

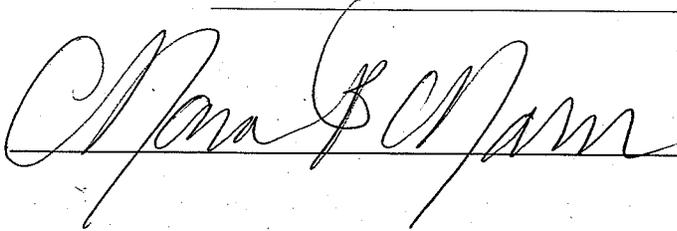
Hearing Officer Transmittal Checklist

Hearing Date
10/19/2010

Agenda Item Number
4

Project Number: R2009-01522-(1)
Case(s): Conditional Use Permit 200900109
Contact Person: Diane Aranda, Regional Planning Assistant II, Zoning Permits II

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2009-01522-(1)
RCUP 200900109

PUBLIC HEARING DATE October 19, 2010	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. Ten 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

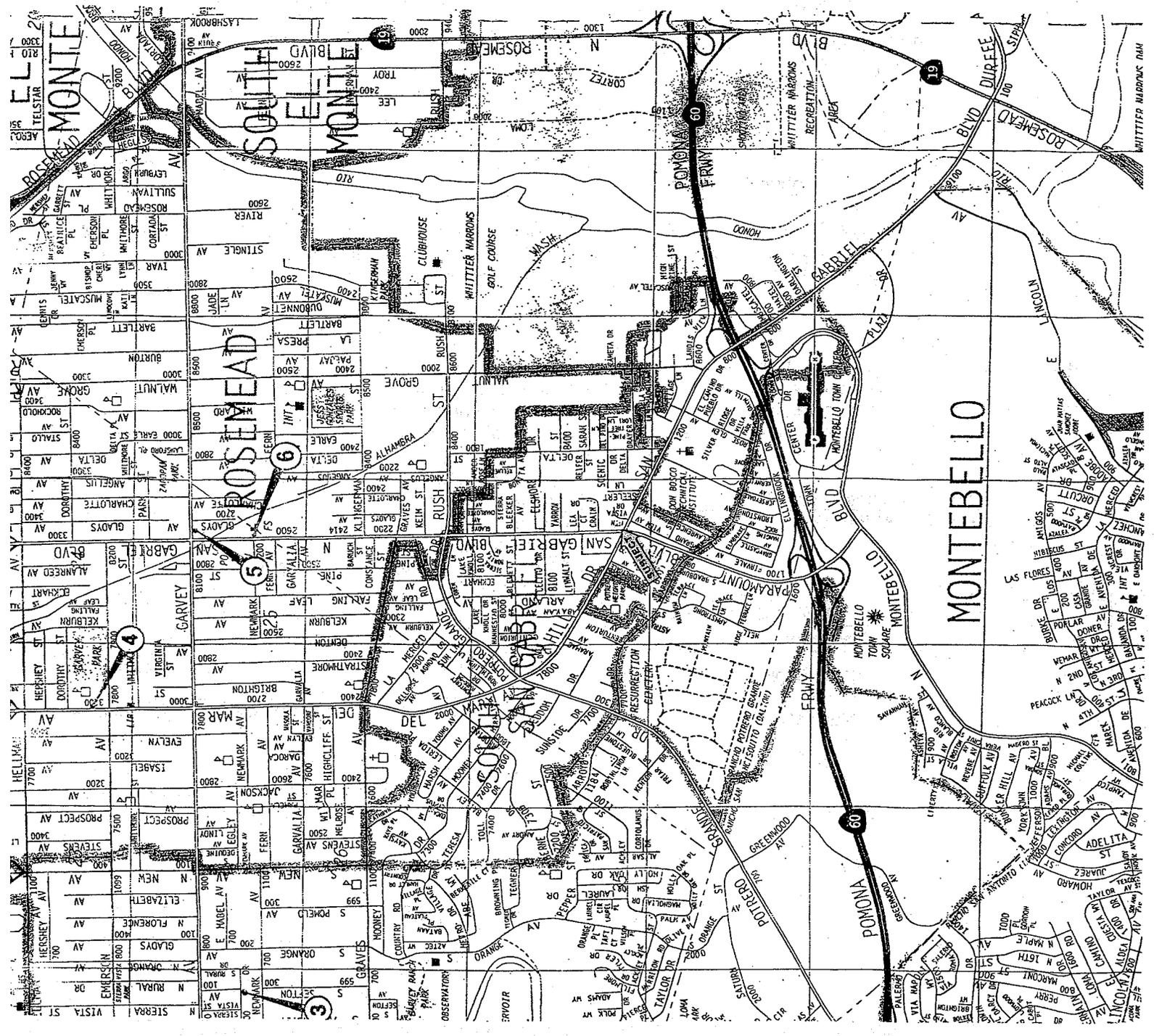
RPC LAST MEETING ACTION SUMMARY

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



ELL
MONTE

SOUTH
MONTE

ROSEMEAD

MONTEBELLO

HELLMA
VISTA ST

STIERA
VISTA ST

WHITTIER NARROWS DAM

MONTEBELLO TOWN CENTER

ADALTA ST

ADALTA ST

STAFF ANALYSIS
PROJECT NUMBER R2009-01522-(1)
RCUP 200900109

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. 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 operation hours will be from 7 a.m. to 7p.m. seven days a week with a total of fourteen employees. Entrance is restricted to two eastern and southern driveways, exit only will be restricted to the two southwestern driveways and the northwestern driveway will be used to enter and exit the parking spaces to the north.

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.

LOCATION

1328 San Gabriel Blvd. Rosemead, South San Gabriel

SITE PLAN DESCRIPTION

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 and access is from five parking spaces to the east, west and south. No new construction is proposed.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning 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.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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.

PREVIOUS CASES/ZONING HISTORY

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.

Currently, 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. Staff consulted with a staff member from RWQCB who said that Exxon is working on remediating the site and this should not delay the proposed project. 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 any construction permits.

STAFF EVALUATION

General Plan Consistency

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.

Zoning Ordinance and Development Standards Compliance

South San Gabriel Community Standards District

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. In addition, the South San Gabriel Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

The subject property is also 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. There is no new construction proposed with this project.

Parking

Pursuant to Section 22.28.170-B, parking shall be provided according to Section 22.52.1100 -one space per 250 square feet of floor area for all commercial uses. The proposed project requires six parking spaces, including one handicap accessible parking space. The applicant provides ten parking spaces including one van handicap accessible parking space. There is no construction proposed.

