

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

**PROJECT NO. R2008-02217-(1)**

PLAN AMENDMENT NO. 200800011

ZONE CHANGE NO. 200800009

CONDITIONAL USE PERMIT NO. 200800181

ENVIRONMENTAL ASSESSMENT NO. 200900025

Notice is hereby given that the Regional Planning Commission will conduct a public hearing concerning this land use proposal on Wednesday, May 5, 2010 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

**LOCATION OF SUBJECT PROPERTY:** 3949 Dennison Street, East Los Angeles

**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 authorize the construction and operation of a 24-hour convenience store with sales of beer and wine for off-site consumption at an existing service station.

This case does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, 320 W. Temple St., Los Angeles, CA 90012. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered prior to the hearing.

A Negative Declaration has been prepared for this project, subject to the requirements of the California Environmental Quality Act (CEQA). The environmental document concludes that the project design and/or suggested conditions will adequately mitigate environmental impacts to a level of no significance. Notice is hereby given that the County of Los Angeles will consider whether to adopt a Negative Declaration.

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Room 1346, 320 W. Temple St., Los Angeles, CA 90012. Selected materials will be available on the Regional Planning website at <http://planning.lacounty.gov/case> and at the following location:

El Camino Real Library  
4264 E. Whittier Blvd.  
Los Angeles, CA 90023

(323) 269-8102

Additional information concerning this case may be obtained by telephoning **Mr. Tyler Montgomery** at (213) 974-6435 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6435.

**Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Ángeles es un permiso de uso condicional, enmienda al plan local, y un cambio de zona para autorizar una gasolinera que venta vino y cerveza. Una audiencia pública para considerar el proyecto tendrá lugar el día 5 de mayo, 2010 a Nueve en la mañana. Si necesita más información, o si quiere este aviso español, favor llamar al Departamento de Planificación al (213) 974-6466.**

**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.



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	

<b>APPLICANT</b> BP West Coast Products	<b>OWNER</b> BP West Coast Products	<b>REPRESENTATIVE</b> 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.

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

<b>SIZE</b> 19,430 square feet	<b>EXISTING LAND USE</b> Service station	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat
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<b>SURROUNDING LAND USES &amp; ZONING</b>	
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