



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

PROJECT NUMBER
 R2015-00161-(1)

HEARING DATE
 May 13, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201500006

PROJECT SUMMARY

OWNER / APPLICANT

Royal Properties, LLC / American Royal Petroleum, Inc.

MAP/EXHIBIT DATE

8/17/12 (Site Plan), 1/16/15 (Floor Plan)

PROJECT OVERVIEW

The applicant, American Royal Petroleum, Inc., 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 existing gas station mini-mart in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone in the Whittier Downs Zoned District pursuant to Los Angeles County Code Section 22.28.160.

LOCATION

11025 Washington Blvd., Whittier (West Whittier – Los Nietos)

ACCESS

via Washington Blvd. & Norwalk Blvd.

ASSESSORS PARCEL NUMBER(S)

8176-016-029

SITE AREA

0.4 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Whittier Downs ZD

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

C-2-BE (Neighborhood Business – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

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)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov