



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

**PROJECT NUMBER**  
 R2006-02261-(1)

**HEARING DATE**  
 April 8, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 200600209  
 Environmental Assessment No. 200600165

**PROJECT SUMMARY**

**OWNER / APPLICANT**

AXAR INC / same as owner

**MAP/EXHIBIT DATE**

10/1/12

**PROJECT OVERVIEW**

The project is a request for a conditional use permit (CUP) to allow the sale of beer and wine for off-site consumption (Type 20 alcohol license) and for the construction and operation of a new coin-operated car wash as an accessory to an existing gas station with a 2,640 sq. ft. mini-mart in the C-1 (Neighborhood Business) zone pursuant to Los Angeles County Code Section 22.28.110. The proposed car wash will be a 674 sq. ft. separate structure located on the eastern border of the property.

**LOCATION**

15955 E. San Bernardino Rd., Covina (East Irwindale)

**ACCESS**

via San Bernardino Rd. and Irwindale Ave.

**ASSESSORS PARCEL NUMBER(S)**

8435-010-015

**SITE AREA**

0.52 Acre

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Irwindale

**LAND USE DESIGNATION**

1 – Low Density Residential

**ZONE**

C-1 (Neighborhood Business)

**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 Los Angeles County 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)
  - 22.56.195 (Alcoholic Beverage Sales burden of proof requirements)
  - 22.28.120 (C-1 Zone Development Standards)

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 974 - 6435

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov