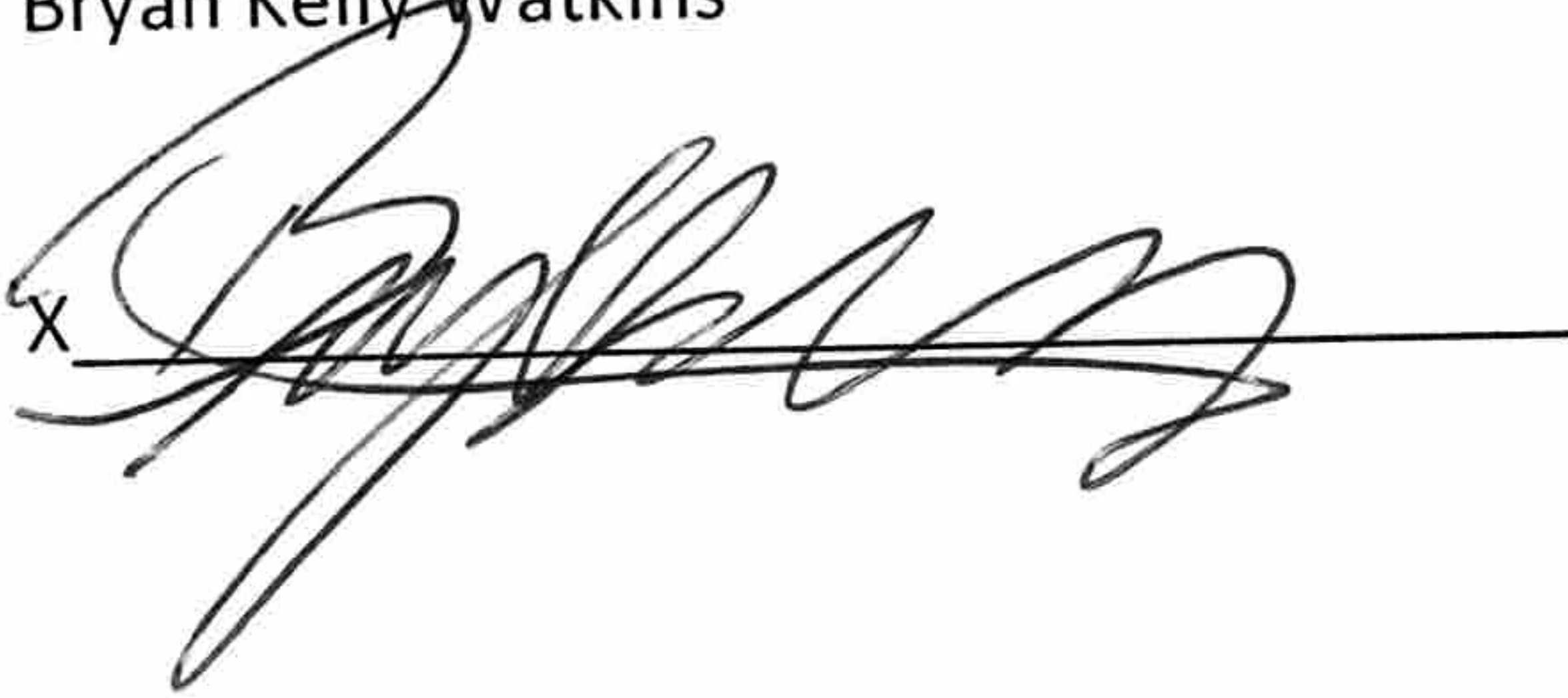
X   
Date: 1-7-22

Bryan Kelly Watkins  
11940 Weddington st Unit 11  
Valley Village, CA 91607  
Bryankellywatkins@gmail.com

I Bryan Watkins live at 11940 Weddington st Unit 11 in Valley Village. Located a few blocks away from Nader Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607 and as a member of the community I would love to have another carwash in the neighborhood! I believe it would be beneficial to the community due to the fact that at any given time that I go to the Carwash across the street there is a minimum of 5 to 7 cars in the line causing traffic and delay.

Thank you for your time!

Bryan Kelly Watkins

X 



Paul Gonzalez  
11940 Weddington st Unit 11  
Valley Village, CA 91607

Hello, my name is Paul Gonzalez and I am writing this letter to show my support in building this carwash at Nader Mobil, 4801 Laurel Canyon BLVD Valley Village, CA 91607. I have been a member of this community for many years and fully encourage this project. It would be great to have a secondary option here in the neighborhood to choose from.

Thank you!

Paul Gonzalez

X

A handwritten signature in black ink, consisting of a large, rounded loop followed by a long, horizontal, slightly wavy line that extends to the right.