

LOS ANGELES COUNTY LETTERGRAM

TO	Gina Natoli Hearing Officer	FROM	Diane Aranda Zoning Permits II
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SUBJECT: AGENDA ITEM #2

DATE: December 2, 2010

CONTINUED FROM 10/19/2010 PUBLIC HEARING

CASE NUMBER: Conditional Use Permit 200900109 -- Project R2009-01522-(1)

I have attached the requested circulation plan conceptually approved by the Department of Public Works- Land Development Division, dated November 23, 2010. I have also attached photographs illustrating the applicant's graffiti removal and weed abatement, and revised draft findings.

Please let me know if you have questions.

MBM: DA

HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER R2009-01522-(1)

CONDITIONAL USE PERMIT 200900109

HEARING DATE: December 7, 2010

SYNOPSIS:

The applicant is requesting to authorize the operation and maintenance of a hand-operated car wash in the C-2 (Neighborhood Commercial) Zone in the South San Gabriel Zoned District within the community of South San Gabriel. The project includes converting an existing 1,530 sq. ft. abandoned building into a cashier and wait area for patrons, two existing canopies for car vacuuming and washing, landscaping and parking. The hours of operation are from 7 a.m. to 7 p.m., seven days a week, with a total of fourteen employees.

PROCEEDINGS BEFORE THE HEARING OFFICER

A duly noticed public hearing was held on October 19, 2010 before the Hearing Officer.

Findings

1. The applicant is requesting a Conditional Use Permit (CUP) to authorize the operation and maintenance of a hand-operated car wash in the C-2 (Neighborhood Commercial) Zone in the South San Gabriel Zoned District within the community of South San Gabriel. The project includes converting an existing 1,530-sq.-ft. abandoned building into a cashier and wait area for patrons, two existing canopies for car vacuuming and washing, landscaping and parking. The hours of operation are from 7 a.m. to 7 p.m., seven days a week, with a total of fourteen employees. No new construction is proposed.
2. The project is located at 1328 San Gabriel Boulevard in the South San Gabriel Zoned District in the community of South San Gabriel.
3. The subject property is located in the C-2 (Neighborhood Commercial) Zone with surrounding properties zoned R-3 (Limited Multiple Residence) and R-A (Residential Agricultural) to the north, R-A and C-2 to the east, C-2 to the south and R-3 to the west.
4. The subject property was previously an automobile gas station and is currently an abandoned lot.
5. The site is surrounded by single family residences to the north and east, and commercial retail to the east, west and south.
6. The subject property is within the 1-Low Density Residential land use category of the Countywide General Plan land use policy map. Areas depicted within the Low Density Residential category are generally appropriate for single family detached housing units, including large lot estates and typical suburban tract developments. Densities typically range from one to six units per gross acres. The intent of this classification is to maintain the character of existing low density development. Though the Plan recognizes the need to preserve existing low density residential land for future housing, the Plan also recognizes that some areas identified as low density residential may be suitable for present or future local commercial and industrial services, schools, churches, local parks and other community-serving public facilities or the proposed use demonstrates a desirable compatible and well

integrated pattern of employment opportunities and thereby furthers General Plan objectives. The project is consistent with the General Plan Land Use Policy Map Low Density Residential standards.

7. The project site is located within the South San Gabriel Community Standards District (CSD). The intent of the South San Gabriel CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood.
8. The zoning of the subject property is C-2. A hand-operated car wash may be established with an approved Conditional Use Permit in the C-2 zone. The property shall be subject to the development standards under Section 22.28.170 of the County Code and the Section 22.44. Section 22.28.170 and Section 22.44 includes standards for lot coverage and landscaping, parking, signage, buffering commercial uses from residential uses and outside storage. The project, as conditioned, will satisfy the intent of the C-2 zone and the South San Gabriel Community Standards District development standards for commercial uses in the C-2 zone.
9. The proposed development is consistent with the established commercial community character and scale. With proper enforcement and conditions, the project will not disrupt residential neighborhoods or adversely impact established residential areas.
10. The previous use was an automobile gas station which is a permitted use in the C-2 (Neighborhood Business) Zone pursuant to Section 22.28.130 of the County code. Building permits authorized pole signs, a canopy for the gas station and a groundwater remediation system on the subject property. Plot plan 200801334 approved a temporary soil vapor and groundwater extraction remediation system for the closed gas station on the property.
11. There is an active leaking underground storage tank case at this site that is under the jurisdiction of the L. A. Regional Water Quality Control Board (RWQCB). The previous owner, Exxon, is responsible for the site's remediation process. The Department of Regional Planning and the Fire Department is requiring the applicant to provide a closure letter for the removal/mitigation of underground storage tanks prior to issuance of a construction permit for grading or underground construction.
12. The hand-operated car wash requires a minimum of six parking spaces, one of which shall be a handicapped accessible space, and shall be maintained onsite. The required parking spaces will be continuously available for vehicular parking only and not be used for storage or automobile repair.
13. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 10 years, with a Director's Review option for an additional 10 year term.
14. To mitigate for noise impacts to the surrounding residential properties, the operation of the hand operated car wash shall be limited to the hours between 7 a.m. to 7 p.m.
15. The site plan depicts a 25,700-sq.-ft. irregular shaped parcel on the corner of San Gabriel Blvd. and Hill Dr. with an existing 1,530-sq.-ft. abandoned building and a canopy with two car wash bays to the west and one canopy used for a vacuum station at 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. Ten parking spaces are provided including one handicap accessible space. No new construction is proposed.
16. The Department of Regional Planning staff has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.
 17. Staff received a phone call, e-mail, and a letter dated October 13, 2010 and October 14, 2010 signed by five of the seven homeowners on Mountain Vista Drive stating concerns such as potential traffic impacts, littering, and crime.
 18. A circulation plan for the hand-operated car wash was conceptually approved by the Department of Public Works to improve internal circulation on-site and deter hazardous traffic conditions. In addition, the driveway on the northwestern portion, along San Gabriel Boulevard will only be used for egress, and the currently existing southeastern driveway will be closed.
 19. The proposed project will utilize an existing building on a currently abandoned lot with improvements to the interior and the façade. The use of an abandoned lot will deter graffiti and crime.
 20. The hand-operated car wash should not have an adverse visual and/or noise impact on the surrounding community because there is be an eight foot high masonry wall buffering the residential properties to the north with no direct access.
 21. The hand operated car wash will be required to meet the County Noise Control Ordinance and operation hours will be limited to the hours of 7 a.m. to 7 p.m.
 22. The Hearing Officer finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the hand operated car wash is compatible with surrounding land uses.
 23. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.
 24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located

in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900109, associated with Project R2009-01522-(1) is **APPROVED**, subject to the attached conditions.

MM:DA

09/21/2010