



**Department of City Planning**  
P.O. Box 6069  
Sherman Oaks, CA 91413

# Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知  
공청회통지 • Abiso ng Pagdinig sa Publiko  
Հանրային լսումների մասին ծանուցագիր



Traducción  
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Թարգմանություն



**Thursday, June 1, 2023**  
9:00 a.m.

Construction, use, and maintenance of  
a new automated car wash facility.

**Project Located at:**  
21915 West Roscoe Boulevard

**Hearing Conducted by:**  
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

**Options to Participate:**

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: **844 1109 9001 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84411099001>  
Enter Meeting ID: 844 1109 9001 and Passcode: 187562

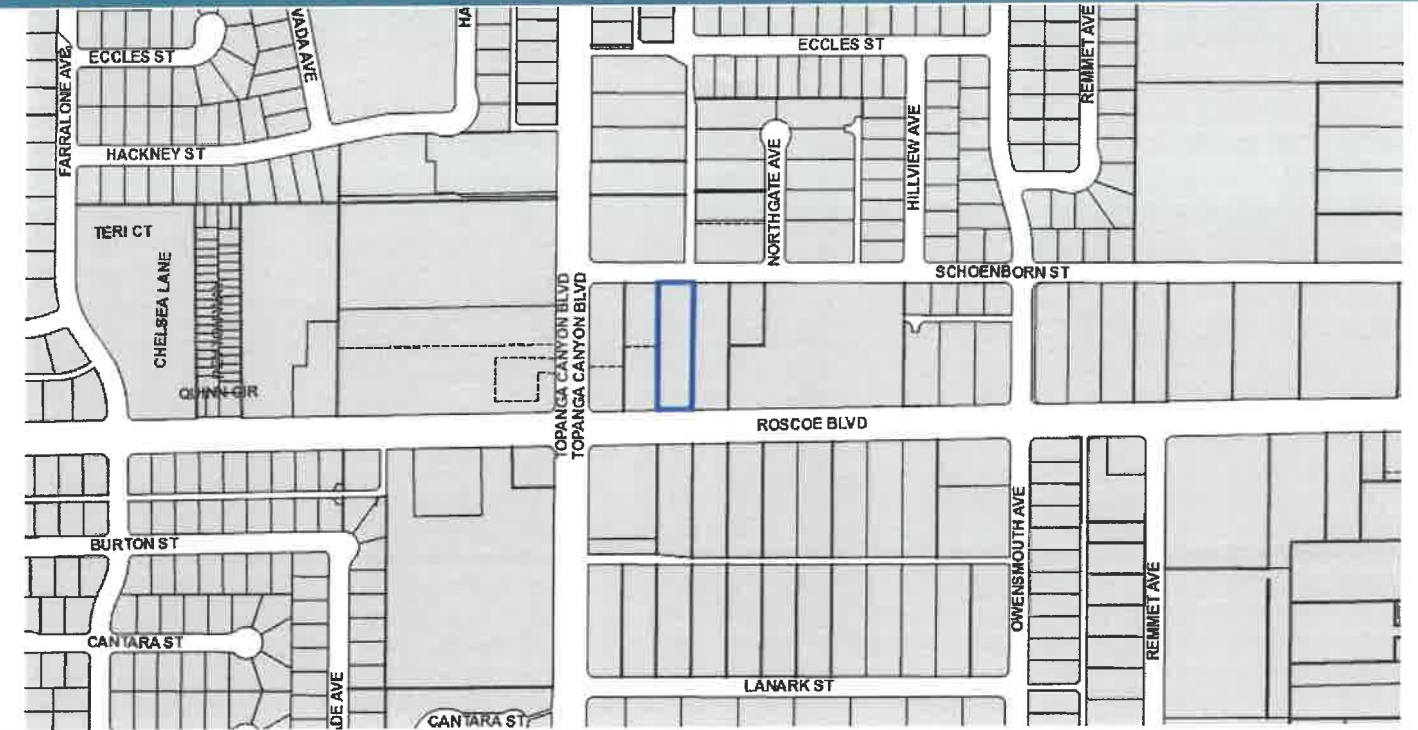
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

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## Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto

21915 West Roscoe Boulevard (21911, 21914 West Roscoe Boulevard) and 21908 West Schoenborn Street

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The demolition of existing improvements and the construction, use, and maintenance of a new 4,441 square-foot automated car wash facility with vacuum stations. Proposed hours of operation are from Monday - Saturday, 7:30 a.m. to 8:00 p.m. and Sunday from 8:00 a.m. to 8:00 p.m.

## Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Zoning Administrator will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-4233-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. Pursuant to LAMC Section 12.24 W.4, a Conditional Use to permit a car wash to operate within 100 feet of a residential zone/use in lieu of the development standards cited under LAMC Section 12.22 A.28(a)(3) and extend hours of operation beyond the restrictions of LAMC Section 12.22 A.28(b)(5) which limit hours to 7:00 AM to 7:00 PM Monday through Friday, 9:00 AM to 8:00 PM Saturday and 11:00 AM to 8:00 PM Sunday.
3. Pursuant to LAMC Section 12.27, a Zone Variance to permit a car wash use within the P Zone as otherwise not permitted.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

**Case Number(s):**  
ZA-2020-4232-CU-ZV

**Environmental Case Number(s):**  
ENV-2020-4233-MND

**Related Case Number(s):**  
N/A

**Overlay(s):**  
N/A

**Zone:**  
C2-1L and P-1L

**Land Use Designation:**  
Neighborhood Office Commercial

**Community Plan Area:**  
Chatsworth-Porter Ranch

**Council District:**  
3 - Blumenfield

**Assigned Staff Contact Information:**

**Applicant:**  
Bhupinder S Mac, Oil Field Gas Inc.

Sarah Hounsell, City Planner  
Sarah.Hounsell@lacity.org  
818-374-9917  
6262 North Van Nuys Boulevard, Room 430  
Los Angeles, CA 90401

**Representative:**  
Jian Kerendian, Architects Group

## Who's Receiving This Notice

Quién recibe este aviso • 분통지름받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

