



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

PROJECT NUMBER
 R2014-02439-(5)

HEARING DATE
 May 3, 2016

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201400115

PROJECT SUMMARY

OWNER / APPLICANT

Mustang Realty, LLC / A & S Engineering (Ahmad Ghaderi)

MAP/EXHIBIT DATE

5/9/14

PROJECT OVERVIEW

The applicant, A & S Engineering, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) at an automobile smog check service station food mart in the C-1 (Restricted Business) zone in the South Santa Anita – Temple City Zoned District pursuant to Los Angeles County Code Section 22.28.110. The business has recently been vacated and the applicant is in the process of finding a new tenant to operate the service station.

LOCATION

6850 Rosemead Blvd., San Gabriel (East San Gabriel)

ACCESS

via Rosemead Blvd. & Duarte Rd.

ASSESSORS PARCEL NUMBER(S)

5382-003-036

SITE AREA

0.68 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

South Santa Anita – Temple City ZD

LAND USE DESIGNATION

3 – Medium Density Residential (12 to 22 du/ac)

ZONE

C-1 (Restricted Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.135 (East Pasadena – San Gabriel CSD requirements)
 - 22.28.120 (C-1 Zone Development Standards)

CASE PLANNER:

Steve Mar

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