



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

PROJECT NO. R2008-02217-(1)
PLAN AMENDMENT NO. 200800011
ZONE CHANGE NO. 200800009
CONDITIONAL USE PERMIT NO. 200800181

RPC/HO MEETING DATE May 5, 2010	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE May 5, 2010	

APPLICANT BP West Coast Products	OWNER BP West Coast Products	REPRESENTATIVE Erika Skeie
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REQUEST

Local Plan Amendment: To change the existing land use classification from Medium Density Residential to Community Commercial.
Zone Change: To change the zoning of a property from R-3 (Limited Multiple Residence) to C-1-DP (Restricted Business, Development Program).
Conditional Use Permit: To construct and operate a 24-hour convenience store with sales of beer and wine for off-site consumption within the Development Program overlay.

LOCATION/ADDRESS 3949 Dennison Street, within the East Los Angeles Community Standards District (CSD)	ZONED DISTRICT Eastside Unit No. 1
ACCESS From the south via Dennison Street and from the east via South Ditman Avenue	COMMUNITY East Los Angeles
	EXISTING ZONING R-3 (Limited Multiple Residence)

SIZE 19,430 square feet	EXISTING LAND USE Service station	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING	
North: Single-family and multiple-family residences—R-3 (Limited Multiple Residence)	East: Gas station and convenience store—C-1-DP (Restricted Business, Development Program)
South: Santa Ana (5) Freeway	West: Single-family and multiple-family residences—R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
East Los Angeles Community Plan	MD (Medium Density Residential)	30 dwelling units/acre	See Staff Analysis

ENVIRONMENTAL STATUS
 CEQA Negative Declaration

DESCRIPTION OF SITE PLAN
 The applicant, BP West Coast Products (ARCO), proposes to demolish an existing 1,625 square-foot auto service center and replace it with a new 2,120 square-foot AM/PM convenience store on the northwestern portion of the property. The project would add 365 square feet of landscaping, for a total of 1,105 square feet, and 10 on-site parking spaces would be provided. The existing gas pump canopies and pole signs would remain.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code: Conditional Use Permit Burden of Proof requirements. Satisfaction of Section 22.16.110 of the Los Angeles County Code: Zone Change Burden of Proof requirements. Satisfaction of Section 22.16.170 of the Los Angeles County Code: Plan Amendment Burden of Proof requirements.

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

STAFF CONTACT PERSON		
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