



# Sunland-Tujunga Neighborhood Council

*Certified May 27, 2003*

*P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org*

October 9, 2019

Attn: Laura Frazin-Steele, City Planner  
L.A. City Planning Department  
6262 Van Nuys Blvd.  
Van Nuys, California 91401

via email: [laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)

**Re: ZA-2018-4583-CU / ENV-2018-4584-EAF**

**Property Location: 6454 Foothill Blvd. Tujunga, Ca 91042**

**Requested Entitlement: CONDITIONAL USE PERMIT PURSUANT TO LAMC SECTION 12.24.W 27 TO CONSTRUCT A NEW 3,500-SF CONVENIENCE STORE WITH GAS STATION CANOPY, OPERATING 24 HOURS, 7 DAYS A WEEK ON A COMMERCIAL CORNER LOT**

The Sunland Tujunga Neighborhood Council (STNC) supports the general concept and design plan but does not support the 24 hour operation of the proposed new ARCO station at 6454 Foothill Blvd. Tujunga, including the convenience store (2 stories with office and storage on the 2<sup>nd</sup> floor) and the canopy.

It is understood that an existing Conditional Use for a gas station exists on the property. There are, however, other concerns that were presented by neighbors who live immediately adjacent to the property.

- (1) 24 hour operation is not acceptable to the neighbors. Neighbors will support daily limited hours of:  
Sunday thru Thursday 5:00am to 11:00pm and Friday and Saturday 5:00am to 12 Midnight.
- (2) Additional traffic will be generated by this business on the adjoining residential streets. This impact on the neighborhood should be reviewed.
- (3) Potential health hazards for adjacent preschool and residents should be reviewed.
- (4) The community is aware that soil contamination mitigation efforts have been on-going over the past decade. The owner presented a letter from the Los Angeles Regional Water Quality Control Board dated September 11, 2017 showing this case No. 910420034A requires no further action and the case closure is approved.

**The Land Use Committee met four times with the owner and his representative:**

May 21, 2018 - The new owner appeared at the Land Use Committee in an impromptu appearance to inform the community of his intentions to open a gas station and convenience store at the location.

November 29, 2018 - After outreach to the immediate neighbors/residents was made by the Land Use Committee, the owner and his Engineer presented the project as an ARCO gas station and a convenience store with 24 hour operation. Many of the nearby residents protested against the gas station. The lot has been vacant ten to twenty years and some neighbors stated that they were informed when they purchased their homes that a gas station would never be allowed to open at the site. In addition to the health hazards it might present.



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July 2, 2019 - The Land Use Committee met again with the owner/applicant. Renderings of the proposed ARCO gas station and convenience store were presented. These renderings included new perimeter and sidewalk landscaping, as well as a 6 foot block wall to be constructed along the full south side of the property adjacent to the single-family residence. It was noted that the application for this project has not yet been completed and that the Planning Department is still waiting on the results of a Foundation soil test.

September 13, 2019 – Met with the owner and his representative and neighbors in the immediate area to discuss hours of operation and other concerns.

Please include the STNC on any future updates or hearings regarding this application.

Thank you for the opportunity to submit these comments. If you have any questions, please contact us by email at [stnc.secretary2019@gmail.com](mailto:stnc.secretary2019@gmail.com) or by phone at 818-951-7411.

Sincerely,

Liliana Sanchez, President  
Sunland-Tujunga Neighborhood Council

Councilmember Monica Rodriguez, CD7 [monica.rodriguez@lacity.org](mailto:monica.rodriguez@lacity.org);  
Humberto Quintana, CD7 Planning Deputy [humberto.quintana@lacity.org](mailto:humberto.quintana@lacity.org)  
Owners: Ana Baltayan & Art Arutyunan [anahit.baltayan@gmail.com](mailto:anahit.baltayan@gmail.com)  
Project Engineer: Ahmad Ghaderi [ahmadg@asengineer.com](mailto:ahmadg@asengineer.com)