



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER R2009-01522-(1)
RCUP 200900109

PUBLIC HEARING DATE	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Saboo Inc., Toheed Asghar	OWNER Northern Trust Bank	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant is requesting a Conditional Use Permit to establish a hand operated car wash in the C-2 (Neighborhood Business) zone in the South San Gabriel Zoned District.

REQUIRED ENTITLEMENTS
The applicant is requesting a Conditional Use Permit to establish and operate a hand operated car wash in the C-2 (Neighborhood Business) zone in accordance with Section 22.28.160 of the County code. The operation hours will be from 7 a.m. to 7p.m. seven days a week with a total of fourteen employees.

LOCATION/ADDRESS
 1328 San Gabriel Blvd. Rosemead

SITE DESCRIPTION
 The site plan depicts a 25,700 sq. ft. irregular shaped parcel on the corner of San Gabriel Blvd. and Hill Dr. with one existing 1,530 sq. ft. building and two car wash bays to the west and one vacuum station to the southern portion of the property. There is an environmental water treatment unit, a water clarifier and a trash enclosure on the northern portion of the property. Eleven parking spaces are provided including one handicap accessible space, and access is from four driveways to the east, west and south.

ACCESS San Gabriel Blvd. and Mountain Vista Drive	ZONED DISTRICT South San Gabriel
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ASSESSORS PARCEL NUMBER 5279014017	COMMUNITY South San Gabriel
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SIZE 0.6 Acres	COMMUNITY STANDARDS DISTRICT South San Gabriel
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant commercial building	C-2 (Neighborhood Business)
North	Church, Single family residential	R-3 (Limited Multiple Residence), R-A (Residential Agriculture)
East	Multiple family residential	C-2 (Neighborhood Commercial), R-A (Residential Agriculture)
South	Commercial, Retail	C-2 (Neighborhood Business)
West	Retail, Single family residential	R-3 (Limited Multiple Residence)

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION 1 - Low Density Residential (1 to 6 du/ac)	MAXIMUM DENSITY 1 to 6 du/ac
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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: Diane Aranda		
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