

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

August 26, 2015

Marianne King

Office of Zoning Administration

City Planning Department

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Van Nuys, CA 91401

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Via email: Marianne.King@lacity.org

RE: ZA-2010-1330(CU)(PA1)

ENV 2010-1331-MND-REC1

8505 Foothill Boulevard, Sunland, CA

Public Hearing: August 31, 2015 – 2:00 p.m.

Dear Ms. King:

The Sunland-Tujunga Neighborhood Council (STNC) previously submitted comment letters regarding this application. Enclosed are copies for your reference to be sure you have them. Also, submitting photos for reference too. The STNC has also received a copy of the City's prior determination for the expansion of a Drive-Thru Car Wash at the 8505 Foothill Boulevard, Sunland address.

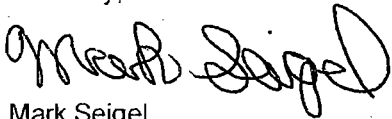
At our August 26, 2015 meeting of the STNC, the board met with the applicant's representative, Mr. Ghaderi and after much discussion voted **[unanimous]** to submit the following additional comments should the extension of the tunnel be granted by the Zoning Administrator:

- The Board of the STNC still has lingering questions regarding a clarification of hours of operation and the applicant's representative volunteered to modify the hours of operation ~~of~~ from 7 a.m. to 10 p.m. to 7 a.m. to 9 p.m.
- Concerns if the recycling center would remain open. The rep stated that it would be closed and no longer exist.
- Concerns why the need for the additional 18' tunnel are because of the noise of this new part of the business resulted that extending the tunnel pushes the noise further away from the surrounding residents. We suggest adding insulation to the roof of the tunnel to mitigate the dryer noise.
- Concerns regarding on and off site circulation of this new drive-through car wash. Applicant's representative says that all access will be from Floralita, not from Foothill and/or not from onsite such as after a patron gets gas. The STNC asks the Zoning Administrator to please include conditions regarding car stacking / waiting in line for a self-serve car wash – this comment is because the nearest self-serve, drive through car wash in the Foothills is located at New York and Foothill in the Glendale portion of La Crescenta. That location has an extended driveway property and still the stacking is out into the street on their busiest days and times. This drive-through car wash will be the first and only one of its kind in the Sunland-Tujunga community.

We hope that at the public hearing on August 31 will address these concerns and that enforceable conditions can be in place should the Plan Approval be granted.

Thank you for the opportunity to submit these comments regarding this site. Please contact us with any questions. Please provide a copy of the Zoning Administrator's communication and determination when it is available.

Sincerely,



Mark Seigel

President

Sunland-Tujunga Neighborhood Council

CC: Los Angeles Department of City Planning:

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Applicant/Owner: Blue Land Limited Partnership