

## **ZONE CHANGE FINDINGS**

### **A. General Plan/Charter Findings**

1. **General Plan Land Use Designation.** The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Northridge Community Plan, last updated and adopted by the City Council on February 24, 1998. The Community Plan designates the subject lot as Community Commercial, which corresponds to the CR, C2, C4 and RAS3 zones and Height District No.1L. The property is not located within a Specific Plan area or special overlay district. The proposed zone change to (T)(Q)C2-1L is consistent with the land use designation on the plan map, and is therefore in substantial conformance with the purposes, intent, and provisions of the General Plan, as reflected in the adopted Community Plan.

2. **General Plan Text.**

a. **Northridge Community Plan.** The proposed project within the recommended zone change to (T)(Q)C2-1L conforms to the following goals, objectives, policies and Urban Design Guidelines of the Northridge Community Plan:

**GOAL 2: A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH BEST SERVES THE NEEDS OF THE COMMUNITY THROUGH MAXIMUM EFFICIENCY AND ACCESSIBILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE COMMUNITY.**

**Objective 2-3:** To enhance the appearance of commercial districts.

**Policy 2-3.1:** Improve the landscaping of commercial properties.

**Program:** Implementation of the Design Policies established in the Urban Design Chapter.

**Policy 2-3.2:** Landscaped corridors should be created and enhanced through the planting of street trees.

**Program:** The Urban Design standards include a section which establishes guidelines for community design and landscaping. These guidelines are intended to serve as a reference to other City Departments and public agencies and any private entities who participate in projects which involve improvements to public spaces and rights-of-ways, including streetscape and landscaping.

**Policy 2-3.3:** Any proposed development should be designed to enhance and be compatible with adjacent development.

**Program:** Implement conformance with applicable design standards identified in the Design Guidelines of the Plan.

**Policy 2-3.4:** Preserve community character, scale and architectural diversity.

**Program:** Design standards for commercial areas are included in the Design Guidelines of the Plan implement this policy.

**Policy 2-3.5:** Improve safety and aesthetics of parking areas in commercial areas.

**Program:** Design standards for parking areas are established in the Design Guidelines implement this policy.

**Policy 2-3.6:** Improve the visual appearance of commercial districts through better control of signage, including billboard proliferation. Large bill-boards are not in keeping with the desired appearance of Reseda Boulevard and all commercial districts and are strongly discouraged.

**Program:** Increased enforcement of the Citywide sign ordinance.

**Program:** Implement conformance with applicable design standards identified in the Design Guidelines of the Plan.

**GOAL 8:** A COMMUNITY WITH ADEQUATE POLICE FACILITIES AND SERVICES TO PROTECT THE COMMUNITY'S RESIDENTS FROM CRIMINAL ACTIVITY, REDUCE THE INCIDENCE OF CRIME AND PROVIDE OTHER NECESSARY LAW ENFORCEMENT SERVICES.

**Objective 8-2:** To increase the community's and the Police Department's ability to minimize crime and provide security for all residents, buildings, sites, and open spaces.

**Policy 8-2.1:** Support and encourage community-based crime prevention efforts (such as Neighborhood Watch), through regular interaction and coordination with existing community-based policing, foot and bicycle patrols, watch programs, and regular communication with neighborhood and civic organizations.

**Program:** Community-oriented law enforcement programs administered by the Los Angeles Police Department.

**Policy 8-2.2:** Insure that landscaping around buildings be placed so as not to impede visibility.

**Policy 8-2.3:** Insure adequate lighting around residential, commercial, and industrial buildings in order to improve security.

**Program:** Discretionary land use reviews and approvals by the Department of City Planning in consultation with the Los Angeles Police Department.

