



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2006-00533-(4)

**HEARING DATE**

January 9, 2013

**REQUESTED ENTITLEMENTS**

Zone Change No. 201200002  
 Conditional Use Permit No. 201100147  
 Environmental Assessment No. 201200131

# PROJECT SUMMARY

**OWNER / APPLICANT**

Hossein Rash/ Sean Nourani

**MAP/EXHIBIT DATE**

September 4, 2012

**PROJECT OVERVIEW**

The applicant is requesting a zone change from CPD (Commercial Planned Development) zone to C-3-DP (Unlimited Commercial – Development Program Zone), and a Conditional Use Permit ("CUP") to authorize an automatic car wash facility in the proposed C-3-DP zone. The current CPD zone does not allow for an automatic car wash facility. The DP designation of the C-3-DP zone will only allow for an automatic carwash out of all the C-3 uses, as long as a CUP is obtained.

**LOCATION**

15003 Mulberry Drive Whittier, CA 90604

**ACCESS**

via Mulberry Drive

**ASSESSORS PARCEL NUMBER(S)**

8226-015-023

**SITE AREA**

15,979 sq. ft.

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Southeast Whittier

**LAND USE DESIGNATION**

1- Low Density Residential

**ZONE**

CPD (Commercial Planned Development)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

1 to 6 du/ac

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof requirements)
  - 22.28.210 (C-3 Zone Uses subject to permits)
  - 22.40.030 (Development Program zone permitted uses)

**STAFF RECOMMENDATION**

Staff recommends APPROVAL of ZC No. 201200002 and CUP No. 201100147, subject to the attached conditions, since the proposed automatic car wash facility is consistent with the goals and policies set forth in the General Plan and will be permitted in the new proposed zone C-3-DP zone with a CUP. Staff recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

**CASE PLANNER:**

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