



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**  
 2016-000833-(1)

**HEARING DATE**  
 December 7, 2016

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. 2016002701

# PROJECT SUMMARY

**OWNER / APPLICANT**

Taylor Megdal / Ben Steckler

**MAP/EXHIBIT DATE**

6/6/16

**PROJECT OVERVIEW**

The applicant, Ben Steckler, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) at a proposed 7-Eleven convenience store and gas service station and to operate 24 hours a day within the South San Gabriel Community Standards District (CSD) in the C-2 (Neighborhood Business) zone in the South San Gabriel Zoned District pursuant to County Code Sections 22.28.160 and 22.44.131.D.6.b.iv.

**LOCATION**

1328 San Gabriel Blvd., Rosemead (South San Gabriel)

**ACCESS**

via San Gabriel Blvd.

**ASSESSORS PARCEL NUMBER(S)**

5279-014-017

**SITE AREA**

0.59 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan 2035

**ZONED DISTRICT**

South San Gabriel ZD

**LAND USE DESIGNATION**

CG – General Commercial

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

South San Gabriel CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan 2035
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.195 (Alcoholic Beverage Sales Burden of Proof)
  - 22.44.131 (South San Gabriel CSD requirements)
  - 22.28.170 (C-2 Zone Development Standards)

**CASE PLANNER:**

Steve Mar

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