## **Northridge Community Plan: Design Policies for Individual Projects**

### **Commercial**

#### **Site Planning**

Structures should be oriented toward the main commercial street where a parcel is located and shall avoid pedestrian/ vehicular conflicts by:

16. Locating surface parking in the rear of structures.
17. Minimizing the number of driveways providing access from major or secondary highways.
18. Maximizing retail and commercial service uses along street level frontages of commercial developments.
19. Providing front pedestrian entrances for businesses fronting on main commercial streets.
20. Providing through-arcades from the front of buildings to rear parking for projects within wide frontages.
21. Providing landscaping strips between driveways and walkways which access the rear of properties.
22. Providing speed bumps for driveways paralleling walkways for more than 50 linear feet.
23. Requiring site plans which include ancillary structures, service areas, pedestrian walkways, vehicular paths, loading areas, drop off and landscaped areas.
24. Providing, where feasible, the undergrounding of new utility service.

#### **Height and Building Design**

The mass, proportion and scale of all new buildings and remodels should be at a pedestrian scale. The design of all proposed projects should be articulated to provide variation and visual interest, and enhance the streetscape by providing continuity and avoiding opportunities for graffiti.

Building materials should be employed to provide relief to untreated portions of exterior building facades. The purpose of these provisions is to ensure that a project does not result in large sterile expanses of building walls, is designed in harmony with the surrounding neighborhood, and creates a stable environment with a pleasant and desirable character. Accordingly, the following policies are proposed:

3. No structures should exceed 30 feet in height within 15 feet and 30 feet of front and rear property lines, respectively.
4. Requiring the use of articulations, recesses, surface perforations, or porticoes to break up long, flat building facades and free standing walls.
5. Providing accenting, complementary building materials to building facades.

6. Maximizing the applications of architectural features or articulations to building facades.
6. Designating architecturally untreated facades for tasteful signage.
7. Screening of mechanical and electrical equipment from public view.
8. Screening of all roof top equipment and non-architectural building appurtenances from public view.
9. Requiring the enclosure of trash areas for all projects

## **Industrial**

### Structures

1. Requiring the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades.
2. Utilizing complementary building materials on building facades.
3. Incorporating varying design to provide definition for each floor.
4. Integrating building fixtures, awnings, or security gates, into the design of building(s).
5. Screening of all rooftop equipment and building appurtenances from adjacent properties.
6. Requiring decorative, masonry walls to enclose trash areas.

### Lighting

Directing exterior lighting onto the project site and locating flood lighting so as not to impact any surrounding residential uses.

As conditioned herein, the proposed project will meet the above objectives and policies to meet the plan area's needs, matching the use that was envisioned for this area by the Community Plan's Community Commercial land use designation. The site is located adjacent to other C2 and C4 zoned commercial developments along Nordhoff Street and Tampa Avenue, and the proposed modified (T)(Q)C2 zone and development of an automated car wash on an existing gas station and minimart site would be compatible with the existing neighborhood land use and character.

- b. **City Wide Commercial Design Guidelines.** In addition to the Design Guidelines within the Northridge Community Plan, in 2013, the City Planning Commission adopted City Wide Urban Design Guidelines (UDG) for Commercial Development. The UDG were developed to address Program 24 of the Implementation chapter of the General Plan Framework Element and Chapter 5 of the Framework Element promotes, through many goals, policies and objectives that good neighborhood design is key to creating a livable city. As the Project includes an addition of the carwash to the site, the Project shall demonstrate compliance with the City Wide Commercial UDGs. The following design guidelines from the UDG Commercial Section are pertinent to the subject project:

**Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design**Site Planning

8. Place drive-thru elements away from primary site corners and adjacent primary streets.
9. At gas stations, car washes, and drive-thru establishments, ensure that separate structures on the site have consistent architectural detail and design elements to provide a cohesive project site.

Entrances

6. Ensure that commercial ground floor uses provide clear and unobstructed windows, free of reflective coatings and exterior mounted gates and security grills. Ensure that landscaping does not create a barrier between pedestrians and the building frontage, nor views into buildings at the ground floor.
7. Install electronic security to avoid the need for unsightly security grills and bars. If such security measures are necessary, ensure that security grills and bars recess completely into pockets at the side or top of storefronts so as to conceal the grills when they are retracted.