Pursuant to Section 22.44.13-D.6 (b) (ii), whenever abutting a residence or residential zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the residential zone.

The majority of parking spaces, six out of ten parking spaces, and landscaped areas are located on the northern and eastern portion of the property abutting the R-3 (Limited Multiple Residence) and R-A (Residential Agricultural) Zone.

Outside Storage

Section 22.28.170-E states the requirements for outside storage in the C-2 Zone.

There is no outside storage being proposed. The site plan complies with this requirement.

Landscaping and Buffering of Commercial Uses from Residential Uses

Pursuant to Section 22.28.170-A, the project shall not exceed 90 percent of the net area occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

The proposed hand operated car wash has a building area of 10 percent and a landscaped net area of 11.5 percent. The site plan complies with this requirement.

Pursuant to Section 22.44.131-D.6 (i) (A), where a commercial zone is adjacent to a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the director. Permanent irrigation systems shall be required and maintained in good working order.

The property abuts residential zones and residential uses to the north and to the northeast. The property adjoins R-3 (Limited Multiple Residence) Zone developed with a church to the north and R-A (Residential Agricultural) Zone developed with a single family residence to the east. The site plan depicts a landscaping area of 83'-9 3/4" x 16'-11 3/4" to buffer the hand operated car wash from the existing church to the north and a 26'-8 7/8" x 5'-4" of landscape as a buffer from the residential property to the east.

Pursuant to Section 22.44.131-D.6 (i) (B), properties adjoining a residence or residential zone shall have a solid masonry wall or solid fence in compliance with Section 22.52.610 and shall be erected along the property lines separating the two uses.

The site plan depicts an eight foot high block wall to the north and eastern portion of the property buffer where it adjoins residential zones. The site plan complies with this requirement.

Signage

Part 10 of section 22.52 states the requirements for signs in a commercial zone. Currently, there are no signs proposed.

Neighborhood Impact/Land Use Compatibility

The project site is surrounded by a mixture of commercial and residential uses, and adjoins San Gabriel Boulevard. The proposed project will utilize an existing building on a currently vacant lot with improvements to the interior and the façade. The hand operated car wash should not have an adverse visual and/or noise impact on the surrounding community because there will be an eight foot high masonry wall buffering the residential properties to the east with no direct access. 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.

Staff will also require the applicant to provide entrance/exit only signs at the four driveways to the east, south and west to improve circulation and limit unauthorized access on the property. With appropriate conditions and enforcement, the operation of a hand operated car wash will not disrupt the surrounding neighborhood.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Health

The Department of Public Health has granted clearance to the proposed project. The clearance letter dated August 25, 2010 is attached.

Fire

The Los Angeles County Fire Department granted fire clearance. The clearance letter dated August 18, 2010 is attached.

Department of Public Works

The Department of Public Works recommends approval of the CUP with attached recommended conditions dated September 7, 2010.

PUBLIC COMMENTS

Staff received a phone call from a member of the community in opposition to the project. She indicated concerns regarding noise and crime.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends Approval of project number R2009-01522-(1)/ RCUP 200900109 subject to the attached conditions.

Prepared by Diane Aranda, RPAII

Reviewed by Masis, Maria, Supervising Regional Planner, Zoning Permits Section II

Attachments:

Draft Conditions of Approval

Draft Findings of Approval

Applicant's Burden of Proof statement

Environmental Document

Site Photographs

Site Plan

Land Use Map

HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER R2009-01522-(1)

CONDITIONAL USE PERMIT 200900109

HEARING DATE: October 19, 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 any construction permits.
12. The hand operated car wash requires a minimum of six parking spaces, one of which shall be a handicapped accessible space, 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 from a member of the community in opposition to the project. The caller indicated concerns regarding noise and crime.
18. 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.
19. The proposed project will utilize an existing building on a currently vacant 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 will be an eight foot high masonry wall buffering the residential properties to the east 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. 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

1. This grant authorizes 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 use of the subject property as depicted on the approved Exhibit "A" is subject to all of the following conditions:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No.19. Notwithstanding the foregoing, this condition No. 3, and Condition Nos. 4, 5, and 6 shall be effective immediately upon final approval of this grant by the County.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A single one-year time extension may be requested in writing with the appropriate fee before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
13. The permittee shall comply with all requirements stated in the letter dated August 25, 2010 from the Department of Public Health.
14. The permittee shall comply with all requirements stated in the letter dated August 26, 2010 and September 7, 2010 from the Department of Public Works.
15. The permittee shall comply with all requirements stated in the letter dated August 17, 2010 and August 18, 2010 from the County of Los Angeles Fire Department.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings,

drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". If other changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit. All revised plot plans must be accompanied by the written authorization of the property owner.
18. **This grant will terminate on October 19, 2020.**
Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
19. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity in violation of any such law, statute, ordinance, or other regulation shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including conformance with the approved site plan on file. The fund provides for **10 annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$200.00 per inspection.

17. The permittee shall comply with requirements of the Department of Health Services and the National Pollutant Discharge Elimination System (NPDES) requirements of the California Los Angeles Regional Water Quality Control Board and the Department of Public Works. Adequate water and sewage facilities shall be provided as may be required by said Departments.
18. The project shall comply with requirements of the County Noise Control Ordinance as specified in the Los Angeles County Code, Title 12, Chapter 12.08.

- a. All noise generating equipment shall be shut-off when not in use.
 - b. Forced-air blowers shall not amplify any noise generated so as to not exceed the stated noise limit as stated in the Department of Public Health letter dated August 25, 2010.
 - c. Vacuum motors to be used shall be insulated or fully enclosed so as to reduce noise to comply with the stated noise limit as stated in the Department of Public Health letter dated August 25, 2010.
 - d. The installation and use of PA or a loud speaker system is prohibited.
 - e. Compressors shall be stored in an enclosed structure or building.
 - f. The existing structure shall be utilized to block the line of site from the car wash bays to residences along Mountain Vista Road to reduce operational noise
19. The operation and maintenance of a hand operated car wash is subject to the following conditions:
- a. A minimum of six parking spaces, one of which shall be a handicapped accessible space, shall be maintained onsite. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage or automobile repair.
 - b. The operation of the hand operated car wash shall be limited to the hours between 7 a.m. to 7 p.m.
 - c. The permittee shall provide a closure letter to the Department of Regional Planning for the removal/mitigation of underground storage tanks prior to the issuance of any construction permit.
 - d. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval four (4) copies of the revised site plan depicting signs indicating "Entrance Only" at the two southeastern driveways along Mountain Vista Drive and San Gabriel Boulevard and "Exit Only" along the two southwestern driveways along San Gabriel Boulevard. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
 - e. The permittee shall meet landscaping requirements pursuant to Section 22.28.170 (A) of the County code Development Standards. The landscaping shall be maintained to the highest level possible; this includes gardening, watering, repairs and maintenance;
 - f. The permittee shall comply with the South San Gabriel Community Standards District Section 22.44.131-D.6 (i) (A) and (B)- Landscaping and Buffering of

Commercial Uses from Residential Uses; and

- g. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.

MM:DA
10/7/2010

April 17, 2010

Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, Ca. 90012

Saboo Inc.
2730 S. 10th Ave.
Arcadia, Ca. 91006

Re: Description of Operations for Proposed Carwash

The operations of at the proposed carwash include an exterior wash bay with two lines of traffic. The cars will enter through any existing driveway and be directed to the vacuum bay under the existing Southeast canopy. After leaving the vacuum area the cars will travel to the wash area under the existing Northwest canopy. Subsequently, the cars will be dried by hand near the Southwest corner of the property. The traffic flow and drying areas are delineated on the revised plans.

The carwash will be a 100% hand carwash where first the car will enter the wash bay and be rinsed by hand with a high pressure hose. This will reduce water and promote more accurate washing. Secondly, there will be two employees who will lather the car by hand with soapy water from buckets. Lastly, the car will pass through a spot free rinse tower which generates water from the reverse osmosis machine located in the storage area of the building. This will also reduce water consumption and allow the opportunity to add wax in the rinse for a better shine on the vehicles. The cars will then travel to the drying areas and be finished with the appropriate services.

Inside the existing structure will be a small cashier area and large area for customers to wait and lounge. The inside area will furnish a high end environment equipped with high speed internet, automotive accessory displays, and flat screen televisions. The waiting area will also have hardwood flooring, decorative paint, comfortable leather sofas, and recliners.

Staff will consist of one manager, one cashier, four wash area attendants, two vacuum attendants, one check-in attendant, and five drying area attendants. A total of fourteen employees should be appropriate during the week and on the weekends, staff will increase as management sees fit.

City water will be used minimally since the reverse osmosis machine produces two gallons of alternative water for every gallon made. The alternative water will be used in the initial rinse of the car and in the lathering of the car. A water softener will also be installed for the little city water that will come in and be used.

Two existing bathrooms will be utilized for customers and will be remodeled in a more decorative and easy to clean manner.

This carwash will serve as bright, clean, and environmentally conscience staple in the community. Local labor will be utilized and a much needed service will be performed since there are no carwashes for miles. Noise will be minimal since there will not be a vehicle track system nor will there be automatic brushes in the wash area. In addition, there is an existing 8 foot block wall separating the residential neighborhood for even more noise reduction. Water consumption will be minimal and will reduce water usage in the community as more customers stop washing cars at home leaving dirty water to go in the drain.

If you have any addition questions, or concerns, please feel free to contact us at 626-260-2849.

Thank you in advance for your approval.



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Mark Ridley-Thomas
Second District

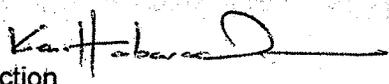
Zey Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 25, 2010

TO: Diane Aranda
Impact Analysis Section
Department of Regional Planning

FROM: Ken Habaradas, MS, REHS 
Bureau of Environmental Protection
Department of Environmental Health

SUBJECT: PROJECT NO. R2009-01522-(1), RCUP 200900109, ENV 200900093
1328 SAN GABRIEL BLVD., ROSEMEAD

Environmental Health recommends approval of the CUP.

Environmental Health does NOT recommend approval of the CUP.

We have reviewed additional information submitted by the applicant pertaining to noise. Based on the information provided, we are no able to recommend approval of the CUP and preparation of a Negative Declaration for this project. Upon approval of the CUP, we recommend the following conditions to further reduce any potential noise impacts associated with the project:

Construction Noise Impacts

1. Comply with the requirements of the County Noise Control Ordinance as specified in the Los Angeles County Code, Title 12, Chapter 12.08.
2. All construction mobile or stationary internal-combustion engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers/mufflers in proper working order.
3. Minimize construction equipment idling and maintain equipment in good working order. Shut-off noise generating equipment when not in use. Locate noise generating equipment as far as feasible away from residential units. Use noise barriers or shields around equipment as needed.

4. All construction activities, except for emergencies, shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday and prohibited on Sundays and legal holidays.

