



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435

**PROJECT NUMBER R2009-01838**  
**Conditional Use Permit 201000091**

**PUBLIC HEARING DATE**  
 9/20/2011

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Ragaa Fahmi

**OWNER**

Ragaa Fahmi

**REPRESENTATIVE**

Ragaa Fahmi

**PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing snack shop and Chevron gas station.

**REQUIRED ENTITLEMENTS**

The applicant is requesting a conditional use permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing 24-hour Chevron gas station and snack shop in the Community of South Whittier, Sunshine Acres.

**LOCATION/ADDRESS**

14155 E Imperial Hwy

**SITE DESCRIPTION**

The site plan depicts a gas station with two canopy areas, a snack shop, and a smog shop within a .52 acre lot. There are eleven parking spaces including six standard and four compact parking spaces as well as one handicapped accessible.

**ACCESS**

Imperial Hwy and Valley View Avenue

**ZONED DISTRICT**

Sunshine Acres

**ASSESSORS PARCEL NUMBER**

8031-020-013

**COMMUNITY**

South Whittier, Sunshine Acres

**SIZE**

0.52 Acres

**COMMUNITY STANDARDS DISTRICT**

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Snack shop and Chevron Gas Station	C-1 (Restricted Business)
North	Apartment Building	C-1 (Restricted Business)
East	Flower Shop	C-3-BE (Unlimited Commercial- Billboard Exclusion Zone)
South	City of La Mirada	City of La Mirada
West	Auto Shop	C-1 (Restricted Business)

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

1-Low Density Residential

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b> Jeantine Nazar		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor