



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NUMBER R2007-00989-(2)**  
**CONDITIONAL USE PERMIT NO. 200700150**

**PUBLIC HEARING DATE**  
 3-9-11

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**  
 N/A

**CONTINUE TO**  
 N/A

**APPLICANT**

Lee's Mobil Gas Station

**OWNER**

Mal H. Lee

**REPRESENTATIVE**

One Design Lab Inc.

**PROJECT DESCRIPTION**

The applicant, Lee's Mobil Gas Station, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of an automatic car wash at an existing gasoline service station in the C-3 (Unlimited Commercial) zone, Florence-Firestone Community Standards District (CSD) and within the Blue Line - Firestone Station Transit Oriented District (TOD) overlay zone. The project consists of converting an existing automobile lube bay into to an automatic carwash facility. This project will not increase the square footage of the existing gas station facility.

**REQUIRED ENTITLEMENTS**

**A CUP is required for an automatic carwash associated with a service station within the Blue Line TOD overlay zone pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code.**

**LOCATION/ADDRESS**

1502 E. Firestone Boulevard

**SITE DESCRIPTION**

The site plan depicts an existing gasoline service station facility located on a 0.46 acre lot. The service station facility consists of three (3) gasoline island pump stations with canopies, a food mart, a lube bay, three underground gasoline storage tanks and appurtenant parking. The parking for this facility meets current parking requirements, which consist of five (5) parking spaces (2 standard size, 2 compact size and 1 handicapped). The existing landscaping provided on the subject property does not meet current landscaping requirements. To fulfill the Blue Line TOD landscaping requirements, two additional landscaped planters are proposed along Firestone Avenue and Compton Avenue. Access to the subject property is through two driveways along Compton Avenue and through two driveways along Firestone Boulevard. There is also a twelve foot wide alley located along the east side of the subject property.

**ACCESS**

Via Firestone Boulevard and Compton Avenue

**ZONED DISTRICT**

Compton-Florence and Firestone Park

**ASSESSORS PARCEL NUMBER**

6044-001-040

**COMMUNITY**

Florence-Firestone

**SIZE**

0.46 Acres

**COMMUNITY STANDARDS DISTRICT**

Florence-Firestone

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Existing gasoline service station, mini-market and lube bay	C-3 (Unlimited Commercial) zone
North	School, retail stores, motel, single-family and multi-family residences	C-3 zone
East	Retail stores, service shops, single-family and multi-family residences	C-3 & R-2 (Two-Family Residence) zones
South	Single-family and multi-family residences	C-3 zone
West	Gasoline service station w/ convenience store, retail stores, single-family and multi-family residences	C-3 zone

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

Commercial

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Rob Glaser		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

\*(O) = Opponents (F) = In Favor