



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 8, 2016

TO: Hearing Officer

FROM: Travis Seawards 
Zoning Permits West Section

SUBJECT: Project No. R2014-00676-(3)
Conditional Use Permit No. 201400030
HO Meeting: September 20, 2016 (continued from May 17, 2016)
Agenda Item: 2

The project is a request for a conditional use permit to authorize the construction of an automatic car wash at an existing gas service station. The project is located at 24101 Ventura Boulevard in the unincorporated community of the Santa Monica Mountains North Area.

This item was duly notice and was continued from the May 17, 2016 hearing date. At that time, the applicant wished to explore new design options in order to improve the overall circulation pattern on the site. Staff had also received two comments on the project. One nearby resident was concerned that the project would bring increased traffic to the area, and an employee in an adjacent office building was concerned that the car wash would generate excessive noise. The applicant has made the following changes to the project since the May 17, 2016 hearing:

- The car wash structure has been reduced in size from 1,118 to 924 square feet.
- The car was structure setback on the eastern property boundary has increased to 54' and to 51'-4" on the westerly property boundary.
- Additional landscaping is proposed along the north, south, and westerly property boundaries.
- Existing parking spaces were re-located to improve on-site circulation.

The applicant has submitted a revised site plan, which is attached to this memo, and the staff report, findings, and conditions of approval have been amended to reflect the above-mentioned changes. If you need further information, please contact Travis Seawards at (213) 974-6462 or TSeawards@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400030 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MKK:TSS

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to authorize the construction and operation of an automatic car wash with an adjacent storage area and other minor tenant improvements at an existing gas service station in the M-1 (Light Industrial) Zone. A car wash is a by-right, permitted use in the M-1 Zone. However, pursuant to Section 22.44.133.E.3 of the Santa Monica Mountains North Area Community Standards District (CSD), the car wash requires a CUP.

PROJECT DESCRIPTION

The project proposes the construction of a new automatic car wash and other minor tenant improvements at an existing gas service station. The service station is located at the intersection of Parkway Calabasas and Ventura Boulevard in the Santa Monica Mountains North Area, directly north of the 101 Freeway.

The new car wash is 924 square feet and will be located along the north-westerly property line. Vehicles will enter the site through two entrance-only driveways along Ventura Boulevard. Upon exiting the car wash, vehicles will exit on the exit-only driveway onto Parkway Calabasas. The project includes the re-orientation of the existing parking spaces to improve circulation patterns throughout the project site, and the addition of more landscaping to provide more buffering from adjacent uses.

EXISTING ZONING

The subject property is zoned M-1.

Surrounding properties are zoned as follows:

North: M-1

South: 101 Freeway and City of Calabasas

East: M-1 and 101 Freeway

West: M-1 and Commercial Planned Development (CPD)

EXISTING LAND USES

The subject property is developed with a gas service station.

Surrounding properties are developed as follows:

North: Commercial and light industrial office buildings

South: 101 Freeway, and a service station in the City of Calabasas

East: Commercial and light industrial office buildings

West: Commercial and light industrial office buildings and an undeveloped parcel

PREVIOUS CASES/ZONING HISTORY

There have been four previous planning approvals for the subject property.

- Plot Plan No. 31724 approved the gas station and signage on June 10, 1982. Additional signage and tenant improvements were approved on August 24, 1987, October 9, 1987, and May 23, 1995 under the same Plot Plan number.

- Plot Plan No. 200700982 approved new signage and other minor tenant improvements at an existing gas service station on July 19, 2007.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to authorize the construction of a 924-square-foot car wash at an existing gas service station in an area that is developed with light industrial and commercial uses and is not in an environmentally sensitive area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Commercial (C) land use category of the Santa Monica Mountains North Area Plan. This designation is intended for the general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of general commercial, including retail and personal service uses, specialty shops, offices, highway oriented uses, financial institutions, motels, and art and studio facilities. A car wash at an existing gas service station provides a commercial service and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the Santa Monica North Area Plan are applicable to the proposed project:

- *Land Use and Housing, Policy VI-29: Concentrate light industrial, commercial and office uses adjacent to the Ventura Freeway corridor, and ensure that each project has adequate access, can handle the traffic, and is accessible to essential services, with appropriate site design standards to enhance community character.*

The project is a request to construct and operate a new automatic car wash at an existing gas service station that is conveniently located near an off-ramp for the 101 Freeway (Ventura Freeway) and at the intersection of Ventura Boulevard and Parkway Calabasas, two major streets in the area, and provides a valuable commercial service to people working and residing in the area.