**Objective 2: Employ High-Quality Architecture to Define the Character of Commercial Districts**Building Façade and Form

1. Vary and articulate the building façade to add scale and avoid large monotonous walls
4. Incorporate and alternate different textures, colors, materials and distinctive architectural treatments that add visual interest while avoiding dull and repetitive facades.
6. Treat all facades of the building with an equal level of detail, articulation and architectural rigor.
8. Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.

Building Materials

1. Approach character-defining details in a manner that is true to a style of architecture or common theme.
2. Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).

3. Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand the test of time regardless of architectural style.
4. Apply changes in material purposefully and in a manner corresponding to variations in building mass.
5. Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
6. Use exterior surface materials that will reduce the incidence and appearance of graffiti.
7. Fences should incorporate changes in materials, texture, and/or landscaping to avoid solid, uninterrupted walls. Avoid materials such as chain link, wrought iron spears, and cyclone.
8. Utilize landscaping to add texture and visual interest at the street level. Where limited space is available between the building and the public right-of-way, incorporate climbing vegetation as a screening method.

#### Storefront Character

2. Design storefronts with a focus on window design to create a visual connection between the interior and exterior.
3. Incorporate traditional storefront elements in new and contemporary commercial buildings by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco or concrete, ceramic tile, or stone for the window base.

### **Objective 3: Augment the Streetscape Environment with Pedestrian Amenities**

#### Sidewalks

3. Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.
4. Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscaping and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.
7. Ensure that new developments adjacent to transit stops invest in pedestrian amenities such as trash receptacles and sheltered benches or seating areas for pedestrians that do not intrude into the accessible route.
8. Provide path lighting on sidewalks to encourage and extend safe pedestrian activities into the evening.

**Objective 4: Minimize the Appearance of Driveways and Parking Areas**Off-Street Parking and Driveways

4. Where the parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.
8. Mitigate the impact of parking visible to the street with the use of planting and landscaped walls tall enough to screen headlights.
9. Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.
10. Use architectural features, such as decorative gates and fences, in combination with landscaping to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall.

**Objective 5: Include Open Space to Create Opportunities for Public Gathering**On-Site Landscaping

1. Retain mature and healthy vegetation and trees when developing a site, especially native species.
2. Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style, uses, and form of the building.
3. Design open areas to maintain a balance of landscaping and paved area.
4. Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and local, climate-friendly plants may be used alongside native species.
5. Facilitate sustainable water use by using automated watering systems and drip irrigation to irrigate landscaped areas.
6. Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.

The project, as conditioned herein, complies with the Citywide Commercial Design Guidelines. These guidelines are intended to establish height and massing transitions; consider the pedestrian as the cornerstone of design over automobile centric design; establish landscaping and open space as essential design concepts from the outset of a project; and highlight the role that quality building design can play in creating visually interesting and attractive commercial architecture by contributing to existing neighborhood character and creating. The proposed building design alternates different textures, colors, materials, and offers distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades; adds architectural details to enhance scale and interest on the building façade by breaking it up into distinct plains that are offset from the main building façade; and provides landscaping to provide for a safe and attractive space for patrons and employees and surrounding properties.

The site is not located within any other CDO, specific plan or special land use districts.

Therefore, as conditioned, the recommended development meets the objectives of the Northridge Community Plan, the City Wide Commercial Urban Design Guidelines, is permitted in the C2-1L zone and is consistent with the general plan land use designation.

**B. Entitlement Findings**

**Zone Change, Section 12.32-F of the LAMC:**

1. **The recommended zone change is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that:**

The project involves the addition of an automated carwash to an existing site with an automotive fueling station and minimart. The site is currently zoned (Q)C2-1L with Q conditions that prohibit minimarts and carwashes. The purpose of the "Q" condition, similar to the use of "footprint zoning" (e.g., using only the C2 zone under the footprint of structures and P zone for the surrounding parking lot), was to create a physical constraint on the commercial development. However, this planning tool may no longer be needed as the standard practice to protect other uses in the area. As the minimart has been in operation for at least six (6) years with a Zone Variance and Conditional Use, it is apparent that the original Q conditions are outdated for the new needs of the surrounding community and needs to be addressed and new Q conditions should be applied in order to allow the property to be used as other C2 properties can be used. The proposed (T)(Q)C2-1L zone, with new Q conditions permitting minimarts and carwashes, is consistent with the General Plan Community Commercial land use designation, which allows for corresponding zones of CR, C2, C4 and RAS3.

