



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

PROJECT NUMBER **HEARING DATE**
 R2013-02546 October 21, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201300125
 Environmental Assessment No. 201300213

PROJECT SUMMARY

OWNER / APPLICANT

Ned Nik

MAP/EXHIBIT DATE

July 18, 2015

PROJECT OVERVIEW

The project is for the proposed construction of a new ARCO AM/PM gas station with six dispenser canopies that provide 12 fueling positions and is located within the Vermont Station-Green Line Transit Oriented District and the West Athens-Westmont Community Standards District. The project includes a 2,900 square foot convenience store that proposes the off-site sale of beer.

LOCATION

11408 New Hampshire, West Athens-Westmont

ACCESS

Imperial Highway; New Hampshire Avenue

ASSESSORS PARCEL NUMBER(S)

6079-021-001, -002, -003

SITE AREA

0.5 Acres

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont

ZONED DISTRICT

West Athens-Westmont

LAND USE DESIGNATION

C.1 – Regional Commercial

ZONE

C-2 (Neighborhood Business Zone)

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the West Athens/Westmont Community Plan.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.28.170 (C-2 Zone Development Standards)
 - 22.44.120 (West Athens-Westmont CSD requirements)
 - 22.44.430 (Allowable Uses and Development Standards Within Specific Zones in all TODs)
 - 22.44.450 (Allowable Uses and Development Standards within Green Line TODs)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

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