Zoning Ordinance and Development Standards Compliance

The project is the addition of a car wash at an existing gas service station. The project meets all of the development standards for the M-1 Zone and the Santa Monica Mountains North Area CSD. All signage on the property has been legally established through previous planning permits, the most recent being Plot Plan No. 200700982, which approved new signage and other minor tenant improvements at the existing gas service station on July 19, 2007. The project is required to provide four parking spaces,

and four parking spaces are provided. Therefore the project is consistent with the development standards for the M-1 Zone.

Pursuant to Section 22.44.133.E.3 of the County Code, establishments in the Santa Monica Mountains North Area Community Standards District (CSD) are subject to the following applicable development standards:

- **Height Limit:** The maximum height for new structures is 35 feet. The new car wash has a proposed height of 17 feet. Therefore the project complies with the applicable development standards from the CSD.

Site Visit

Staff conducted a site visit at the property and confirmed that there are no existing zoning violations and that the property was clean and free of litter, debris, and graffiti.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

A gas service station has been operating on the property since the early 1980's. The service station is conveniently located near an off-ramp for the 101 Freeway. The project site is surrounded by large commercial and light industrial office buildings and provides important services to travelers on the freeway and employees who work in surrounding buildings. The gas service station and proposed car wash are consistent with the development standards of the M-1 Zone, the Santa Monica Mountains North Area CSD, and is consistent with the underlying Commercial land use designation.

There is no history of complaints from the project and no existing zoning violation cases for the project site. The construction of a new car wash at an existing gas service station will also not require new infrastructure and will not negatively impact existing streets, public utilities, or public services. The car wash is an enclosed tunnel will cease operation by 8:00 p.m. According to the applicant, the car wash is expected to generate only 14 additional vehicle trips during the morning peak hour and three additional vehicle trips during the evening peak hour, which will not impact the level of service in the area. In addition, the County Code limits the noise emanating from automated car washes to 65 decibels, and the applicant consulted with a sound technician and estimates the maximum decibel level for noise emanating from the car wash will be 64.1 decibels.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Departments of Public Works, Public Health, and Fire were consulted on the project and cleared the project for hearing. Additional requirements from each department are attached to the conditions of approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received two comments on the project. One nearby resident was concerned that the project would bring increased traffic to the area, and an employee in an adjacent office building was concerned that the car wash would generate excessive noise.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-00676-(3), Conditional Use Permit Number 201400030, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400030 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Travis Seawards, Regional Planner, Zoning Permits West Section
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs
Site Plan

MKK:TSS
9/6/16

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00676-(3)
CONDITIONAL USE PERMIT NO. 201400030**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400030 ("CUP") on September 20, 2016.
2. The permittee, Calabasas Oil Corporation ("permittee"), requests the Project Permits to authorize the construction and operation of an automatic car wash and other minor tenant improvements at an existing gas service stations ("Project") on a property located at 24101 Ventura Boulevard in the unincorporated Santa Monica Mountains North Area ("Project Site") in the M-1 (Light Industrial) Zone pursuant to Los Angeles County Code ("County Code") Section 22.44.133.E.3. The Hearing Officer previously conducted a duly-noticed hearing on the Project on May 17, 2016.
3. The Project Site is 0.5 acres in size and consists of one legal lot. The Project Site is rectangular in shape with level topography and is developed with a gas service station.
4. The Project Site is located in the Malibu Zoned District and is currently zoned M-1.
5. The Project Site is located within the Commercial land use category of the Santa Monica Mountains North Area Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-1
 - South: 101 Freeway and City of Calabasas
 - East: M-1 and 101 Freeway
 - West: M-1 and Commercial Planned Development (CPD)
7. Surrounding land uses within a 500-foot radius include:
 - North: Commercial and light industrial office buildings
 - South: 101 Freeway, and a gas service station in the City of Calabasas
 - East: Commercial and light industrial office buildings
 - West: Commercial and light industrial office buildings and an undeveloped parcel
8. There have been four previous planning approvals for the subject property.
 - Plot Plan No. 31724 approved the gas station and signage on June 10, 1982. Additional signage and tenant improvements were approved on August 24, 1987, October 9, 1987, and May 23, 1995 under the same Plot Plan number.
 - Plot Plan No. 200700982 approved new signage and other minor tenant improvements at an existing gas service station on July 19, 2007.

