RPC
Transmittal Checklist

Hearing Date
06/20/2012
Agenda Item No.
8

Project Number: 2010-01785-(4)
Case(s): CUP 201000168/ZC 201100007
Planner: Michele Bush

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☐ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6435 **PROJECT NUMBER R 2010-01785-(4)** **CONDITIONAL USE PERMIT 201000168** **ZONE CHANGE 201100007**		PUBLIC HEARING DATE June 20, 2012	AGENDA ITEM 8
		RPC CONSENT DATE	CONTINUE TO

APPLICANT	OWNER	REPRESENTATIVE
A & S Engineering	Black Gold Corporation	Ahmad Ghaderi

PROJECT DESCRIPTION

The applicant, A & S Engineering, is proposing to construct, operate and maintain a self-serve automatic car wash and to authorize the sale of beer and wine for off-site consumption at an existing gas station facility with food mart located on a 0.44-acre property. The subject property is currently zoned C-2-BE (Neighborhood Commercial, Billboard Exclusion), which does not allow for automatic car washes. Therefore, the applicant is requesting a change from the existing zone to the C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) along with a CUP to implement the development program in connection with the –DP overlay to allow for the automatic car wash. The project was previously approved by the Regional Planning Commission under Project No. 01-064, which was a request to authorize the construction, operation and maintenance of a self-serve automatic car wash and zone change from C-2-BE to C-3-BE-DP. A combined hearing was held before the Board of Supervisors, concerning the zone change and conditional use permit requests. The Board denied the zone change and conditional use permit due to the applicant not meeting the posting requirements.

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 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), the conditional use permit is also required to implement the development program in connection with the –DP overlay that is a part of the zone change.

LOCATION/ADDRESS

11347 E. WASHINGTON BOULEVARD, UNINCORPORATED 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.

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

	EXISTING LAND USE	EXISTING ZONING
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)

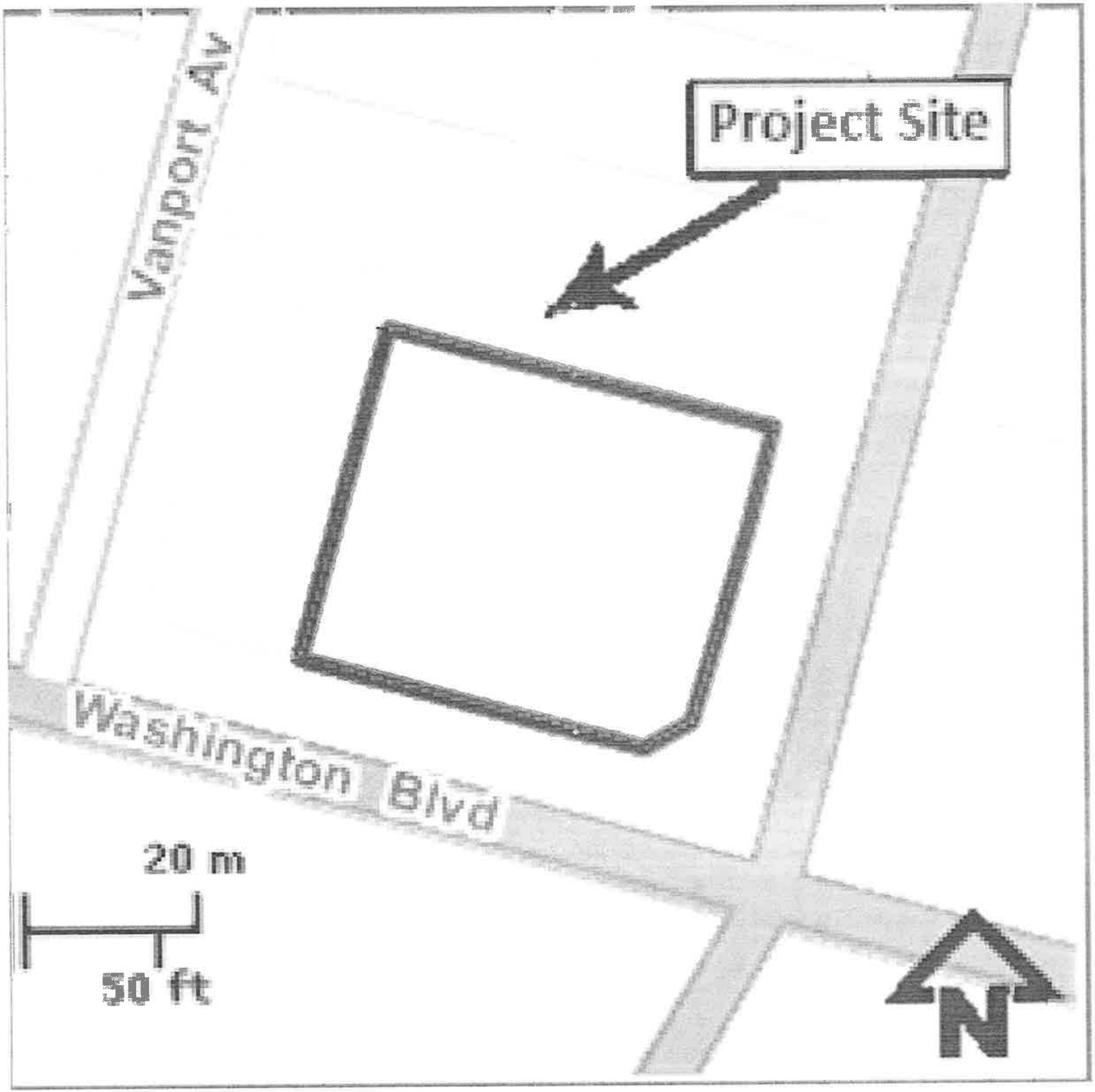
GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Countywide Land Use Policy	1 - Low Density Residential (1 to 6 du/ac)	N/A

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

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


Project Site
Vanport Av
Washington Blvd
20 m
50 ft
N

STAFF ANALYSIS
PROJECT NO. R2010-01785-(4)
CONDITIONAL USE PERMIT NO. 201000168
ZONE CHANGE NO. 201100007
ENVIRONMENTAL ASSESSMENT IS01-064

PROJECT DESCRIPTION

The applicant, A & S Engineering, is proposing to construct, operate and maintain a self-serve automatic car wash and to authorize the sale of beer and wine for off-site consumption at an existing gas station facility with food mart located on a 0.44-acre property. The subject property is currently zoned C-2-BE (Neighborhood Commercial, Billboard Exclusion), which does not allow for automatic car washes. Therefore, the applicant is requesting a change from the existing zone to the C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) along with a CUP to implement the development program in connection with the –DP overlay to allow for the automatic car wash.

The project was previously approved by the Regional Planning Commission under Project No. 01-064, which was a request to authorize the construction, operation and maintenance of a self-serve automatic car wash and zone change from C-2-BE to C-3-BE-DP. A combined hearing was held before the Board of Supervisors, concerning the zone change and conditional use permit requests. The Board denied the zone change and conditional use permit due to the applicant not meeting the posting requirements.

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 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), the conditional use permit is also required to implement the development program in connection with the –DP overlay that is a part of the zone change.

LOCATION

The subject property is located at 11347 E. Washington Boulevard, in the unincorporated community of West Whittier-Los Nietos within the Whittier Downs Zoned District.

SITE PLAN DESCRIPTION

The site plan depicts a 0.44-acre parcel of land developed with an existing 800 square foot food mart, fueling islands, and three underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24.5 ft. by 47.5 ft. canopy. The site plan also depicts four standard parking spaces and one handicap accessible space. The project proposes to develop a new 18 foot by 42 foot tunnel-structured car wash along the western boundary of the parcel and add one additional parking space to serve patrons of the car wash. The subject property is accessed from Washington Boulevard and Broadway Avenue via existing driveways.

PREVIOUS CASES/ZONING HISTORY

There are two previous zoning cases that were approved on the subject property. Zone Exception Case No. 6630 was approved March 12, 1963, to allow automobile repair as a permitted use in the C-2 Zone. The property is not currently being used for automobile repair.