The project is located at the intersection of two (2) major streets, Tampa Avenue and Nordhoff Street. The project will have adequate access to existing City services and infrastructure. There is a necessity for an automated carwash at the site to create a one-stop destination for automotive fuel, retail goods and carwashes. Properties in the immediate neighborhood primarily consist of mainly commercial developments and a gas station with minimart to the northwest across the street. The closest residential use is approximately 140 feet to the northeast in the R3 zone. The addition of the automated carwash to the existing gas station and minimart will be compatible with the surrounding area as conditioned herein. The location of the carwash on the site as shown in **Exhibit B dated December 18, 2015** is also ideal so as to be set apart from the main roadway and can be conditioned to minimize noise on the adjacent outdoor restaurant use. The Zone Change would permit the addition of a carwash that would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such a zone change will be in good zoning practice by providing a harmonious zoning and land use activity for the vicinity.

The action, as recommended has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.



**Conditional Use – Alcohol Sales (Section 12.24.W.1)**

**2. The proposed use will not adversely affect the welfare of the pertinent community.**

The project proponent is proposing to maintain the existing gas station facility and minimart, add an approximately 1,100 square-foot automated carwash and to retain the sale of beer and wine, all on a 24 hour a day, seven day a week basis. The proposed project requires a Conditional Use Permit to authorize the sale and dispensing of beer and wine for off-site consumption, and a Conditional Use approval for auto related uses and to operate a carwash, minimart and gas station beyond the hours restricted by LAMC Section 12.22.A.28.b.5. (See Auto Use Conditional Use conditions)

On May 2, 2008, the Office of Zoning Administration approved a Conditional Use to permit the off-site sale of beer and wine in an approximately 2,800 square-foot minimart in conjunction with an existing gas station, with specified deviations from the requirements of Section 12.22-A,23(a) to allow operating hours 24 hours daily, seven (7) days a week, and to provide less than 50% transparent windows on sides that front adjacent streets and a Variance from Condition No. 7 of Ordinance No. 163,949 to permit retail sale. (*Refer to Finding No. 1, Case No. ZA 2007-2835(CUB)(CU)(ZV)*)

The property is zoned for commercial use and will be utilized as such with the proposed sale and dispensing of beer and wine for off-site sales. The full service gas station and minimart have been operating for many years without adverse impacts to the community. The retention of off-site beer and wine sales to the existing minimart will continue to benefit the economic welfare of the community and will increase the convenience to patrons of the commercial area. No evidence was submitted for the record demonstrating that the sale of beer and wine sales will adversely affect the welfare of the Northridge community.

**3. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four (4) on-site and two (2) off-site licenses authorized to the subject site's Census Tract (No. 1153.01), which has a population of 4,156. There are currently three (3) on-site and one (1) off-site ABC licenses being used in the census tract.

Within a 600-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- 2- Type 20 Off-Site Sale Beer and Wine
- 1- Type 21 Off-Site Sale General
- 0- Type 40 On-Site Sale Beer
- 3- Type 41 On-Site Sale Beer and Wine - Eating Place
- 0- Type 42 On-Site Sale Beer and Wine - Public Premises

- 1- Type 47 On-Site Sale General - Eating Place
- 0- Type 48 On-Site Sale General - Public Premises

Within a 1,000-foot radius of the subject property, there are seven (7) additional on-site sale of a full line of alcohol (Type 47). The proliferation of on-site sale of alcohol is primarily due to the proximity of the Northridge Fashion Center and the Walnut Grove Shopping Center.

