

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS

Law Office of Keith W. Pritsker
25670 Smoketree Lane, Valencia, CA 91381
Ph. (661) 644-5749 Fax (661) 255-1925
Email: keith@pritskerconsulting.com
Website: www.pritskerconsulting.com

October 21, 2021

Via Email

North Valley Area Planning Commission
Care of Alice Inawat
Commission Executive Assistant
apcnorthvalley@lacity.org

**Re: Item #6, Regular Meeting Agenda, Oct. 21, 2021
Zone Variance Appeal Opposition
Case No. ZA-2018-7197-ZV**

Dear Honorable Commissioners:

This letter is written on behalf of Dan Baldwin, the owner of L.A. Hydrojet, located at 10639 West Wixom Street, Sun Valley, CA 91351 concerning the variance appeal application of their business neighbors at 10644-10648 West Wixom Street and 7712-7716 North Clybourn Avenue, Sun Valley, CA 91351.

Mr. Baldwin has been operating from this location since 1992. Since that time he has expanded his roter service into a multi-million dollar business, employing over 75 people who responded last year to over 52,000 clients. This work has been done over decades without adversely affecting the neighborhood in which their business is located.

For many years he and his neighbors have struggled with the body shop businesses practices that have endangered the health, safety and peaceful enjoyment of their community. Cars are often double and triple parked on the street. Residents often cannot park near their homes. Trash bins cannot be placed in the street for pick up. These auto body shops use the public streets as if it were their own private parking lot. They park vehicles at red curbs, in front of fire hydrants, in traffic lanes in addition to engaging in vehicle repair in the streets and leaving toxic waste behind. That accumulated waste threatens to cause the City to violate its NPDES storm water permit from the Regional Water Quality Control Board in addition to fouling our river and coastal waters. Their regular practice of sanding and painting cars in the street fouls

the local air in which there are businesses and residents included a child day care center across the street. One employee of this center spoke at the July 27, 2020 hearing in opposition.

This habitual practice threatens not only the safe regular flow of traffic through the area but the ability of emergency vehicles of our police and fire departments to access many of the adjacent properties.

During the July 27, 2020 hearing on this matter, 8 persons spoke in opposition to this variance application. No local residents spoke in support. The hearing administrator extended the period of evidence submittal on this matter for over three months. During that time no additional information has been submitted in support of the application.

As a consequence of this deplorable state of affairs, Jonathan Hershey, the Associate Zoning Administrator assigned to this application, denied the variance in a lengthy and carefully reasoned determination on April 16, 2021. The applicant has appealed that determination. Although the applicant's representative has said that the tenants' illegal activities would be corrected this has not been the case.

The business owners have continued their illegal and unsafe business practices (see attachments). Their own application indicates that they have held South Coast Air Quality Management District (SCAQMD) spray booth permits for many years. Yet they failed to obtain legal authority from the City to use them.

Their advocate contends that since the body shop usage preceded the construction of homes across the street that they are entitled to continue their behavior and even expand it. They fail to understand that hundreds of years of land use determinations have well established the principle that neighborhood uses should and to require changes consistent with evolving land use patterns.

The applicant property owners have allowed their property to be used by scofflaws for many years. The City ought not reward such practices with a variance that will further worsen a deplorable set of conditions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Keith Pritsker", with a long horizontal flourish extending to the right.

Keith Pritsker

Law Office of Keith W. Pritsker

attachments

Subject: Picture



Frances Cole <FCole@lahydrojet.com>
to Keith Pritsker

Tue, Jul 6, 12

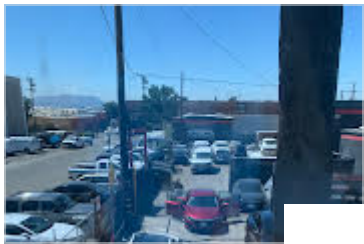
You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

Attached is a picture showing they blocked the gate from being opened.

-Frances

From: Fran Cole <franvictoria@hotmail.com>
Sent: Friday, July 2, 2021 10:58 AM
To: Frances Cole <FCole@lahydrojet.com>
Subject:

Get [Outlook for iOS](#)





2776 CLYDE AVE
UNIT A/B

END

RIPE AUTO
TO BODY
818-288-16

AG
1818 270-3325

8CHA180

Subject: FW: Picture of Street



Frances Cole <FCole@lahydrojet.com>
to Keith Pritsker

Tue, Jul 6, 12

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

Hi Keith,

Attached is a picture of the street taken last week.

-Frances

From: Fran Cole <franvictoria@hotmail.com>

Sent: Friday, July 2, 2021 10:58 AM

To: Frances Cole <FCole@lahydrojet.com>

Subject:

Get [Outlook for iOS](#)





RED STRIPE AUTO BODY INC.
AUTO BODY
818-288-1650

SECO
AUTO BODY
818-771-1111

AG
SH
(818) 270-3325

8VEH971

Subject: Neighbors



Frances Cole <FCole@lahydrojet.com>
to Keith Pritsker

Wed, Oct 20, 1:14 PM (1 d

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

Hi Keith,

They are double and triple parking every day. It never changes. The park on the sidewalk too. And their customer block people from entering our front door.

See attached photo from today.

From: Fran Cole <franvictoria@hotmail.com>
Sent: Wednesday, October 20, 2021 1:07 PM
To: Frances Cole <FCole@lahydrojet.com>
Subject:

Get [Outlook for iOS](#)