Plot Plan No. 33412 was approved in 1984 with subsequent revisions, to allow for the following:

- September 1, 1984, an automobile gas station with an 800 square foot (sq. ft.) food mart with two parking spaces, including one handicapped space and 1,950 sq. ft. of landscaping. The food mart is permitted to sell prepackaged food only. No food preparation or consumption is allowed on the premises;
- May 14, 1985, remodeling of the gas station with an 800 sq. ft. food mart with four parking spaces, including one handicapped space and 2,065 sq. ft. of landscaping;
- August 21, 1986, addition of a three-sided price sign to an existing freestanding sign; and
- October 30, 1986, a four product gasoline price sign.

The proposed zone change and CUP were previously approved by the Regional Planning Commission under Project No. 01-064. On July 16, 2003, a duly noticed public hearing was held before the Regional Planning Commission to authorize the construction, operation, and maintenance of a self-serve automatic car wash and a related zone change from C-2-BE to C-3-BE-DP.

The applicant testified in favor of the project. The Commission requested that the applicant extend the length of the proposed eight foot tall concrete block wall, by ten feet beyond the entrance and exit to prevent excess moisture from blowing out of the car wash on to residences nearby.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to recommend approval of the zone change to the Board of Supervisors, approve the conditional use permit contingent upon approval of the zone change by the Board of Supervisors, and instructed staff to prepare the final environmental documentation and findings and conditions for approval. The Regional Planning Commission took final action on the project on October 22, 2003, approving CUP 01-064 subject to the conditions and further subject to approval, by the Board of Supervisors, of Zone Change Case No. 01-064.

On August 24, 2004 the Board of Supervisors held a combined hearing on Zone Change Case No. 01-064-(1), from C-2-BE to C-3-BE-DP, to allow the construction, operation and maintenance of a self-serve automatic car wash; and Conditional Use Permit Case No. 01-064-(1) to authorize the sale of beer and wine for off-site consumption and implement the development program in connection with the –DP overlay; and the Negative Declaration relating to the property located at 11347 E. Washington Blvd. (continued from meetings of 4-27-04 and 6-22-04).

During the hearing held on April 27, 2004, the applicant did not complete the legally required posting; therefore the item was continued to June 22, 2004. During the hearing held on June 22, 2004, the applicant requested a continuance to August 24, 2004.

The Board closed the hearing; indicated its intent to deny Zone Change and Conditional Use Permit Case Nos. 01-064-(1) due to the applicant failing to meet the necessary notice requirements; and instructed County Counsel to prepare findings for denial.

STAFF EVALUATION

General Plan Consistency

The subject property is designated as "1" (Low Density Residential - 1 to 6 dwelling units per acre (du/ac) in the Countywide Land Use Plan. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

Neighborhood Impact/Land Use Compatibility

The subject property is currently zoned C-2-BE. The applicant is requesting a zone change to C-3-BE-DP. Surrounding land uses consist of single-family residential to the north, commercial to the south, east and west. Surrounding zoning is R-1 (Single-Family Residence) to the north, C-2-BE to the east and C-2-BE/R-3-P (Limited Multiple Residence-Parking) to the west. Properties to the south are within the City of Santa Fe Springs.

There are sensitive uses within 600 feet of the subject property. The Santa Fe Kid Company of Whittier Preschool, Capella Christian Academy and a portion of the property containing Cornerstone Preschool is located within 600 feet of the subject property. The Cornerstone preschool building is approximately 800 feet from the subject property. The Cornerstone Preschool is located east of Broadway Avenue, within a residential neighborhood, and buffered from the subject project by single-family residences and vacant properties. The Santa Fe Kid Company Preschool is located on the opposite side of Washington Boulevard, within the zoning boundaries of the City of Santa Fe Springs, surrounded by commercial uses and buffered from the subject project by Washington Boulevard and other commercial uses. The Capella Christian Academy is located east of Broadway Avenue, within a commercially zoned area and buffered from the subject project by Broadway Avenue and several commercial uses.

The subject property is currently zoned C-2-BE. This zoning was established on December 6, 1984. Since the proposed automatic car wash is not permitted in the C-2 zone, a zone change to C-3-BE-DP is required to authorize the proposed use of the property. The subject property is a proper location for the proposed C-3-BE-DP zoning classification and placement of the proposed automatic car wash is compatible with the existing gas station use at this location. The car wash is incidental to the gas station use, intended to serve patrons of the gas station which is typical of a gas station/food mart operation. The gas station and car wash are sufficiently buffered from adjacent uses by an alley, block walls and landscaping. The proposed development is compatible with the surrounding zoning and land uses.

The subject property has been used as a gas station with food mart for more than 20 years. Staff is of the opinion that approval of the conditional use permit and zone change will not have a negative impact on the surrounding community. With the proposed draft conditions it shall remain consistent and compatible with the surrounding area. There are no zoning violations on the subject property.

Zoning Ordinance and Development Standards Compliance

The Subject property is currently zoned C-2-BE, which does not allow for automatic car washes. The applicant is requesting a zone change to change the existing zone to C-3-BE-DP. A self-serve automatic car wash is allowed in the C-3-BE-DP zone. Approval of this permit will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed zone change and such ordinance has become effective. The following analysis is comparing the current project proposal with the development standards applicable in the C-3 zone.

Parking

Pursuant to Section 22.28.220 of the County Code, parking facilities for the existing gas station/food mart must be provided as required by Part 11 of Chapter 22.52. Section 22.52.1100 requires one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure used for commercial purposes. The total square footage of the floor area, as calculated for the existing gas station/food mart building, is 800 square feet, which requires three parking spaces. The proposed car wash is not considered a separate commercial use from the existing gas station operation and is not calculated separately in the parking calculations as the gas station/food mart. Three parking spaces are currently provided and will be maintained on the project site.

Pursuant to Section 22.52.1070 of the County Code, one accessible space shall be provided for a project requiring 1 to 40 standard parking spaces. One handicapped accessible space is currently provided and will be maintained on the project site. The County Code requires a total of four parking spaces for the project site. The project proposes six parking spaces, which exceeds the parking standards.

Outside Display

Pursuant to Section 22.28.220.C and D of the County Code, all display shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. The applicant is not proposing outside display or storage as part of this request.

Signage

Pursuant to Section 22.40.100 of the County Code, Zone ( )-BE is established to provide for certain commercial and industrial areas within the County to be free from outdoor advertising signs where such signs could cause hazards to pedestrians and motorists, detract from the appearance of such areas as places to shop and work, or be detrimental to an important aspect of the economic base of such areas by detracting from the natural beauty and environment of such areas. No such signage is proposed as a part of this project.

Pursuant to Section 22.52.870, business signs are permitted in the C-3 zone, subject to the restrictions outlined in Section 22.52.880 – 22.52.920. No new business signs are proposed by the applicant at this time. Any new signs will be subject to the signage provisions of the County Code. The existing signage complies with the C-3 zone signage requirements.

Lot Coverage and Landscaping

Section 22.28.220A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The applicant's site plan depicts approximately 14 percent of the subject property occupied by the food mart, the canopy (which covers the fueling islands) and the proposed car wash and 10 percent of the property landscaped. The applicant's site plan is in compliance with the lot coverage and landscaping requirements.

CONDITIONAL USE PERMIT BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

A. That the requested use at the location proposed will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
   2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or
   3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:
   1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
   2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the Burden of Proof has been met.

ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Per section 22.56.195 of the Los Angeles County Code, in addition to the findings required pursuant to subsection A of Section 22.56.090, the applicant shall also substantiate to the Hearing office and/or Commission the following facts:

A. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600' radius; and

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500' shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500' radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than 5% of the total shelf space in the establishment; and

D. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

E. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the Burden of Proof has been met.

ZONE CHANGE APPLICATION BURDEN OF PROOF

Per section 22.16 Part 2, of the Los Angeles County Code, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission, the following facts:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

B. That a need for the proposed zone classification exists within such area or district; and

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the Burden of Proof has been met.

ENVIRONMENTAL DETERMINATION

Based on the Initial Study that was prepared for the previous project (CUP 01-064), the previously proposed project showed that there was no substantial evidence that the project may have a significant effect on the environment, therefore a Negative Declaration was adopted by the Regional Planning Commission.

During the public hearing for the previous approval, the Commission received evidence regarding potential noise impacts on neighboring residential properties from the operation of the proposed automatic car wash on the subject property. One letter and a petition with 29 signatures in opposition to the request were received. The letter and petition were from

neighboring property owners who were in opposition to the project because it was adjacent to residential uses and because of the potential noise and traffic impacts from the use of the car wash.