According to the statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 1783, which has jurisdiction over the subject property, a total of 75 offenses were reported in 2015, compared to the citywide average of 181 offenses and the high crime reporting district average of 217 offenses for the same period. Crime arrests by LAPD include: 3 Narcotics, 0 Liquor Laws, 0 Public Drunkenness, 0 Disorderly Conduct, 3 DWI Related, and 16 other. The proposed use would not be a unique addition to the community, as there is an existing gas station with a minimart that sells beer and wine directly to the northwest of the subject site. That being said, this site to the northwest has a Zoning Administrator's application filed with the Department of City Planning (ZA-2016-1989-CU) which intends to remove the gas station and the minimart with beer and wine sales and to construct a drive-thru coffee shop. As a result, the proposed project will provide a unique service to the surrounding community if this project to the northwest is approved and built. As conditioned, the approval of the request will provide for public convenience and should not result in an undue concentration of ABC licensed premises in the census tract.

No revocation proceedings have been initiated for any use in the area.

4. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses were observed within a 1,000-foot radius of the site:

- 14 single-family homes to the northeast
- One (1) multi-family condominium to the northeast
- Five (5) multi-family apartment buildings to the northeast and east

The proposed use would be located in an existing service station in conjunction with an existing minimart. The nearby residential properties and sensitive uses are accustomed to having this establishment in the area and rely on the service it provides. The expansion of the existing use to include the carwash and to retain the off-site sale of beer and wine only would not detrimentally affect nearby properties and it is anticipated that beer and wine would consist of only a small portion of the total sales for the minimart. The site is located within an area with a Community Commercial land use designation and will continue to be a desirable retail outlet that will service a public convenience to the community's employees, residents, and visitors.

5. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The applicant is requesting a conditional use to allow the sale of beer and wine only in conjunction with an existing full service gas station and minimart and a new automated carwash in a designated Community Commercial area. The gas station and minimart are currently open 24 hours a day, seven (7) days a week, with operational conditions, including the limitation of sales through a pass-through window between 11 p.m. and 7 a.m. The gas station and minimart with the sale of beer and wine has been in operation for many years and is compatible with the surrounding uses.

The applicant has operated this business in a responsible manner and the proposed automated carwash and the continued sale of beer and wine sales within the existing minimart of the food mart will not be detrimental to the character of the immediate area and will have a positive economic impact. The minimart will continue to serve a public convenience for the area's employees, residents and visitors. The continued operation of this business with the continuation of off-site beer and wine sales with strict adherence to the set conditions, will provide a retail service that is beneficial to the surrounding neighborhood.

**Finding No. as Modified by the North Valley Area Planning Commission on April 20, 2017.**

6. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject property is a level 30,539 square-foot site located at the southeast corner of Nordhoff Street and Tampa Avenue in Northridge. The site is improved with an existing full-service gas station and minimart which was built in 1989 and includes an existing approximately 2,900 square-foot minimart, which operates 24 hours a day, seven (7) days a week, with the doors locking to the public from 11 p.m. to 7 a.m. with continued sales through a pass-through window.

The adjacent properties to the west and southwest are zoned C4 and C2 and are improved with regional scale commercial development. The abutting properties to the north and northeast are zoned C4 and are improved with commercial buildings, a gas station with minimart as well as multi-family in the R3 zone.

The addition of the approximately 1,100 square-foot automated carwash is the only significant structural change to the site. The grant includes a conditional use to permit the operation of gas station, ancillary minimart and a new carwash. The grant also includes the request to continue to allow the sale beer and wine for off-site consumption and to permit a 24 hour a day, seven (7) days a week operation of a gas station, minimart and automated carwash. As conditioned herein, the gas station, minimart and carwash will be open 24 hours a day, seven (7) days a week. The applicant will continue to operate the business as a service station and minimart and the continued convenience of beer and wine sales would be a desirable offering in the area. The site has been in operation for many years without adverse impacts upon the surrounding community and as conditioned, the sale of beer and wine will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

7. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

See General Plan/Charter Findings for the Zone Change entitlement above.

**Conditional Use – Automotive Uses, LAMC Section 12.24.W.4**

8. That project approval will not create or add to a detrimental concentration of automotive uses in the vicinity of the proposed automotive use;

The project site is located along a heavily traveled major thoroughfare within the Northridge Community Plan. Nordhoff Street and Tampa Avenue are major commercial thoroughfares within the City of Los Angeles. This grant allows for limited automotive uses in the C2 zone and those uses have been well conditioned herein.

The subject property is located on the southeast corner of Nordhoff Street and Tampa Avenue and is currently improved with a gas station and minimart. There are other automotive uses in area (including the gas station directly adjacent to the northeast that has an application to remove said gas station – ZA-2016-1989-CU). As shown in the table below, there are four (4) other automotive fueling stations within ½ mile from the subject site. Only one (1) of the four (4) (Shell) has both a minimart and a carwash. The Shell’s location is located to serve the residential community to the south and southwest. Whereas, the proposed Chevron gas station with minimart and carwash is located to serve the single- and multi-family to the northeast. While the Costco gas station has a full-service carwash adjacent to the regional market, the location of the carwash (Cruiser’s Carwash) is primarily located to serve customers of the regional market. As a result, there appears to not be a detrimental concentration of auto uses (gas stations with car washes) within the surrounding community as they each serve a different type of customer.

Gas Stations within 1/2 Mile of the Subject Site				
Gas Station Brand	Address	Minimart	Carwash	Auto Repair
Union 76*	19301 Nordhoff Street, Northridge, CA 91324	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shell	8900 Corbin Street Northridge, CA 91324	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Costco	8810 Tampa Ave, Northridge, CA 91324	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> **	<input checked="" type="checkbox"/>
USA Gasoline	19301 Parthenia St, Northridge, CA 91324	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chevron***	19270 Nordhoff Street, Northridge, CA 91324	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ****	<input checked="" type="checkbox"/>
*Gas station directly across the street to the northwest of the subject site **Adjacent lot to the west at 8870 Tampa Ave, Northridge, CA 91324 does (Cruiser carwash) ***Subject Site **** Requesting to include a carwash				

9. That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;

No changes are proposed to the property's vehicular ingress, egress or parking. The automated carwash use will be located directly behind the existing minimart and requires no additional curb cuts to the site. The addition, as conditioned, will be reviewed in accordance with the Municipal Code and be subject to the approval of other City Departments including the Department of Transportation and Bureau of Engineering. As

part of the approval process, the Department of Transportation will review the request for potential traffic impacts.

Furthermore, LADOT issued a Referral Form on May 17, 2016 stating that no traffic study was required. Bureau of Engineering issued a report on March 21, 2016 recommending approval with conditions of the proposed project, subject to review by LADOT.

10. **That any spray painting will be conducted within a fully enclosed structure located at least 500-feet away from a school or A or R zone, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5 of this Code, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations.**

No spray painting will be conducted at the site.

11. **That the applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.**

An existing gas station and minimart currently exists on-site with landscaping surrounding the perimeter of the site on all sides. The project includes the addition of an automated carwash directly to the south of the minimart and will remove much of the existing dense landscaping where the proposed carwash will be located. In addition, three (3) non-protected trees along the south property line will be removed and as conditioned herein, the project will include at least three (3) replacement trees and shrubbery/hedges in the new reduced landscaped buffer on the south property line, as well as on the north and east property lines. Inasmuch as the property has already been developed and the request involves only the addition of a new carwash, with no substantial changes to the minimart, parking or fueling area but does require modified landscaping, a landscape plan or irrigation plan is required herein.

**Finding No. 12 as Modified by the North Valley Area Planning Commission on April 20, 2017**

12. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;**

The subject property is zoned (Q)C2-1 and is improved with a one-story, approximately 2,900 square-foot minimart and an automobile fueling station (Chevron) with 12 gas pumps and a gas canopy. The project includes the addition of a new, approximately 1,100 square-foot automated carwash as an auto use. The gas station was constructed 1989 with an automotive repair building. The auto-repair building was fully converted to a minimart in 2010 and has been in operation as a minimart since, with no complaints filed with the Department of Building and Safety. In 2008, through ZA-2007-2835-CUB-CU-ZV, a conditional use was approved for the auto uses on site (automotive fueling and ancillary minimart). The addition of the automated carwash in present time triggers a requirement for a new conditional use as carwash uses are subject to specific operational and development standards in LAMC Section 12.22.A.28 which trigger a conditional use through LAMC Section 12.24.W.4 when said standards cannot be observed.