Operational Noise Impacts

1. The applicant proposes to install, at most, two dryers - the *Proto-Vest Windshear* with sound silencers. The *Proto-Vest Windshear* with a silencer is advertised at 76.9 dBA at 10 feet. Based on this information, the Department does not anticipate the noise levels to exceed the noise standard for air blowers. Use of the *Proto-Vest Windshear* without a silencer is not recommended.
2. The applicant proposes to install two vacuums, Motor Vac - Large Dome Wide Open with attachment. This vacuum is rated at 58.2 dBA at 100 feet. Based on this information, the Department does not anticipate the noise levels from the vacuum to exceed the exterior noise standard.
3. Utilizing the existing structure to block the line of site from the car wash bays to residences along Mountain Vista Road would further reduce operational noise.
4. Prohibit the installation and use of PA or loud speaker systems.
5. Limit the operation of car wash between the hours of 7 AM - 7 PM.
6. Compressors shall be stored in an enclosed structure or building.

For questions regarding the above comments, please contact Robert Vasquez, Industrial Hygienist with our Toxics Epidemiology Program, at (213) 738-4596.

KH:kh



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

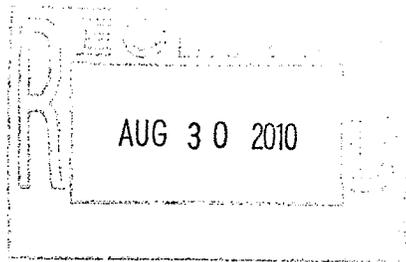
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

August 17, 2010

Ms. Diane Aranda
Department of Regional Planning
Zoning Permits II Section
320 West Temple Street
Los Angeles, CA 90012



Dear Ms. Aranda:

**PROJECT CONSULTATION, PROJECT # R2009-01522-(1), CASE CUP 200900109,
COVERT AN ABANDONDED GAS STATION & REPAIR FACILITY TO A FULL-SERVICE
CARWASH, SAN GABRIEL BLVD., ROSEMEAD (FFER #201000139)**

The Project Consultation has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.
2. The Fire Prevention Division Land Development Unit has no additional comments regarding this project. The conditions that were addressed in CUP R2009-01522 dated July 29, 2010, have not been changed at this time.
3. Should any questions arise regarding subdivision, water systems or access, please contact the County of Los Angeles Fire Department Land Development Unit, EIR Inspector, Scott Jaeggi at (323) 890-4243.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

Ms. Diane Aranda
August 17, 2010
Page 2

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division includes erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Final Environmental Document.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The subject property is a former gas station and a vehicle repair facility. Prior to issuance of a construction permit, the responsible party should provide to Regional Planning, a closure letter for the removal/mitigation of underground storage tanks. In addition, the responsible party should conduct a preliminary site assessment at the vehicle repair portion, if any significant contamination was detected, the site must be assessed and remediated under oversight of Los Angeles County Fire Department.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



for JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:ss

Enclosure



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: August 18, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2009-01522

LOCATION: 1328 San Gabriel Blvd., Rosemead (Co.)

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify and Flow Test* __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7334 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** The Fire Flow information provided by San Gabriel Valley Water Company dated 08-16-2010 is adequate.
- Access:** Fire apparatus access as depicted on the Site Plan dated 07-29-2010 is adequate.
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 26, 2010

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Maria Masis
Zoning Permits II Section
Department of Regional Planning

Attention ~~Diane~~ Aranda

FROM:  Steve Burger
Land Development Division
Department of Public Works

**INITIAL STUDY (IS)/NEGATIVE DECLARATION (ND)
PROJECT NO. R2009-01522
RCUP 200900109
RENV 200900093
1328 SAN GABRIEL BOULEVARD, ROSEMEAD**

We reviewed the Initial Study/Negative Declaration for Project No. R2009-01522. The project is an application for a conditional use permit to authorize a hand-operated car wash on a 25,700-square-foot lot. There are ten standard parking spaces including one handicap accessible parking space. Access is from four driveways to the east, west, and south along San Gabriel Boulevard and Mountain Vista Drive. The project site is located on a developed property that was once used as a gas station.

The following comments are for your consideration and relate to the environmental document only:

Services-Water

- Indicate the water purveyor's name on the zoning permit application.
- Provide a Will Serve letter to Public Works' Land Development Division.
- If the landscape area is 2,500 square feet or larger, landscaping plan review and approval is required by Public Works' Land Development Division.

Services-Sewer

- We do not agree with the Negative Declaration findings at this time. The applicant shall obtain an Industrial Waste Discharge permit from Public Works' Environmental Program Division.
- A Sewer Area Study may be needed for capacity analysis based on the applicant's request for flow discharge amount.

If you have any questions regarding the water/sewer comments, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

Other-Environmental Safety

1. Construction and Demolition Recycling

Construction, demolition, and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

2. Storage Space for Recyclables

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

3. Hazardous Waste

If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable Federal, State, and local laws and regulations.

4. Landfill and Methane Related Issues

The Los Angeles County Building Code, Section 110.4, requires that buildings or structures adjacent to or within 200 feet (60.96 m) of active, abandoned, or idle oil or gas well(s) be provided with methane gas protection systems. If the project site contains or lies within 200 feet of active, abandoned, or idle oil or gas wells, this issue should be addressed and mitigation measure provided and Public Works' Environmental Programs Division must be contacted for issuance of necessary permits.

5. Underground Storage Tanks/Industrial Waste

- Should any operation within the proposed project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.
- All development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plan project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plan approval by the appropriate agency.
- There is currently an active leaking underground storage tank case at this site that is under the jurisdiction of the L.A. Regional Water Quality Control Board and is being overseen by them at the moment.

If you have any questions regarding environmental safety comments, please contact Corey Mayne at (626) 458-3524 or by e-mail at cmayne@dpw.lacounty.gov.

Other-Building and Safety

Submit plans for the review, per Title 26 of the 2008 County of Los Angeles Building Code, and permit issuance to the local Public Works' Building and Safety Division field office.

If you have any questions regarding the building and safety comment, please contact Juan Madrigal at (626) 458-6370 or by e-mail at jmadriga@dpw.lacounty.gov.

If you have any additional questions or require more information, please contact Toan Duong at (626) 458-4945 or by e-mail at tduong@dpw.lacounty.gov.

JY:ca

September 7, 2010

TO: Maria Masis,
Zoning Permits II Section
Department of Regional Planning

Attention Diana Aranda

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT(CUP) NO. 200900109
PROJECT NO. R2009-01522
1328 SAN GABRIEL BOULEVARD
ASSESSOR'S MAP BOOK NO. 5279, PAGE 14, PARCEL 17

UNINCORPORATED COUNTY AREA OF ROSEMEAD

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP. 200900109 in the unincorporated County area of Rosemead. The project is to authorize a hand operated car wash facility. There are no new structures being proposed.

Upon approval of the site plan, we recommend the following conditions:

1. Drainage

1.1 Prior to issuance of a building permit:

- 1.1.1 Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; eliminate the sheet overflow and ponding; and comply with National

Mark Child
September 7, 2010
Page 2

Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements.

For questions regarding the drainage conditions, please contact Lizbeth Cordova at (626) 458-4921 or by e-mail at lcordova@dpw.lacounty.gov.

2. Building and Safety

2.1 Submit building plans for the review and approval, per Title 26 of the 2008 County of Los Angeles Building Code and permit issuance, to Public Works' Building and Safety Division, San Gabriel Valley District office.

For questions regarding the building and safety conditions, please contact Juan Madrigal at (626) 458-6370 or by e-mail at jmadriga@dpw.lacounty.gov.

3. Environmental Programs

3.1 Should any operation include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

3.2 Obtain an industrial waste discharge permit from Public Works' Environmental Program Division.

For questions regarding the environmental programs comments, please contact Cory Mayne at (626) 458-3524 or by e-mail at cmayne@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov.

RC:ca

P:/LDPUB/SUBMGT/CUP/ Project R2009-01522 CUP 200900109 1328 San Gabriel Blvd Rosemead Hand Operated Car Wash Final.DOCX

bc: Building and Safety (Madrigal)
Land Development (Narag)



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

" PLEASE SEE ATTACHED "

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

" PLEASE SEE ATTACHED "

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

" PLEASE SEE ATTACHED "

CONDITIONAL USE PERMIT – BURDEN OF PROOF

Part A

1. The proposed use of the property is to convert the existing abandoned gas station facility to a much needed carwash facility for the community. In doing so, the proposed use will not adversely affect the health, comfort or welfare of the persons residing or working in the surrounding areas but do the exact opposite. The facility will provide a convenient location for the surrounding apartment residents and homeowners to wash their cars as opposed to washing their cars and trucks at home or traveling outside the community to do so. Currently, the property looks abandoned and has been so for more than 10 years. There are quite a number of gas station facilities within a 2 mile area that serve the community right now. Keeping the existing use would not add to the value of the neighborhood but would actually take away from the potential services a carwash would provide. There currently is no self service or full service carwash for over 5-10 miles depending on the direction of travel. It seems that most people are either washing their cars at home or traveling long distances to acquire this service.
2. Property values should not be affected adversely but rather benefit from the added service of a full-service carwash in the neighborhood. In addition, the current state of the property is taking away from the property values. This property is currently an eyesore because the walls are full of graffiti and it looks abandoned with the growth of weeds and fencing around the perimeter. The carwash will also provide potential employment for members of the community.
3. Public health will not be jeopardized nor will this business constitute a menace to the safety or general welfare. The business will again do the exact opposite. Currently, the residents are either traveling distances to acquire this service or washing their cars at home. In both of these cases, it hurts the public health. First, washing the cars at home, forces the water to enter into the storm drain system that goes directly into the ocean. With the proposed carwash, the dirty water from washed cars will go through a clarifier separating the oil and other contaminants. Secondly, traveling distances is not only an inconvenience but also adds pollutants into the air and causes additional traffic congestion.

Part B

The proposed site is adequate in size and shape to accommodate our business. We are utilizing all of the existing structures on the property such as the building, parking spots and canopies. The existing building on the property will be used as our waiting room/cashier facility. One of the canopies will be used as a vacuum station and the other will be converted into a wash bay. We will work around the existing landscaping on the property and not make any changes to it. We have

more than enough room to operate our car wash within the property lines and/or within the existing walls/fences around the property, taking into account potential line up of cars before and after the wash bay and vacuum station. We have ample space to operate our business efficient and effective.

Part C

The property is located on the corner of two busy city streets (San Gabriel Blvd & Paramount Street). Both are double lane city streets and are more than adequate for handling the traffic flow for the proposed site. The proposed site can be accessed (Enter & Exit) from both of these streets. Also, San Gabriel Blvd connects to two major freeways (60 Pomona Fwy to the south and 10 San Bernardino Fwy to the north). Access to these freeways is within a 3 mile radius; this keeps the traffic around the proposed site always flowing smoothly.

STAFF USE ONLY

PROJECT NUMBER: R2009-01522-(1)
CASES: RCUP200900109
ENV 200900093



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: July 8, 2010 Staff Member: Diane Aranda
Thomas Guide: 636.F4 USGS Quad: Grid 77-El Monte
Location: 1328 San Gabriel Blvd., Rosemead

Description of Project: The application is for a Conditional Use Permit to authorize a hand operated car wash on a 25,700 sq. ft. lot. The hand operated car wash facility will consist of a 1,530 sq. ft. existing building used as a waiting area for customers and two station areas for vacuuming and washing. There are ten standard parking spaces including one handicap accessible parking space. Access is from four driveways to the east, west and south along San Gabriel Blvd. and Mountain Vista Dr. The car wash proposes to operate from 7a.m. to 7 p.m. seven days a week, with a maximum of eight employees working per shift.

Gross Acres: 25,700 square foot (lot size)

Environmental Setting: The proposed project site is located on a developed property that was once used as a gas station within an urbanized neighborhood. Surrounding land uses consists of a church and single family residential to the north, multiple family residential to the east, retail and single family residential to the west and commercial retail to the south.

Zoning: C-2 (Neighborhood Commercial) zone

General Plan: 1 - Low Density Residential (1 to 6 du/ac)

Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

RPP200801334

DESCRIPTION & STATUS

Approved on November 26, 2008 for a temporary soil vapor and groundwater extraction remediation system for a closed gas station on the property.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

-
-
-
-
-

Trustee Agencies

- None

- State Fish and Game
- State Parks

-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area

- City of Montebello*
- Water District*
- City of Rosemead*
-
-
-
-

-
-

-
-
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

-
-
-
-
-

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division (Drainage/Grading, Geotechnical and Materials Engineering Division, Traffic & Lighting Division, Waterworks Sewer Maintenance Division)
- Fire Dept.
- Sanitation District (Check if sewers proposed)

DPH Environmental Health:

Environmental Hygiene
(noise, air quality and vibration)

Solid Waste Management
(landfills, trash trucks & transfer
stations)

Land Use Program (septic
systems & wells)

Cross Connection and Water
Pollution Control Program
(recycled and reclaimed water)

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation:
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

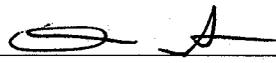
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

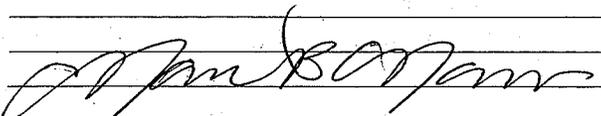
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by:  Date: 10/07/10