In response to the concerns raised during the processing of the previous project, the current project proposes to relocate the car wash from the northern property line, which is adjacent to residential properties, to the western property line, which is adjacent to commercial uses. Additionally, an Acoustical Analysis was prepared by A & S Engineering, Inc., dated August 18, 2011, which demonstrated that with proposed conditions, the noise produced by the car wash will not exceed ambient levels. The applicant has agreed to the installation of a seven foot high block wall along the northern property line, where the property adjoins the alley, for the full length of the alley. The applicant has also agreed to install a seven foot high block wall along the western property line at the side of the proposed car wash and have it extend ten feet beyond the entrance and exit of the car wash to prevent excess moisture from blowing out of the car wash on to neighboring properties.

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation for this project.

STATE AND COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

California Department of Alcoholic Beverage Control

Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is located in a high crime reporting district. The subject property is in Reporting District 1576. The average number of offenses reported is 151.74 and the actual number of crimes reported for District 1576 is 393. The subject property is located within Census Tract 5022. There are currently three ABC licenses for off-site consumption in this census tract, four are allowed.

ABC data shows the addition of a license for the gas station/food mart will not create an undue concentration within the census tract. However, there are establishments within 500 feet of the project site that sell alcoholic beverages. Chris' & Pitt's Restaurant, selling full liquor for on-site consumption, is located approximately 115 feet south of the project site; Embers Lounge, selling full liquor for on-site consumption, is located approximately 144 feet southwest of the project site; and The Stein Bar and Kwik Serv Liquor are both located approximately 358 feet west of the project site. Pursuant to County Code Section 22.56.195.B.3., the shelf space devoted to alcoholic beverages shall be limited to not more than five percent (5%) of the total shelf space in the establishment. This standard would currently be met, as indicated by the applicant's submitted shelf plan, which depicts less than one percent of display area dedicated to this purpose.

ABC requires a finding of public convenience or necessity in order to issue authorization to allow for alcohol sales. The granting of this CUP to sell beer and wine for off-site consumption at an existing gas station/food mart would serve as a public convenience to the surrounding neighborhood and patrons of the establishment, and would be a complementary use for the gas

station/food mart. There are no gas stations in the vicinity that sell beer and wine for off-site consumption. Therefore the sale of alcohol by the applicant would provide a customary accompaniment to the items sold in the existing food mart.

Sheriff's Station
The County of Los Angeles Pico Rivera Sheriff's Station, researched the database, for the subject property, from January 1, 2007 through January 26, 2012 and 25 calls for service were made to the gas station/food mart. The Sheriff's comments listed the following descriptions as nature of calls; Disturbance-Boyfriend/Girlfriend, Disturbance-Business, Suspicious Person, Disturbance, Abandoned Vehicle, Petty Theft-Now, Robbery-Just Occurred, Petty Theft Report, See the Man, Contact Informant, Station Detail and Suspicious Vehicle. Upon review of the application, the Sheriff's Department had no objection to the conditional use permit to authorize the sale of alcoholic beverages for off-site consumption (report attached).

County of Los Angeles Fire Department
Based on comments from the Fire Department, dated March 7, 2012, the Fire Department has cleared this project for public hearing with a condition of approval. Comments are attached to this report.

County of Los Angeles Public Health
Based on comments from Public Health, dated January 17, 2012, Environmental Health recommends approval of this conditional use permit. Comments are attached to this report.

County of Los Angeles Department of Public Works
Based on comments from the Department of Public Works, dated April 4, 2012, Public Works recommends approval of this conditional use permit. Comments are attached to this report.

PUBLIC COMMENTS
No public comments have been received at the time of this report.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2010-01785-(4) / Conditional Use Permit Number 201000168 subject to the attached draft conditions and further subject to adoption by the Board of Supervisors of Zone Change Case Number 201100007.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing, and adopt the Negative Declaration.

I move that the Regional Planning Commission approve Conditional Use Permit Number 201000168 and recommend approval to the Board of Supervisors of Zone Change Case Number 201100007 for its consideration with the attached resolution.

Prepared by Michele Bush, Principal Regional Planning Assistant, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:
Factual
Draft Conditions of Approval
Draft Findings for Approval
Applicant's Burden of Proof Statements
California ABC Census Tract Statistics
Environmental Document
Site Photographs
Site Plan
Land Use Map
Zone Change Resolution
Zone Change Ordinance Map

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2010-01785-(4)
CONDITIONAL USE PERMIT 201000168
ZONE CHANGE 201100007
ENVIRONMENTAL ASSESSMENT IS 01-064
11347 E. WASHINGTON BLVD., WHITTIER CA 90606

REQUEST

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 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) to authorize the construction, operation and maintenance of a self-serve automatic car wash. The conditional use permit is required to implement the development program in connection with the –DP overlay that is a part of the zone change on a 0.44 acre parcel located at 11347 E. Washington Blvd., Whittier, in the Whittier Zoned District. The subject property is currently developed with a gas station/food mart. The project was previously approved under Project No. 01-064.

REGIONAL PLANNING COMMISSION HEARING DATE: 06/20/2012

FINDINGS

1. The subject property is located at 11347 E. Washington Blvd., Whittier, in the unincorporated community of West Whittier-Los Nietos within the Whittier Downs Zoned District.

2. The applicant, A & S Engineering, is proposing to construct, operate and maintain a self-serve automatic car wash and to authorize the sale of beer and wine for off-site consumption at an existing gas station facility with food mart located on the 0.44-acre subject property located at 11347 East Washington Boulevard in the unincorporated community of West Whittier-Los Nietos. The subject property is currently zoned C-2-BE (Neighborhood Commercial, Billboard Exclusion), which does not allow for automatic car washes. Therefore, the applicant is requesting a change from the existing zone to the C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) along with a CUP to implement the development program in connection with the –DP overlay to allow for the automatic car wash. The project was previously approved by the Regional Planning Commission under Project No. 01-064, which was a request to authorize the construction, operation and maintenance of a self-serve automatic car wash and zone change from C-2-BE to C-3-BE-DP. A combined hearing was held before the Board of Supervisors, concerning the zone change and conditional use permit requests. The Board denied the zone change and conditional use permit due to the applicant not meeting the posting requirements.

3. The Subject Property is currently designated 1-Low Density Residential - 1 to 6 dwelling units per acre (du/ac) in the Countywide Land Use Plan. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

4. The Subject property is currently zoned C-2-BE. Concurrent with this approval, the Planning Commission is recommending the Board of Supervisors approve Zone Change Case No. 201100007. If approved by the Board of Supervisors, the subject property will be zoned C-3-BE-DP. Approval of this permit will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed zone change and such ordinance has become effective.

5. The Surrounding Properties are zoned as follows:
   North: R-1 (Single-Family Residence)
   South: City of Santa Fe Springs
   East: C-2-BE (Neighborhood Business-Billboard Exclusion)
   West: C-2-BE (Neighborhood Business-Billboard Exclusion) and R-3-P (Limited Multiple Residence-Parking)

   Surrounding land uses within 500 feet include:
   North: Single-Family Residential
   South: Commercial
   East: Commercial
   West: Commercial

6. There are two previous zoning cases that were approved on the subject property. Zone Exception Case No. 6630 was approved March 12, 1963, to allow automobile repair as a permitted use in the C-2 Zone. The property is not currently being used for automobile repair.

   Plot Plan No. 33412 was approved in 1984 with subsequent revisions, to allow for the following:

   - September 1, 1984, an automobile gas station with an 800 square foot (sq. ft.) food mart with two parking spaces, including one handicapped space and 1,950 sq. ft. of landscaping. The food mart is permitted to sell prepackaged food only. No food preparation or consumption is allowed on the premises;
   - May 14, 1985, remodeling of the gas station with an 800 sq. ft. food mart with four parking spaces, including one handicapped space and 2,065 sq. ft. of landscaping;
   - August 21, 1986, addition of a three-sided price sign to an existing freestanding sign; and
   - October 30, 1986, a four product gasoline price sign.