One of the primary objectives of establishing development and operating standards of automotive uses required of Section 12.22.A.28 is to enhance compatible development of gas stations, auto repair and car washes near residential uses by establishing a buffer distance of 100 feet between a carwash and residential uses. In addition, these standards include restrictions of the hours of operation of said auto uses. In this instance the subject property is not within 100 feet of a residential use but wishes to deviate from the restricted hours of operation required in Section 12.22.A.28 and operate 24 hours a day, seven (7) days a week, and thus needs approval of a conditional use to deviate from LAMC's standards.

Under this action, a conditional approval has been granted which is based on the ability to provide an auto use to serve the immediate surrounding commercial, single- and multi-family uses to the northeast. While there is another automated carwash approximately ½ mile to the southwest at 8900 Corbin Avenue, that carwash is located to primarily serve the community to the southwest. In addition, the carwash adjacent to the existing Costco to the south is located to serve as a regional destination, rather than a local serving use. As conditioned herein though, the hours of the carwash will be 24 hours a day, seven (7) days a week.

As a result, the proposed project will enhance the built environment and perform a function and provide a service that is beneficial to the community with appropriate conditions. Without such limitations, which have been expressly outlined in the conditions of this grant, the findings to approve this conditional use would not have been made in the affirmative. As such, the permitted uses need to be limited to those which can be operated in a manner which does not constitute an adverse impact of neighbors' quality of life. At the public hearing, a representative of the Office of the Twelfth Council District, also testified that they have no specific concerns about the business and were neutral on the matter of the continuation of the use and the addition of the automated carwash.

**13. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and**

The subject property is zoned (Q)C2-1 and is improved with a one-story, approximately 2,900 square-foot minimart and an automobile fueling station (Chevron) with 12 gas pumps and a gas canopy. The project includes the addition of a new, approximately 1,100 square-foot automated carwash as an auto use. The gas station was constructed in 1989 with an automotive repair building. In 2008, through ZA-2007-2835-CU-CUB-ZV, a conditional use was approved for the auto uses on site (automotive fueling and ancillary minimart). The auto-repair building was fully converted and expanded to a minimart in 2010 and has been in operation since, with no complaints filed with the Department of Building and Safety. The addition of the automated carwash in present time triggers a requirement for a new conditional use as carwash uses are subject to specific operational and development standards in LAMC Section 12.22.A.28 which trigger a conditional use through LAMC Section 12.24.W.4 when said standards cannot be observed.

One of the primary objectives of establishing development and operating standards of automotive uses required of Section 12.22.A.28 is to enhance compatible development of gas stations, auto repair and car washes near residential uses by establishing a buffer distance of 100 feet between a carwash and residential uses. In addition, these standards include restrictions of the hours of operation of said auto uses. In this instance

the subject property is not within 100 feet of a residential use but wishes to deviate from the restricted hours of operation required in Section 12.22.A.28 and operate 24 hours a day, seven (7) days a week, and thus needs approval of a conditional use to deviate from LAMC's standards.

The surrounding area is improved with a mixture of commercial uses, including an outdoor seating area associated with the restaurant that is directly abutting the subject automated carwash. A number of operational and development-related conditions have been imposed on the project which will make the use more compatible with the surrounding community. Environmental mitigation measures address potential impacts. Therefore, as conditioned, the permitted use of the property is not anticipated to have any detrimental impacts and is designed to be compatible with adjacent or nearby properties.

**14. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

See General Plan/Charter Findings for the Zone Change entitlement above.

C. **CEQA Finding.** A Mitigated Negative Declaration (ENV-2016-611-MND) was prepared for the proposed project and issued by the Planning Department on August 4, 2016. During the review period, the Department of City Planning received zero (0) comment letters. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis, and attached as **Exhibit C** to this staff report. The records upon which this decision is based are with the Project Planning Section of the Planning Department in Room 430, 6262 Van Nuys Boulevard.

D. Other Required Findings.

1. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goal of this General Plan Element.
2. **Fish and Wildlife.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
3. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.