

MOTION

The owner of the property located at 7101 Foothill Boulevard, Sunland Tujunga, is seeking a Conditional Use Permit (CUP) for the construction of a new self-service drive through car wash. A gas station and convenience store are also located at this site. The car wash will be attached to the convenience store in the back portion of the parcel. The proposal also includes facade improvements and an upgrade to the existing convenience store, consistent with Specific Plan design guidelines.

The applicant is also proposing to install 1,685 square feet of landscaping to improve the aesthetic appeal of this corner property, with the intent to better utilize the existing land. The project also addresses the demands of the community for a better service location. The enhanced services will also create new job opportunities.

The Bureau of Engineering (BOE) has provided the City Planning Department with various recommendations relative to the applicant's CUP request. Given the site's location, configuration and internal constraints, implementation of street dedications and street improvements (along Foothill Boulevard and Pinewood Avenue) as recommended by the BOE, the project cannot be developed by the applicant. Relief from the street dedication and street improvements is being sought by the applicant.

The applicant is also seeking a revocable permit for a sign pole that is located in the right-of-way adjacent to the project site. The applicant submitted a revocable permit request at the suggestion of BOE, but the request for the revocable permit was denied. BOE should revisit the applicant's permit request and work with the applicant toward a successful conclusion.

I THEREFORE MOVE that City Planning Department, with the assistance and cooperation of the Bureau of Engineering (BOE), be authorized to waive street dedications and street improvement requirements as recommended by BOE relative to Case No. ZA-2016-1217 (CU/SPP) regarding the construction of a new self-service drive through car wash and other improvements, located at 7101 Foothill Boulevard in the Sunland Tujunga community of Council District 7, subject to the installation of sidewalks, curbs and gutters along Foothill Boulevard and Pinewood Avenue, as required by the Bureau of Engineering.

I FURTHER MOVE that BOE be instructed to work with the applicant to obtain a revocable permit for a sign pole in the public right-of-way for property located at 7101 Foothill Boulevard in conjunction with Case No. ZA-2016-1217 (CU/SPP).

PRESENTED BY: _____
HERB J. WESSON, JR.
Councilmember, 10th District

SECONDED BY: _____