7. The site plan depicts a 0.44-acre parcel of land developed with an existing 800 square foot food mart, fueling islands, and three underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24.5 ft. by 47.5 ft. canopy. The site plan also depicts four standard parking spaces and one handicap accessible space. The project proposes to develop a new 18 foot by 42 foot tunnel-structured car wash along the western boundary of the parcel and add one additional parking space to serve patrons of the car wash. The subject property is accessed from Washington Boulevard and Broadway Avenue via existing driveways.

8. The applicant has submitted elevations that depict the proposed car wash from the north, south and west. The north elevation depicts the car wash entrance, the south elevation depicts the car wash exit and the west elevation depicts the length of the structure as 44 feet. Signs are depicted on the north (entrance sign), south (exit sign), and west (car wash sign) elevations. The building height is shown as 14 feet.

9. The applicant has submitted floor plans of the proposed car wash and the existing food mart. The floor plan of the proposed car wash depicts the area of the car wash as 17 feet wide by 42 feet long, for a total area of 714 square feet. The floor plan of the existing food mart depicts the location of the sales floor, walk-in cooler, storage, restroom, shelves, and cashier area. The floor plan also includes a shelf plan for the proposed sale of beer and wine for off-site consumption. The shelf space for beer and wine is not more than five percent (5%) of the total shelf space in the establishment.

10. The project will comply with the development standards of the proposed C-3 zone and the requirements of the –BE and –DP zones, as set forth in Sections 22.28.220 and 22.40.110 and Chapter 22.40, Part 2, of the Los Angeles County Code.

11. Section 22.28.220A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The applicant's site plan depicts approximately 14 percent of the subject property occupied by the food mart, the canopy (which covers the fueling islands) and the proposed car wash and 10 percent of the property landscaped. The applicant's site plan is in compliance with the lot coverage and landscaping requirements.

12. Pursuant to Section 22.28.220 of the County Code, parking facilities for the existing gas station/food mart must be provided as required by Part 11 of Chapter 22.52. Section 22.52.1100 requires one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure used for commercial purposes. The total square footage of the floor area, as calculated for the existing gas station/food mart building, is 800 square feet, which requires three parking spaces. The proposed car wash is not considered a separate commercial use from the existing gas station operation and is not calculated separately in the parking calculations as the gas station/food mart. Three parking spaces are currently provided and will be maintained on the project site. Pursuant to Section 22.52.1070 of the County Code, one accessible space shall be provided for a project requiring 1 to 40 standard parking spaces. One handicapped accessible space is currently provided and will be maintained on the project site. The County Code requires a total of four parking spaces for the project site. The project proposes six parking spaces, which exceeds the parking standards.

13. Pursuant to Section 22.28.220.C and D of the County Code, all display shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. The applicant is not proposing outside display or storage as part of this request.

14. Pursuant to Section 22.40.100 of the County Code, Zone ( )-BE is established to provide for certain commercial and industrial areas within the County to be free from outdoor advertising signs where such signs could cause hazards to pedestrians and motorists, detract from the appearance of such areas as places to shop and work, or be detrimental to an important aspect of the economic base of such areas by detracting from the natural beauty and environment of such areas. No such signage is proposed as a part of this project.

15. Pursuant to Section 22.52.870, business signs are permitted in the C-3 zone, subject to the restrictions outlined in Section 22.52.880 – 22.52.920. No new business signs are

proposed by the applicant at this time. Any new signs will be subject to the signage provisions of the County Code.

16. The applicant is required to submit a development program, consisting of a plot plan and a progress schedule, in accordance with 22.40.050 of the County Code. The applicant has provided a plot plan depicting all required features of the proposed development on the property, but a progress schedule has not been submitted. As a condition of this grant, the applicant will be required to submit a progress schedule including all phases of development and indicating the sequence and time period within which the improvements described will be made.

17. The hours of operation for the proposed automatic car wash will be 7 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 8 p.m., Saturday and Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7 a.m. to 8 p.m.

18. An Acoustical Analysis was prepared by A & S Engineering, Inc., dated August 18, 2011, which demonstrated that with proposed conditions, the noise produced by the car wash will not exceed ambient levels.

19. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

20. The applicant has agreed to the installation of a seven foot high block wall along the northern property line, where the property adjoins the alley, for the full length of the alley. The applicant has also agreed to install a seven foot high block wall along the western property line at the side of the proposed car wash and have it extend ten feet beyond the entrance and exit of the car wash to prevent excess moisture from blowing out of the car wash on to neighboring properties.

21. The subject property is surrounded by commercial, single-family and multi-family residential land uses. There are sensitive uses within 600 feet of the subject property. The Santa Fe Kid Company of Whittier Preschool, Capella Christian Academy and a portion of the property containing Cornerstone Pre-School is located within 600 feet of the subject property. The Cornerstone Pre-School building is approximately 800 feet from the subject property.

22. There are establishments within 500 feet of the project site that sell alcoholic beverages. Chris' & Pitt's Restaurant, selling full liquor for on-site consumption, is located approximately 115 feet south of the project site; Embers Lounge, selling full liquor for on-site consumption, is located approximately 144 feet southwest of the project site; and The Stein Bar and Kwik Serv Liquor are both located approximately 358 feet west of the project site.

23. Pursuant to County Code Section 22.56.195, a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site

consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment. The applicant has provided a shelf plan identifying the shelf space devoted to alcoholic beverages which meets the five percent requirement.

The subject gas station use has been in operation for more than 20 years and is compatible with the existing neighborhood. This gas station/food mart does not currently sell alcoholic beverages.

24. Based on information from the California Department of Alcoholic Beverage Control (ABC) a total of four licenses for the sale of alcoholic beverages for off-site consumption are permitted within this census tract; three such licenses exist. The addition of a license for the gas station/food mart will not create an undue concentration within the census tract.

25. Staff received a Business and Practices Worksheet (B & P Worksheet) from the California Department of Alcoholic Beverage Control dated December 6, 2010. This worksheet includes crime reporting district and census tract based statistics on reported criminal activity and existing alcohol licenses. According to the B & P Worksheet, the subject property is located in crime reporting district number 1576 where 393 offenses occurred. The average number of offenses per reporting districts was 151.74; therefore reporting district 1576 is considered a high crime reporting district. The subject property is located in census tract number 5022, where four alcoholic licenses that allow the sale of alcoholic beverages for off-site consumption are allowed, and three such licenses exist. Therefore, census tract 5022 does not have an undue concentration of alcohol permits.

26. Pursuant to provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Regional Planning website posting.

27. No comments were received from the public opposing this proposal.

28. The applicant has provided the required Burdens of Proof to substantiate facts identified by Sections 22.56.040, 22.56.195 and 22.16.110 Part 2 of the Los Angeles County Code.

29. The sale of beer and wine will add to the product line already sold by the gas station/food mart and improve its economic welfare. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

30. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to twenty (20) years.

31. The Commission finds that with the proposed changes, the proposed car wash will be sufficiently buffered from adjacent uses. Compliance with the conditions of approval and with the development program for the subject property will further ensure the project's compatibility with surrounding land uses.

32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use is consistent with the adopted general plan for the area; and

B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and

C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

G. The requested use at the proposed location will not result in an undue concentration of similar uses, and that the public convenience for an additional facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, and that the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration or substantially diminish or impair property values within the neighborhood; and

J. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of this site for the particular use or development intended, is arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and

K. That the development program will provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burdens of proof for a Conditional Use Permit, as set forth in Sections 22.56.040 and 22.56.195 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Project No. 2010-01785/Conditional Use Permit Case No. 201000168 is APPROVED subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 201100007.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE
Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MRB:MM
06-20-12

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2010-01785-(4)
ZONE CHANGE NO. 201100007

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201100007 on June 20, 2012; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is located at 11347 E. Washington Blvd., Whittier, in the unincorporated community of West Whittier-Los Nietos within the Whittier Downs Zoned District.

2. The applicant is requesting a Zone Change from C-2-BE (Neighborhood Commercial, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) on a 0.44-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the Conditional Use Permit will restrict the development of the re-zoned site to a gas station/food mart and self-serve automatic car wash. Aside from the automatic car wash, the property may be utilized for any other use allowed by right within the C-2 (Neighborhood Business) zone. All other uses allowed within the C-3 (Unlimited Commercial) zone shall require a new conditional use permit.

3. The zone change request was heard concurrently with Conditional Use Permit Case No. 201000168 at the June 20, 2012 public hearing.

