



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

**PROJECT NUMBER**

R2015-00969-(5)

**HEARING DATE**

July 7, 2015

**REQUESTED ENTITLEMENTS**

Nonconforming Review No. 201500002  
 Environmental Assessment No. 201500072

**PROJECT SUMMARY**

**OWNER / APPLICANT**

1633 Altadena LLC

**MAP/EXHIBIT DATE**

April 7, 2015

**PROJECT OVERVIEW**

The applicant, 1633 LLC, is requesting a Nonconforming Review (NCR) to continue the operation and maintenance of an automobile service station (Arco) in the R-3 (Limited Multiple Residence) Zone. The use was originally established as a service station in 1949 when the property was zoned C-2 (Neighborhood Business), which permits service stations as a by-right use. Ordinance No. 5541 established the R-3 Zone on the current property in 1950. Zone Exception Case No. 7813 established the current service station in 1965 when the original service station was demolished. The use was last authorized on February 20, 2001 through NCR 00-179-(5) for a 15-year grant term.

The service station is comprised of eight gasoline dispensing pumps, a three-vehicle repair garage with bathroom and office, and a convenience market. Seventeen vehicle parking spaces, including one disabled-accessible space, are located on the property.

**LOCATION**

1633 North Altadena Drive

**ACCESS**

Altadena Drive and New York Drive

**ASSESSORS PARCEL NUMBER(S)**

5853-007-008

**SITE AREA**

0.46 Acres

**GENERAL PLAN / LOCAL PLAN**

Altadena Community Plan

**ZONED DISTRICT**

Altadena

**LAND USE DESIGNATION**

LD (Low Density)

**ZONE**

R-3 (Limited Multiple Residence)

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

1.0 to 6.0 du/ac

**COMMUNITY STANDARDS DISTRICT**

Altadena

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.1550 (Nonconforming Review Burden of Proof Requirements)

**CASE PLANNER:**

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