9. The site plan for the Project depicts the new car wash, which is 924 square feet and will be located along the north-westerly property line. Vehicles will enter the site through two entrance-only driveways along Ventura Boulevard. Upon exiting the car wash, vehicles will exit on the exit-only driveway onto Parkway Calabasas. The project includes the re-orientation of the existing parking spaces to improve circulation patterns throughout the project site, and the addition of landscaping to provide more buffering from adjacent uses.
10. The Project Site is accessible via Ventura Boulevard to the north. Primary access to the Project Site will be via an entrance/exit on Ventura Boulevard.
11. The project site is required to provide four parking spaces. The project provides four parking spaces.
12. The County Departments of Public Works, Public Health, and Fire were consulted on the project and cleared the project for hearing. Additional requirements from each department are attached to the conditions of approval.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction of Conversion of Small Structures categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the project is a request to authorize the construction of a 924-square-foot gas station at an existing gas service station in an area that is developed with light industrial and commercial uses and is not in an environmentally sensitive area.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff received two public comments on the project. One nearby resident was concerned that the project would bring increased traffic to the area, and an employee in an adjacent office building was concerned that the car wash would generate excessive noise. In response, the applicant has made the following changes to the project since the May 17, 2016 hearing:
 - The car wash structure has been reduced in size from 1,118 to 924 square feet.
 - The car wash structure setback on the eastern property boundary has increased to 54' and to 51'-4" on the westerly property boundary.
 - Additional landscaping is proposed along the north, south, and westerly property boundaries.
 - Existing parking spaces were re-located to improve on-site circulation.
16. Hearing Proceedings: Reserved

17. The Hearing Officer finds that the Project is consistent with the Commercial land use designation as established by the Santa Monica Mountains North Area Plan. This designation is intended for the general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of general commercial, including retail and personal service uses, specialty shops, offices, highway oriented uses, financial institutions, motels, and art and studio facilities. A car wash at an existing gas service station provides a commercial service and is therefore consistent with the permitted uses of the underlying land use category.
18. The Hearing Officer finds that the Project is consistent with the M-1 Zone development standards for outside storage and display, signage and parking. The project does not include outside storage and display. All signage on the property has been legally established through previous planning permits, the most recent being Plot Plan No. 200700982, which approved new signage and other minor tenant improvements at the existing gas service station on July 19, 2007.
19. The Hearing Officer finds that the Project is consistent with the applicable development standards in the Santa Monica Mountains CSD. A car wash is a by-right, permitted use in the M-1 Zone. However, pursuant to Section 22.44.133.E.3 of the Santa Monica Mountains North Area Community Standards District (CSD), the car wash requires a CUP. The maximum height for new structures is 35 feet. The new car wash has a proposed height of 17 feet.
20. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project is a request to authorize the construction and operation of a new car wash at an existing gas service station. A gas service station has been operating on the property since the early 1980's. The service station is conveniently located near an off-ramp for the 101 Freeway. The project site is surrounded by large commercial and light industrial office buildings and provides important services to travelers on the freeway and employees who work in the surrounding buildings. There is also no history of complaints from the project and no existing zoning violation cases for the project site. The construction of a new car wash at an existing gas service station will also not require new infrastructure and will not negatively impact existing streets, public utilities, or public services. The car wash will cease operation by 8:00 p.m. According to the applicant, the car wash is expected to generate only 14 new vehicle trips during the morning peak hour and three new vehicle trips during the evening peak hour, which will not impact the level of service in the area. In addition, the County Code limits the noise emanating from automated car washes to 65 decibels, and the applicant consulted with a sound technician and estimates the maximum decibel level for noise emanating from the car wash will be 64.1 decibels.

21. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The gas service station and proposed car wash are consistent with the development standards of the M-1 Zone including outside storage and display, parking, and signage, the Santa Monica Mountains North Area CSD including height limits, and is consistent with the underlying Commercial land use designation.
22. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The construction of a new car wash at an existing gas service station will also not require new infrastructure and will not negatively impact existing streets, public utilities, or public services. The car wash will cease operation by 8:00 p.m. According to the applicant, the car wash is expected to generate only 14 new vehicle trips during the morning peak hour and three new vehicle trips during the evening peak hour, which will not impact the level of service in the area
23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
24. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Santa Monica Mountains North Area community. On March 25, 2016, a total of 15 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 16 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other

persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and,
- 2. Approve Conditional Use Permit No. 201400030, subject to the attached conditions.

ACTION DATE: September 20, 2016

MKK:TSS
8/29/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00676-(3)
CONDITIONAL USE PERMIT NO. 201400030**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the construction and operation of an automatic car wash and other minor tenant improvements at an existing gas station subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 20, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **December 20, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the construction and operation of an automatic car wash and other minor tenant improvements at an existing gas service station.
20. The permittee shall continue to provide four (4) parking spaces. If the permittee changes the operation of the gas service station so as to require less parking than the minimum requirement, the permittee shall submit an application within 90 days of such occurrence. If the gas service station substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
21. Outside advertising signs are prohibited on the subject property.
22. The hours of operation for the proposed automatic car wash and dryer unit will be 7 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 8 p.m., Saturday and Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7 a.m. to 8 p.m.
23. The permittee shall install a Noise Reduction Package (NRP) on the dryer unit.
24. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated March 16, 2016.
25. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 7, 2016.

26. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 17, 2014.

Attachments:

Public Works Department Letter dated March 16, 2016
Fire Department Letter dated January 7, 2016
Public Health Department Letter dated April 17, 2014



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 16, 2016

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400030
PROJECT NO. R2014-00676
24101 VENTURA BOULEVARD
ASSESSOR'S MAP BOOK NO. 2049, PAGE 21, PARCEL NO. 30
UNINCORPORATED COUNTY AREA OF CALABASAS

Thank you for the opportunity to review the site plan and the zoning application for the project located at 24101 Ventura Boulevard in the unincorporated County area of Calabasas. The applicant is requesting a CUP to authorize the construction and use of a 906-square-foot automated car wash facility and a 102-square-foot storage structure on a lot that has an existing Chevron gas station and mini-market.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Grading/Drainage

- 1.1 Submit a grading/drainage plan for review and approval to provide for the proper distribution of drainage including contributory drainage from adjoining properties.
- 1.2 Comply with National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.

Mi Kim
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- 1.3 Comply, per County Code Section 12.84.460, with Low-Impact Development standards in accordance with the Low-Impact Development standards manual, which can be found at <http://dpw.lacounty.gov/wmd/LA County Manual.pdf>.
- 1.4 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 1.5 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the preliminary grading/drainage conditions, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

2. Building and Safety

- 2.1 Submit building plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or clee@dpw.lacounty.gov.

3. Environmental Programs

- 3.1 Obtain approval and operating permits from Public Works' Environmental Program Division for any industrial waste treatment or disposal, and/or storm water treatment facility. The facility shall comply with regulations from the Los Angeles County Code, Title 20, Division 2, Chapter 20.36. In addition, registration and inspections related to the implementation of best management practices to prevent storm water-related pollution shall comply with regulations from the Los Angeles County Code, Title 12, Chapter 12.80.

For questions regarding the environmental conditions, please contact Chris Sheppard of Environmental Programs Division at (626) 458-5163 or csheppard@dpw.lacounty.gov

If you have any other questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:rg



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April 17, 2014

TO: Travis Seawards
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS (M.T.)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-00676/CUP 201400030
Ventura Boulevard Car Wash
24101 Ventura Blvd., Calabasas

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for the construction of a car wash and storage area at an existing gas service station. The facility will be connected to public water, and public sewer.

The Department has no objection to the approval of the CUP contingent upon the submission of a will serve letter from an approved water purveyor to this Department confirming water service to the proposed facility.

For any questions, please feel free to contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.