4. Conditional Use Permit Case No. 201000168 is a related request to authorize the sale of beer and wine for off-site consumption on the same property as an existing gas station/food mart. the conditional use permit is also required to implement the development program in connection with the –DP overlay that is a part of the zone change.

5. The site plan depicts a 0.44-acre parcel of land developed with an existing 800 square foot food mart, fueling islands, and three underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24.5 ft. by 47.5 ft. canopy. The site plan also depicts four standard parking spaces and one handicap accessible space. The project proposes to develop a new 18 foot by 42 foot tunnel-structured car wash along the western boundary of the parcel and add one additional parking space to serve patrons of the car wash. The subject property is accessed from Washington Boulevard and Broadway Avenue via existing driveways.

6. The Subject Property is currently designated 1-Low Density Residential - 1 to 6 dwelling units per acre (du/ac) in the Countywide Land Use Plan. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

7. The Subject property is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion). This zoning was established on December 6, 1984. Since the proposed automatic carwash is not permitted in the C-2 (Neighborhood Business) zone, a zone change to C-3-BE-DP (Unlimited Commercial-Billboard Exclusion-Development Program) is required to authorize the proposed use of the subject property.

8. Surrounding zoning is R-1 (Single-Family Residence) to the north, C-2-BE (Neighborhood Business-Billboard Exclusion) to the east and C-2-BE (Neighborhood Business-Billboard Exclusion / R-3-P (Limited Multiple Residence-Parking) to the west. The City of Santa Fe Springs is to the south.

9. Surrounding land uses consist of single-family residential to the north, commercial to the south, east and west.

10. Modified conditions warrant a revision in the zoning of the subject property in that the demand in the vicinity for services such as the proposed use has grown since the existing zone was established in 1984.

11. A need for the proposed zone classification exists within the community because the proposed automatic car wash will provide a public convenience for the patrons of the gas station/food mart and the local community.

12. The subject property is a proper location for the proposed C-3-BE-DP zoning classification and placement of the proposed automated carwash is compatible with the existing gas station use at this location. The gas station and carwash are sufficiently buffered from adjacent uses by an alley, block walls and landscaping. The proposed development is compatible with the surrounding zoning and land uses.

13. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-2-BE (Neighborhood Business-Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial-Billboard Exclusion-Development Program) on the subject property; and

2. That the Board of Supervisors adopt the Negative Declaration, dated June 20, 2012, certify its completion and determine that the project will not have a significant impact upon the environment; and

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan; and

4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and

5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on June 20, 2012.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2010-01785-(4)
CONDITIONAL USE PERMIT NO. 201000168

PROJECT DESCRIPTION

The applicant, A & S Engineering, is proposing to construct, operate and maintain a self-serve automatic car wash and to authorize the sale of beer and wine for off-site consumption at an existing gas station facility with food mart located on a 0.44-acre property. The subject property is currently zoned C-2-BE (Neighborhood Commercial, Billboard Exclusion), which does not allow for automatic car washes. Therefore, the applicant is requesting a change from the existing zone to the C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) along with a CUP to implement the development program in connection with the –DP overlay to allow for the automatic car wash.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County. Further, this grant shall not become effective unless and until the Los Angeles County Board of Supervisors has adopted Zone Change 201100007, and an ordinance effecting such change of zone has become effective.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on June 20, 2032**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 biennial** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and

shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,101.50** plus **$75.00** processing fee. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

14. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

15. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The permittee shall comply with all recommended conditions and requirements contained in the attached County of Los Angeles Department of Public Works letter dated April 4, 2012, except as otherwise required by said department.

18. The permittee shall comply with all recommended conditions and requirements contained in the attached County of Los Angeles Fire Department letter dated March 7, 2012, except as otherwise required by said department.

19. The permittee shall comply with all recommended conditions and requirements contained in the attached County of Los Angeles Public Health Department letter dated January 17, 2012, except as otherwise required by said department.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

21. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for review and approval a development progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made.

PERMIT SPECIFIC CONDITIONS

22. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

23. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

24. The permittee, and all managers and designated employees of the establishment, who are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program, or other similar program, provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

25. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.

26. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

27. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

28. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.

29. No sale of alcoholic beverages shall be made from a drive-in window.

30. Any conditions on hours of alcohol sale should be consistent with store operating hours. Alcohol sales shall be prohibited between 2 a.m. to 11 a.m., seven (7) days a week, consistent with California state law.

31. There shall be no beer sold in containers under one quart or in less than six-pack quantities.

32. No display of alcoholic beverages shall be made from an ice tub.

33. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises.

34. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.

35. Employees on duty after 10:00 pm shall be at least 21 years of age.

36. Employees on duty from the hours of 10:00 p.m. and 2 a.m. who sell alcohol shall be at least 21 years old.

37. No beer or wine advertising shall be located on motor fuel islands.

38. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

39. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.

40. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.

41. The permittee shall provide adequate lighting above all entrances and exits to the premises.

42. The sale of fortified wines shall be prohibited.

43. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be hooded, deflected, shaded and focused away from all adjoining properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee or required as a condition of this grant;

44. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.

PROJECT SITE SPECIFIC CONDITIONS

45. Construction of the automatic carwash shall not begin until this grant is effective as provided in Condition No. 2.

46. No restaurant or similar type seating is permitted on the subject property, including inside or outside the subject food mart.

47. The permittee shall provide and continuously maintain a minimum of five on-site automobile parking spaces (three (3) standard, one (1) accessible and one (1) for carwash patrons), developed to the specifications provided in Section 22.52.1060 of the County Code.

48. Aside from the automatic car wash, the property may be utilized for any other use allowed by right within the C-2 (Neighborhood Business) zone. All other uses allowed within the C-3 (Unlimited Commercial) zone shall require a new conditional use permit.

49. The height of the building containing the automatic carwash shall not exceed 14 feet from finished grade.

50. The hours of operation for the proposed automatic car wash and dryer unit will be 7 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 8 p.m., Saturday and Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7 a.m. to 8 p.m.

51. All display shall be located entirely within an enclosed building unless otherwise authorized by a Temporary Use Permit.

52. Outside storage is permitted on the rear of the subject property when such storage is incidental to the permitted use and complies with Section 22.28.220 of the County Code.

53. Outside advertising signs are prohibited on the subject property.

54. The permittee shall install a seven foot high block wall along the northern property line, where the property adjoins the alley, for the full length of the alley, and neighboring single-family residences.

55. The permittee shall install a seven foot high block wall along the western property line, at the side of the proposed car wash, and have it extend ten feet beyond the entrance and exit of the carwash.

56. The permittee shall install a Noise Reduction Package (NRP) on the dryer unit.

57. There shall be no outdoor public address system or other sound amplification, or similar acoustical devices audible beyond the property boundaries.

58. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. The landscaping shall be a minimum of ten (10) percent of the net area of the subject property.

59. The permittee shall maintain a current contact name, address and telephone number on file with the Department of Regional Planning at all times.

Attachments:
Applicant's Development Plan dated June 4, 2012
Fire Department letter dated March 7, 2012
Public Health letter dated January 17, 2012
Public Works letter dated April 4, 2012

MRB:MM
06/20/12

A & S Engineering, Inc.

Planning Engineering Project Management

28405 Sand Cyn. Road, Canyon Country, Ca. 91387 Ph. 818-842-3644, Fax. 818-842-3760

June 4, 2012

Los Angele County Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Attn: Ms. Michele Bush

Re: Shell station
11347 EAST WASHINGTON BOULEVARD
WHITTIER, CA 90606
R2010-01785/CUP 201000168
Development program

Dear Ms. Bush,

Per your request, the following is the proposed development program for the construction of the proposed improvement listed under the above mentioned application.

Upon approval of the Zone Change and Conditional Use Permit, we anticipate to be able to submit plans for plan check within 30 days of approval. Plan check time will take approximately 6-8 weeks. Once the first rounds of corrections are received, we will respond within one week. Once plans are resubmitted, we expect second plan check to be completed within 3-4 weeks. Our turnaround time for final plan check will be one week. Final plan check will take 1 week, after which permits will be issued.

Overall time to obtain all necessary permits is anticipated to be 3-4 months. Once permits are issued, it will take 30 days to bid the project out.

