

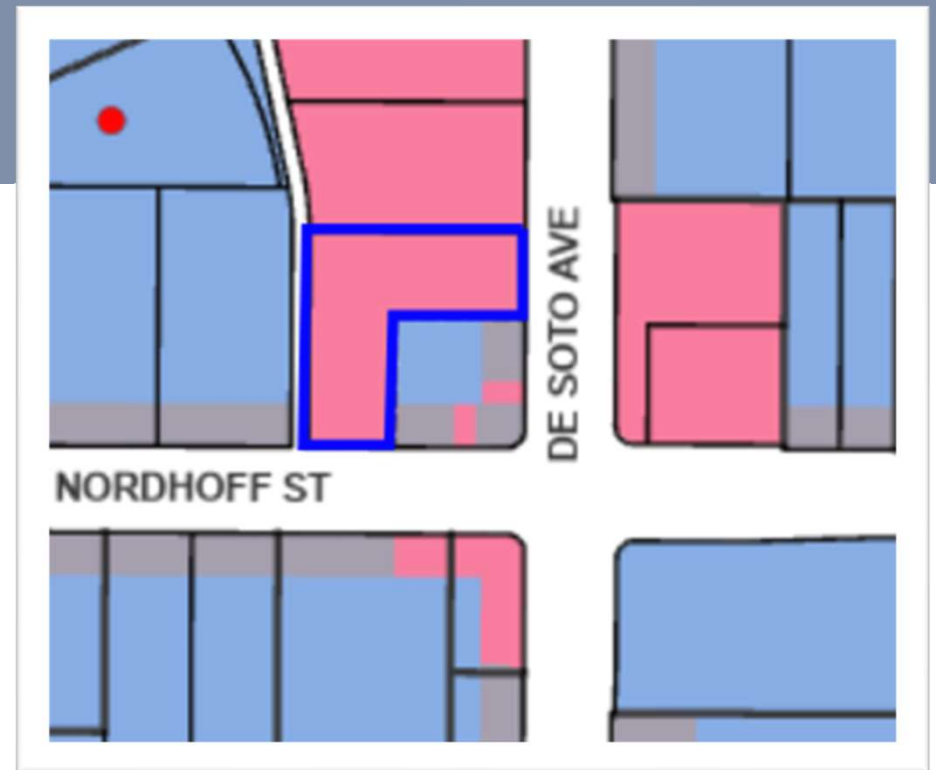
9119 De Soto Avenue  
Express Car Wash

City Planning Case Numbers:  
APCNV-2024-493-ZC-CU2  
ENV-2024-494-MND



# Project Site

9119 De Soto Avenue, Chatsworth, CA 91311





# Scope of the Development Project

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- Develop an approximately 7,300 square foot express car wash, with three structures as follows:
  - The carwash building, including a small lobby, equipment rooms, storage rooms, an ADA accessible unisex restroom, and the wash tunnel
  - A trash enclosure, and
  - A pay station.
- 32 self-service vacuuming stations.
- Off-site improvements are existing but will be modified as needed for the new site layout.
- Operating hours from 7 AM to 9 PM daily, with onsite employees.



# Background & Existing Conditions

- ZIMAS currently displays the Site's zoning as (T)(Q)C2-1 per a 2018 zone change request (change from MR-2 and P-1) in connection with a proposed expansion of an LA Fitness health club/gym.
- The LA Fitness closed that location and the Site is currently vacant. However, the zone change was not fully effectuated.
- Thus, the Applicant is similarly requesting a zone change from MR-2 and P-1 to C2-1 to allow the development of an express car wash at the Site, which is allowed as of right in the C2 zone.

ZIMAS Map  
Existing Zone  
MR2-1 and P-1  
/ (T)(Q)C2-1



ZIMAS Map  
Proposed Zone  
(T)(Q)C2-1



# Development Standard Deviations

## Hours of Operation:

- Project's operating hours will be from 7 AM to 9 PM daily, in lieu of the variable daily operational limitations specified in the Code.
- The property is surrounded entirely by other commercial or industrial development, and the proposed operational hours are consistent with the hours of the surrounding uses.

## Windows/Transparency:

- It is not possible or aesthetically pleasing to provide transparent windows for at least 50 percent of the ground floor frontage because the project buildings (carwash tunnel, pay station and trash enclosure structure) house mechanical equipment and areas that are not accessible to the general public.
- Additionally, the Site is uniquely shaped, resulting in the buildings being entirely located behind another commercial building and being largely located at the rear of the property along the alley. These existing Site conditions would not allow visibility or transparency into the building, even if additional transparent surfaces were a part of the Project's design.

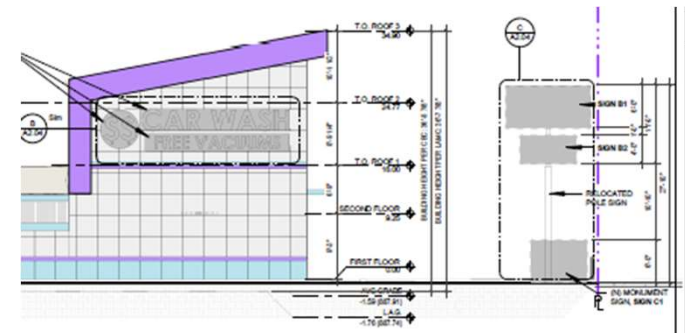
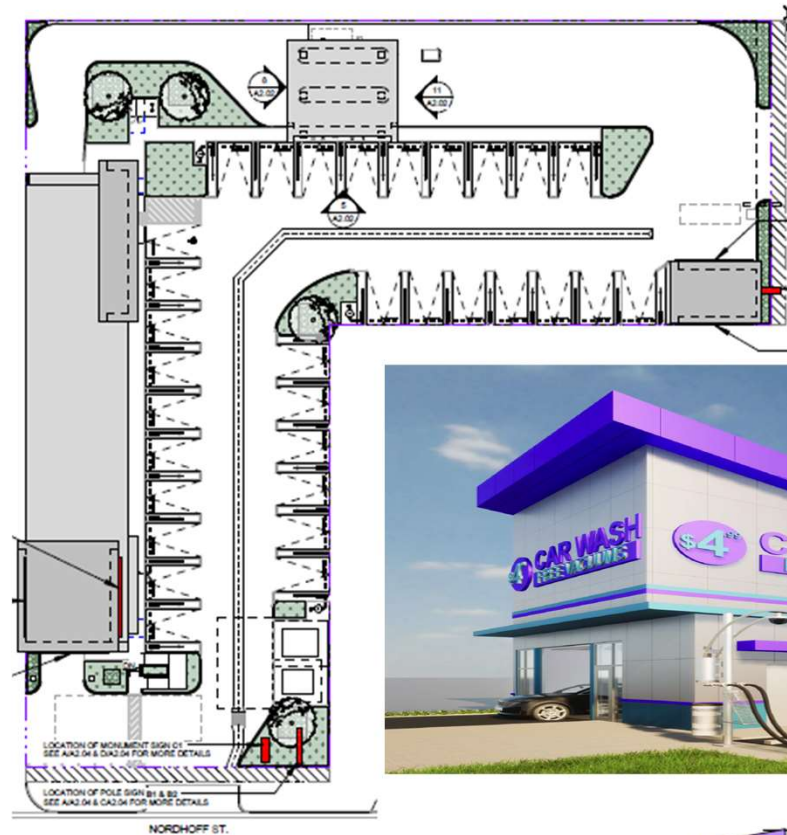




# Development Standard Deviations

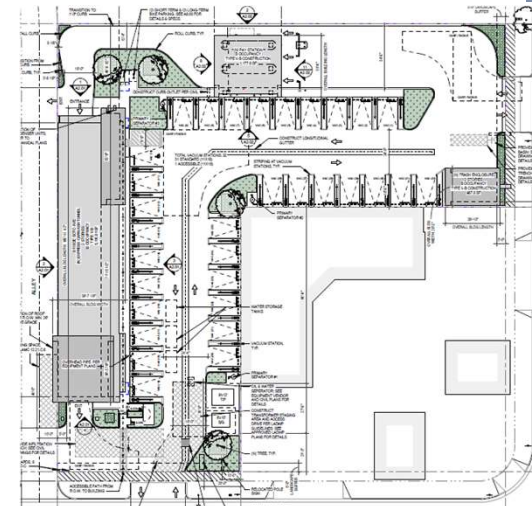
## Signage:

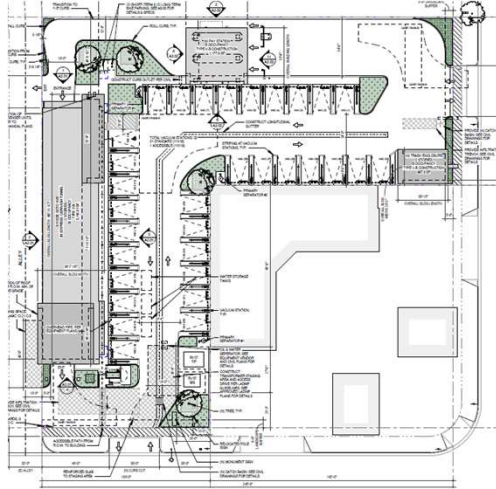
- The unique double frontage of the property, with no corner frontage, requires most the site improvements to be placed along the rear property line, which creates visibility issues if only tenant wall signs are used.
- The Project includes identification signs throughout the Site, including wall signs, directional signage, projecting signs, a monument sign on Nordhoff Street, and relocating the existing pole sign to Nordhoff Street.
- The existing property has and maintains a pole sign that will be relocated to allow adequate Site ingress and egress, while still providing much needed visibility to the property.
- Without the pole and projecting signs, visitors to the Site would potentially miss the entrances and could result in hazardous last minute vehicular movements.
- All of the proposed signage is consistent with allowable sign limits for the property.



# Initial Study & Mitigated Negative Declaration

- Initial Study resulted in Less Than Significant or No Impact in nearly all evaluation criteria.
- Due to the construction related ground-disturbing activities, mitigation is required to monitor for the potential discovery of tribal resources.
- Only one comment letter was received, which was from the CA Dept. of Transportation, and the Project, as proposed, is consistent with all required recommendations and policies.
  - The Project adheres to Citywide Transportation and mobility policies, including Mobility Plan 2034.
  - Additionally, all transport of construction equipment and materials will comply with applicable State regulations and procedures.





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