



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435  
**PROJECT NUMBER R2010-01785-(4)**  
**CONDITIONAL USE PERMIT 201000168**  
**ZONE CHANGE 201100007**

<b>PUBLIC HEARING DATE</b> June 20, 2012	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> A & S Engineering	<b>OWNER</b> Black Gold Corporation	<b>REPRESENTATIVE</b> Ahmad Ghaderi
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**PROJECT DESCRIPTION**  
 The applicant, A & S Engineering, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of a self-serve automated carwash subject to a Zone Change from C-2-BE (Neighborhood Commercial, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission; and to authorize the sale of beer and wine for off-site consumption, in connection with an existing gas station/food mart, on a 0.44-acre parcel. The project was previously approved under Project No. 01-064.

**REQUIRED ENTITLEMENTS**  
**The applicant is requesting a Conditional Use Permit, pursuant to Sections 22.40.040 and 22.56.195 of the County Code, to authorize the construction, operation and maintenance of a self-serve automated carwash; and to authorize the sale of beer and wine for off-site consumption. The applicant is concurrently requesting a Zone Change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program).**

**LOCATION/ADDRESS**  
 11347 E WASHINGTON BLVD WHITTIER CA 90606

**SITE DESCRIPTION**  
 The site plan depicts a 0.44-acre parcel of land developed with an 800 square foot food mart, fueling islands and underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24.5 ft. by 47.5 ft. canopy. The proposed 18 ft. by 42 ft. tunnel-structured carwash is depicted along the western boundary of the parcel. The site plan also depicts four (4) standard parking spaces, one (1) accessible space, and an additional parking space to serve patrons of the car wash. Existing driveways are accessed via Washington Blvd. and Broadway Avenue.

<b>ACCESS</b> Washington Blvd. and Broadway Avenue	<b>ZONED DISTRICT</b> Whittier Downs
<b>ASSESSORS PARCEL NUMBER</b> 8173-004-020	<b>COMMUNITY</b> West Whittier-Los Nietos
<b>SIZE</b> 0.44 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> N/A

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Gas Station/Food Mart	C-2-BE (Neighborhood Business-Billboard Exclusion)
North	Single-Family Residential	R-1 (Single-Family Residence)
East	Restaurant	C-2-BE (Neighborhood Business-Billboard Exclusion)
South	Commercial	City of Santa Fe Springs
West	Restaurant	C-2-BE (Neighborhood Business-Billboard Exclusion) & R-3-P (Limited Multiple Residence-Parking)

<b>GENERAL PLAN/COMMUNITY PLAN</b> Countywide Land Use Policy	<b>LAND USE DESIGNATION</b> 1 - Low Density Residential (1 to 6 du/ac)	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

<b>RPC LAST MEETING ACTION SUMMARY</b>		
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: Michele Bush		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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