Once Bids are received, it will take 2 weeks to get the contractor mobilized to start construction.

It is anticipate that upon approval of the Zone Change and CUP, we should be able to start construction 5-6 months after the approval.

All improvements will be completed prior to issuance of occupancy permit.

There is only one new primary building; carwash building that is being constructed on site.

There is no phasing of the proposed project.

Upon your review of this proposed Development Program, please give me a call.

Sincerely,
Ahmad Ghaderi

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not: 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
The proposed project will not affect the health, preace, comfort or welfare of persons in the area.
the project will not be detrimental to the use, enjoyment, or valuatin of other properties in the
vicinity. the project will not jeopardize, endanger, or constitute a menace to the public health,
safety, or general welfare.
the proposed project is an ancillary use to the existing operation.
B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
The site is adequate in size and shape to accommodate all improvements, and the existing site is
integrated with the uses in the surrounding area.
the proposed project meets all development requirements.
the proposed project is an ancillary use to the existing operation.
C. That the proposed site is adequately served: 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
the site is adequately served by the adjacent streets. the adjacent streets are of sufficient width
to carry the traffic for the existing site. the site is also adequately served with sufficient utility
services.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
Proposed sale of these products will not have an adverse impact on the nearby sensitive uses, in that the proposed area of sales is a very small portion of the existing food mart and will be ancillary to our sales.
B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
Existing site is suffcientely buffered from residential uses via existing block wall along the north side of the property, and an alley along the north side as well. the remainder of residential uses are buffered by existing roadways.
C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
Our proposed shelf space devoted to alcoholic sales will be limited to five percent of the total shelf space. our sales will be ancillary to our other sales, and will not have an impact on any other existing businesses and will not result in undue concentration of similar premises.
D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
Proposed use will not adversely affect the economic welfare of the surrounding areas, the proposed sales area and amount to be sold are a very small portion of our food mart sales and will be ancillary to the existing operation.
E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.
There will be no alterations to the existing food mart building, we will be repainting it to have a fresh look. our proposal includes construction of a self serve automated carwash, which will enhance our services to our clients as well. landscaping will be improved, site lighting will be refurbised. all these improvements will enhance the quality and property values.

ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
Site is currently zoned commercial. It is surrounded by commercial uses within the vicinity of the site. Granting of the zone change to allow the carwash operation will be compatible with the current use, since it will be ancillary to the operation of the site. It will be just an added service that we can provide to our local customers.
B. That a need for the proposed zone classification exists within such area or district; and
Granting of the Zone change classification will allow us to provide services that are usually provided at facilities such as our existing station. Proposed carwash is an ancillary use to the existing operation. Proposed carwash and food mart will provide complimentary services to our local customers, and will allow us to compete with other gas stations in the area that have similar operations.
C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
Our location is located within an existing commercial area. Granting of the zone change in order for us to be able to provide the carwash as an ancillary service to our clients is compatible with our current operation and other commercial uses in the area. Our proposed carwash is a self serve automated equipment and will have no impact to the adjacent businesses.
D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
Granting of the zone change for purpose of constructing our proposed self serve automated carwash will be an ancillary operation to our existing operation. This proposed improvement will allow us to provide our local customers with services that they have been asking for. Our customers will be able to consolidate their activities and trips and we will be able to provide a much more improved service to our local customers.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: March 7, 2012

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2010-01785

LOCATION: 11347 E. Washington Blvd., LA Co Whittier

☒ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

☐ Verify __ Public 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** The Fire Department has cleared this project for public hearing with a condition of approval.

☐ **Location:** _____

☐ **Access:** _____

☒ **Condition of Approval:** The property shall comply with Chapter 22, Motor Fuel-Dispensing Facilities and Repair Garages, of the County of Los Angeles Fire Code.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
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Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 17, 2012

TO: Michele Bush
Principle Planner
Zoning Permits East Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS K Habaradas
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2010-01785 / RCUP 2010-00168
LOCATION: 11347 E. WASHINGTON BLVD., UNINCORPORATED WHITTIER

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to authorize the construction of an automatic car wash with an existing gas station and to authorize the sale of alcohol for off-site consumption.

The Department recommends approval of this CUP with the following conditions:

1. The project shall comply with all Public Health requirements, regulations, and ordinances relating to food establishments.

2. The project shall comply with the Los Angeles County Noise Control Ordinance as found in Chapter 12.08 of the Los Angeles County Code, Title 12. The noise mitigation measures, as recommended in the "Acoustical Analysis of the Equilon Enterprises Car Wash," prepared by A&S Engineering, Inc., dated August 18, 2011, should be implemented to reduce operational noise to levels below the exterior noise standards specified in the Los Angeles County Noise Control Ordinance. The mitigation measures include acoustical shielding and installation of a Noise Reduction Package (NRP) on the dryer units.

For questions regarding the above conditions, please contact Robert Vasquez at (213) 738-4596.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 4, 2012

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mi Kim
Zoning Permits West Area Section
Department of Regional Planning

Attention Michele Bush

FROM: for Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201000168
PROJECT NO. R2010-01785
11347 EAST WASHINGTON BOULEVARD
ASSESSOR'S MAP BOOK NO. 8173, PAGE 4, PARCEL NO. 20
UNINCORPORATED COUNTY AREA OF SOUTH WHITTIER

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

This memo supersedes our January 31, 2012, memo. We reviewed the revised site plan with the revised parking configuration for CUP No. 201000168 located in the unincorporated County area of South Whittier. The project is to authorize the construction of a carwash for the sale of beer and wine for off-site consumption. The project also authorizes in connection with an existing gas station/food mart.

Upon approval of the site plan, we recommend the following conditions:

1. Road

   1.1 Reconstruct existing driveway entrances and curb ramp on Washington Boulevard and Broadway Avenue (if necessary), along the property frontage, to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.

1.2 Repair any displaced, broken, or damaged pavement, along the property frontage, that occurred during construction to the satisfaction of Public Works.

1.3 Plant street trees along the property frontage to the satisfaction of Public Works.

1.4 Execute a drainage covenant for the private maintenance of curb/private drains, if any, to the satisfaction of Public Works.

1.5 Acquire street plan approval or direct check status before obtaining a grading or building permit.

For questions regarding the road conditions, please contact Patricia Constanza at (626) 458-4921 or pconsta@dpw.lacounty.gov.

2. Street Lighting

2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Broadway Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

2.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvements permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting District, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year

provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact Arnel Dulay at (626) 300-4754 or adulay@dpw.lacounty.gov.

3. Environmental Program

3.1 Approvals and operating permits must be obtained for any operation within the proposed project including the construction, installation, modification, or removal of industrial waste treatment or disposal facilities and/or storm water treatment facilities.

3.2 All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation Plan (SUSMP) project types, characteristics, or activities, must obtain SUSMP approval by the appropriate agency.

3.3 In order to mitigate the project's impact and facilitate the County's compliance with the State Waste Reduction mandate, the applicant must provide adequate areas for the collection and removal of recyclable materials.

For questions regarding the environmental conditions, please contact Corey Mayne at (626) 458-3524 or cmayne@dpw.lacounty.gov.

4. Drainage

4.1 Prior to issuance of building permits, a drainage and grading plan must be approved to provide for the proper distribution of drainage and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP requirements for the new structure.

For questions regarding the drainage condition, please contact Chris Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

5. Sewer

5.1 Submit a sewer area study and comply with any mitigations identified in the sewer area study prior to any sewer connection to existing public sewer for the proposed car wash. The proposed carwash is being designed as a 70 percent water recycling system and 30 percent discharge to underground tank with no discharge to the existing sewer system.

For questions regarding the sewer condition, please contact Tony Khalkhali at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb
P:\ldpub\SUBMGT\CUP\Project R2010-01785 CUP 201000168 11347 East Washington Bl carwash reivised FINAL.docx

10-01785

Department of Alcoholic Beverage Control
Monrovia District Office
222 East Huntington Drive, Suite 114
Monrovia, CA 91016
Phone: 626-256-3241
Fax: 626-357-4173

State of California

FAX TRANSMISSION

Total Number of Pages 02 (Including this cover sheet)

Original: ☐ To follow by regular mail ☑ Will not follow

To: Phillip ESTES

Firm/Office: LAC Regional Planning

Fax: 213-626-0434 Date: 12/6/10 Time:

cc('s):

From: Gina GAMEZ Phone: 626-256-3241

Subject: 11347 Washington Blvd, Whittier CA

Comments: Stats

NOTICE

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ABC-75 (2/07)

DEC-06-2010 11:04 DEC MONROVIA 626 357 4173 P.01

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

11347 Washington Blvd

Whittier 90606-3140

LICENSE TYPE: 20

1. CRIME REPORTING DISTRICT

_____ Jurisdiction unable to provide statistical data.

Reporting District: 1576 .

Total number of reporting districts: 374 .

Total number of offenses: 56,753 .

Average number of offenses per district: 151.74 .

120% of average number of offenses: 182.1 .

Total offenses in district: 393 .

Location is within a high crime reporting district: (Yes) / No

Across (cont)

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 5022. .

Population: 6467 /County Ratio 1:1618 .

Number of licenses allowed: 4 .

Number of existing licenses: 3 .

Undue concentration exists: Yes / (No.)

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required: Yes / (No)

12/6/10

Person Taking Application _____ Investigator _____ Supervisor

Over

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: R2010-01785/CUP 201000168/ZC 201100007/IS01-064

Project location: 11347 E. Washington Blvd., Whittier, CA 90606
APN: 8173-004-020 *Thomas Guide*: 676 J7 *USGS Quad*: Whittier

Gross Acreage: 0.44

Description of project: This is an application for a Conditional Use Permit to authorize the construction and operation of a 756 square foot self-serve automated car wash; to authorize the sale of beer and wine for off-site consumption; and a Zone Change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program), in connection with an existing gas station/food mart. The proposed car wash is being designed as a water recycling system with no discharge to the sewer system.

General plan designation: Countywide Land Use Policy – 1 Low Density Residential (1 to 6 du/ac)
Zoning: C-2-BE (Neighborhood Business, Billboard Exclusion)

Surrounding land uses and setting: The site is located within Los Angeles County within the unincorporated area known as West Whittier. The area is north of the City of Santa Fe Springs, south and west of the City of Whittier, and east of the City of Pico Rivera. The project site is approximately ½ mile east of the San Gabriel River (605) Freeway. Surrounding land uses include single-family residential to the north, commercial to the south and restaurant uses to the east and west.

Major projects in the area:

Project/Case No.	*Description and Status*
TR 062216	*6 lot single family subdivision, pending*
TR 54145	*1 condo lot, 6 units, recorded*
CUP 02-309	*Wireless facility, approved*
CUP 00-104	*Self-storage with office and caretaker's apartment, approved*
CUP 201100005	*Sale of alcoholic beverages for on-site consumption for existing restaurant, pending*

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Toxic Substances Control

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ South Coast Air Quality
- ☐ Water Resources
- ☒ City of Santa Fe Springs
- ☒ San Gabriel Water Co.
- ☒ Whittier School District(s)
- ☐ Los Angeles County Metropolitan Transportation Authority # 17

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Game
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Sewer Maintenance Division
- ☐ Fire Department -Planning Division
- ☒ Sanitation District
- ☐ Public Health: Environmental Hygiene (Noise)
- ☐ Sheriff Department
- ☐ Parks and Recreation
- ☐ Subdivision Committee
- ☐ Staff Biologist
- ☐

Public agency approvals which may be required:

Public Agency	*Approval Required*
Building and Safety	**Building Permits**
____	____

Lead agency name and address:
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project sponsor's name and address:
Black Gold Corporation
11347 E. Washington Blvd.
Whittier, CA 90606

Contact person and phone number: Michele Bush, (213) 974-6435

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact	Less than Significant Impact	Less than Significant Impact w/ Project Mitigation	Potentially Significant Impact	
Environmental Factor	Pg.					*Potential Concern*
1. Aesthetics	6	☒	☐	☐	☐	
2. Agriculture/Forest	7	☒	☐	☐	☐	
3. Air Quality	8	☒	☐	☐	☐	
4. Biological Resources	9	☒	☐	☐	☐	
5. Cultural Resources	11	☒	☐	☐	☐	
6. Energy	12	☒	☐	☐	☐	
7. Geology/Soils	13	☐	☒	☐	☐	
8. Greenhouse Gas Emissions	15	☒	☐	☐	☐	
9. Hazards/Hazardous Materials	16	☒	☐	☐	☐	
10. Hydrology/Water Quality	18	☒	☐	☐	☐	
11. Land Use/Planning	21	☒	☐	☐	☐	
12. Mineral Resources	22	☒	☐	☐	☐	
13. Noise	23	☐	☒	☐	☐	
14. Population/Housing	25	☒	☐	☐	☐	
15. Public Services	26	☒	☐	☐	☐	
16. Recreation	27	☒	☐	☐	☐	
17. Transportation/Traffic	28	☒	☐	☐	☐	
18. Utilities/Services	30	☐	☒	☐	☐	
19. Mandatory Findings of Significance	32	☒	☐	☐	☐	

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michele K. Bush — Signature
June 7, 2012 — Date

Signature
6/7/12 — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	☐	☐	☐	☒
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☐	☐	☒
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☐	☒
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

The project site is currently developed in an urbanized area and consists of an existing gas station and food mart. Based on the review of the Countywide Land Use Policy and the County of Los Angeles Trail System Map, the project site is not located within a scenic vista or County-designated scenic resources area and there is no regional riding or hiking trail on the property.

The site is surrounded by a mix of single-family residential and commercial uses. The existing structures on the site will not be altered and the proposed car wash will be constructed to meet all requirements of the County Code and will not degrade the existing visual character or quality of the site and its surroundings or create substantial shadows, light or glare.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Based on the review of the California Department of Conservation Farmland Mapping & Monitoring Program, the project site has not been surveyed as farmland. The project site is currently zoned C-2-BE (Neighborhood Business, Billboard Exclusion). The proposed project will rezone the property to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). There is no Williamson Act Contract on the property.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☐	☒
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	☐	☐	☐	☒
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	☐	☐	☐	☒
d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

The project site is currently developed and proposes the addition of a 756 sq. ft. car wash. It does not appear the project is, nor will be, in conflict with or obstructing implementation of applicable air quality plans of the SCAQMD or in violation of any applicable federal or state air quality standard. It does not appear the project exceeds a SCAQMD CEQA significance threshold. The project will not result in a cumulatively considerable net increase of pollutants. The proposed car wash will be built to comply with all air quality standards. The project site is located approximately ½ mile from the San Gabriel River (605) Freeway.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?	☐	☐	☐	☒

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?	☐	☐	☐	☒
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

There are no sensitive species, habitats, or biological resources on-site. Based on the review of the County of Los Angeles Significant Ecological Areas Map and the U.S. Fish and Wildlife Service National Wetlands Inventory, the property is not located within an SEA, SEA Buffer Area or SERA and there are no federally protected wetlands or waters of the United States located on-site. The project site does not contain oak trees.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

There are no known historical, archaeological, paleontological resources or unique geologic features resources on-site. There are no indications of burial grounds or cultural resources on-site.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☒

The proposed car wash is exempt from Low Impact Development (LID) requirements. However, all requirements of the Los Angeles County Green Building Ordinance shall be met.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

Based on the review of the State of California, Department of Conservation Alquist-Priolo Earthquake Fault Zone Map, the California Geological Survey, Probabilistic Seismic Hazards Mapping Ground Motion Page and the State of California, Seismic Hazard Zones Map for the Whittier Quadrangle, the project site is not located within an Earthquake Fault Zone, is located in an area with approximately 50% probability of exceeding ground shaking in 50 years, is located within a Liquefaction Zone and is not located in a Landslide Zone.

It is not anticipated the project will result in substantial soil erosion or loss of topsoil. Construction of the car wash is not expected to create substantial risks to life or property. The project site is not located within a Hillside Management Area. The project site is currently served by and uses public water from the San Gabriel Valley Water Company. The proposed car wash is being designed as a water recycling system with no discharge to the sewer system.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	☐	☐	☐	☒

The project site is currently developed and located in an urbanized area that is primarily built out. Construction of the proposed car wash will not have a significant impact on the environment. The car wash will be required to comply with all applicable plans, policies and regulations of the County of Los Angeles.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) in a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒
ii) in a high fire hazard area with inadequate access?	☐	☐	☐	☒
iii) in an area with inadequate water and pressure to meet fire flow hazards?	☐	☐	☐	☒
iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☐	☒

The project site consists of an existing gas station/food mart. The current use has existed on the property for more than 20 years. The proposed project will not create a significant hazard through the routine transport, storage, production, use or disposal of hazardous materials or use of pressurized tanks on-site. New construction must comply with all requirements of the County of Los Angeles and the Department of Toxic Substances Control. The proposed project will not create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

Based on the review of the California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List, the project site is not listed as a hazardous materials site. There are sensitive uses within 500 feet of the project site. However, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste.

