



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

PROJECT NUMBER
 R2006-02261-(1)

HEARING DATE
 January 7, 2015

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 200600209
 Environmental Assessment No. 200600165

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) 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 **MAX DENSITY/UNITS**
 N/A 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:
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