Approved by:  Date: 10-7-10

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>eNet > Fire</i> Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project will receive consultation from the Fire Department.</i> Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <i>The proposed project is for the operation of a hand operated car wash within a 25,700 square foot lot.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Department consultation.</i> Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is located within a fully developed and urbanized area.</i> Does the proposed use constitute a potentially dangerous fire hazard? <i>The proposed project is for the operation of a hand operated car wash within a 25,700 square foot lot.</i>
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Prevention Guide No.46
 Fuel Modification/Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

Project is establishing the operation of a hand operated car wash within a 25,700 sq. ft. lot.
Consult with the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project site is located in a fully developed and urbanized area. The surrounding community is a mixture of single/multiple family residential and commercial retail uses.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>The project is adjacent to single-family residential to the east and a church to the north.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>The proposed car wash is hand operated and is located a fully urbanized and developed area. The hand operated car wash proposes to operate from 7a.m. to 7p.m.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>The project site is located within a developed and urbanized area. The previous use was a gas station.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

Noise generated by the project shall remain within standards dictated by the Los Angeles County Code, Title 12, Environmental Protection, Section 12.08. All construction activities, except for emergencies, shall be limited to the hours of 7AM to 7PM Monday through Saturday and prohibited on Sundays and legal holidays.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is to establish the operation of a hand operated car wash on a developed lot.</i> Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is adjacent to a church, single/multiple family residences and commercial retail.</i> Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project site is within a fully urbanized and developed area.</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceeds quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Other factors?
				<i>N/A</i>

STANDARD CODE REQUIREMENTS

- Health and Safety Code – Section 40506
 MITIGATION MEASURES OTHER CONSIDERATIONS
 Project Design Air Quality Report

The proposed project is to establish the operation of a hand operated car wash within a 25,700 square foot lot.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is located in a fully urbanized area.</i> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>There is no construction or grading proposed for this project.</i> Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>The project is located in a fully urbanized area.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>N/A</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>N/A</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? <i>N/A</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>N/A</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
				<i>The project is located in a fully urbanized area.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
				<i>N/A</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is located in a fully urbanized and developed area.</i> Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The proposed project is located in the C-2 (Neighborhood Commercial) Zone in a fully developed and urbanized area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>N/A</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>The proposed project is to establish a hand operated car wash within a portion of an existing commercial building with no increase in height. The project will not be located in an area designated as a scenic corridor.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>The project is located in a fully urbanized and developed area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>The surrounding area is fully urbanized and developed.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed project is a hand operated car wash to be located within an existing commercial building. Only minor improvements are proposed.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>The proposed project (hand operated car wash) will be located within an existing commercial building.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? <i>The proposed project is to establish a hand operated car wash within a developed lot in a fully urbanized area.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The project is to establish a hand operated car wash in a fully urbanized area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>There are (6) parking spaces required for the hand operated car wash and (10) parking spaces are provided.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>The proposed project will be located on a developed lot that was previously a gas station.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>The project is to establish a hand operated car wash in a fully urbanized area.</u> Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

The applicant shall obtain an Industrial Waste Discharge permit from Public Works' Environmental Program Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to sewage disposal facilities?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <i>The project is to establish a hand operated car wash within a fully urbanized area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems? <i>N/A</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <i>N/A</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Site Dedication Government Code Section 65995

OTHER CONSIDERATIONS

Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to educational facilities/services?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
				<i>N/A</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
				Consult with Fire
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Consult with Fire

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The project's public water source is the San Gabriel Valley Water Company.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Consult with Fire Department.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

Mitigation Measures Other Considerations
 Lot Size Project Design

Consult with Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to utilities services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources? <i>N/A</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The proposed project will be located on a property that was previously used for a gas station and repair shop. The area is fully urbanized with commercial uses.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land? <i>The surrounding area is fully urbanized and developed.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residential units are approximately 5 feet from the eastern portion of the project site's property line, however; the property has been in existence as a gas station and repair shop for many years.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site? <i>There is a temporary soil vapor and groundwater extraction remediation system for a closed gas station on the property.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>The proposed project is to establish a hand operated car wash on developed lot.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>N/A</i>
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan

All development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plan project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plan approval by the appropriate agency. Prior to issuance of a construction permit, the applicant shall provide a closure letter for the removal/mitigation of underground storage tanks.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The land use policy designation for the area is 1 - Low Density Residential (1 to 6 du/ac) and is consistent with the neighborhood commercial nature of the proposed project. The project will provide local services to the surrounding residential uses.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project is consistent with the C-2 (Neighborhood Commercial) Zone with a Conditional Use Permit.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The proposed project is to establish a hand operated car wash on a fully developed property.</i> Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The proposed project is to establish a hand operated car wash within an existing commercial building with no expansions.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