Based on the review of the Los Angeles County Airport Land Use Plan and the California Department of Forestry and Fire Protection, Los Angeles County FHSZ Map, City of Whittier, the project site is not located within an airport influence area or in the vicinity of an airport, is not located within an airport influence area or in the vicinity of a private airstrip; and is not located within a Very High Fire Hazard Severity Zone and is accessible from Washington Blvd. and Broadway Avenue.

The project site is currently served by emergency and fire protection services. The County of Los Angeles Fire Department will determine fire flow requirements for new construction. Based on the review of the project's Land Use Map, and Southern California Association of Governments (SCAG) Land Use Mapping (2001), the project site is surrounded by residential, and commercial uses within a 500-foot radius.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☐	☒
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☐	☒
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☐	☒

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☐	☒
i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?	☐	☐	☐	☒
j) Otherwise substantially degrade water quality?	☐	☐	☐	☒
k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?	☐	☐	☐	☒
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project site is currently served by and will use public water from the San Gabriel Water Company. The proposed car wash is being designed as a water recycling system with no discharge to the sewer system. The proposed car wash must comply with all requirements of the Los Angeles County Zoning Code.

Based on the review of the California State Water Resources Board, Water Quality Protection Areas of Biological Significance Map and the State of California, Department of Conservation Los Angeles County Tsunami Inundation Maps, the project site is not located in a designated Area of Special Biological Significance and is not located within a tsunami inundation zone. Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	☐	☐	☒	☐
c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☐	☒

The project has been a part of the existing community for many years. No changes are proposed that will change the character of the community. The Countywide Land Use Plan designation of the subject property is 1-Low Density Residential (1 to 6 du/ac). The project is not consistent with the current plan designation. The zoning designation of the project site is C-2-BE (Neighborhood Business-Billboard Exclusion). The project is consistent with this zoning designation. The project site is not located in a Hillside Management or SEA Area. The project does not conflict with any other applicable land use criteria.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

There are no known mineral resources or mineral resource recovery site delineated on-site.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	☐	☐	☒	☐
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Based on the Acoustical Analysis prepared by A & S Engineering, Inc., dated August 18, 2011, the potential noise levels at the project property line exceed the allowable daytime criteria of 60 dBA, acoustical shielding is required. In order to eliminate the impact of this additional sound, installation of a seven (7) foot high wall along the northerly property line, for the full length of the alley. This proposed wall will reduce the anticipated wound level to 51.6 dBA which will be far less than the allowable County limit. The projected

one-hour average noise levels can meet the exterior noise standard of 60dBA at the east during daytime hours when shielded.

There will be a temporary increase in ambient noise levels during construction of the proposed car wash. There will be no amplified sound system. Based on the review of the Los Angeles County Airport Land Use Plan, the project site is not located within an airport land use plan area or within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
c) Displace existing housing, especially affordable housing?	☐	☐	☐	☒
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

There are no new homes or businesses, and no extension of roads or other infrastructure proposed. The project will not induce substantial population growth in the area. The project proposes the construction of a new car wash as a part of the existing gas station/food mart. The project will not exceed official regional or local population projections. The proposed project will not displace any housing. No housing is proposed.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Sheriff protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Libraries?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

The project site is currently served by fire and sheriff protection services. The non-residential project will not create capacity problems in the school district(s) serving the project site. No new park facilities will be created. The project will not create capacity or service problems. The project will not create capacity or service problems for the local library. The project is a commercial use. No public facilities are proposed as a part of the project.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	☐	☐	☐	☒
d) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

The project is a commercial use and will not substantially increase the use of any existing neighborhood, regional park or other recreational facilities. The project does not include or require the expansion of recreation facilities.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	☐	☐	☐	☒
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☐	☐	☒
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	☐	☐	☐	☒
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
f) Result in inadequate emergency access?	☐	☐	☐	☒

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
h) Decrease the performance or safety of alternative transportation facilities?	☐	☐	☐	☒

Based on the review of project data and the Los Angeles County General Plan, the proposed project will not conflict with any plans or ordinances related to transportation or traffic. The addition of the proposed car wash is not expected to exceed the County Congestion Management Plan Transportation Impact Analysis thresholds. There will be no substantial increase in hazards due to design features. The project site is currently served by emergency services and is accessible from Washington Blvd. and Broadway Avenue. Based on the review of the County of Los Angeles Trail System Map and the County General Plan Mobility Element, the project will not conflict with any County plans, policies or development standards. The project will not decrease the performance or safety of alternative transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☐	☒
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☐	☒
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	☐	☐	☐	☒
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

h) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The project is currently served by the San Gabriel Valley Water Company and the Los Angeles County Sanitation District. The proposed car wash is being designed as a water recycling system with no discharge to the sewer system. The project is exempt from the requirements of the LID Standards Manual. The project site is currently served by public utilities and solid waste disposal services. The project is not expected to create capacity problems.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

The project site is currently built and located in an urbanized area. There are no sensitive species or habitats on-site. The construction of a new car wash is not expected to have cumulatively considerable impacts. The proposed project will not cause a substantial adverse effect on human beings. It will be designed to meet all requirements of the Los Angeles County Code and reviewing agencies.

gisNET department of regional planning

Output from GIS-NET

Printed On: Jun 7, 2012

Legend

Parcel Boundary
Arterial Street
Highway
Freeway

Master Plan of Highways
Expressway - (e)
Expressway - (p)
Ltd. Secondary Highway - (e)
Ltd. Secondary Highway - (p)
Parkway - (e)
Parkway - (p)
Major Highway - (e)
Major Highway - (p)
Secondary Highway - (e)
Secondary Highway - (p)
Existing (p) Freeway

Railroad or Rapid Transit
Railroad
Rapid Transit
Underground Rapid Transit

Significant Ridgelines
Castaic CSD Primary
Castaic CSD Secondary
SMMNA Significant

Census Tract (2000)
Assessor Map Book (AMB) Bdy
Zoning Index Map Grid
Zoning Map Grid
USGS Quad Sheet Grid
The Thomas Guide Grid
TB Internal Page Grid
Very High Fire Hazard Severity Zone
Community Standards District (CSD)
CSD Area Specific Boundary
ESHA (Coast Only)
Significant Ecological Area (SEA)
Section Line
Township and Range
National Forest
Equestrian District (EQD)
Transit Oriented District (TOD)
Setback District
Zoned District (ZD)
Supervisorial District Boundary

Safety Related Stations (From TB)
Fire Station
Highway Patrol
Police Station
Ranger Station
Sheriff Station

Zoning (Boundary)

Zoning
Zone A-1
Zone A-2
Zone B-1
Zone B-2
Zone C-1
Zone C-2
Zone C-3
Zone C-H
Zone C-M
Zone CPD
Zone C-R
Zone D-2
Zone IT
Zone M-1
Zone M-1.5
Zone M-2
Zone M-3
Zone MPD
Zone MXD
Zone O-S
Zone P-R
Zone R-1
Zone R-2
Zone R-3-( )U
Zone R-4-( )U
Zone R-A
Zone RPD
Zone R-R
Zone SP
Zone SR-D
Zone W

Landuse Policy (Not in Comm/Area Plan)
1 - Low Density Residential (1 to 6 du/ac)
2 - Low/Medium Density Residential (6 to 12 du/ac)
3 - Medium Density Residential (12 to 22 du/ac)
4 - High Density Residential (22 or more du/ac)
C - Major Commercial
I - Major Industrial
O - Open Space
P - Public and Semi-Public Facilities
RC - Rural Communities
R - Non-Urban
TC - Transportation Corridor

Inland Waterbody
Perennial
Intermittent
Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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Air &
Water

Shell
Free truck
for move-in!

Food Mart