



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

January 24, 2017

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. R2015-01529-(4)**  
**ZONE CHANGE NO. 201500009**  
**CONDITIONAL USE PERMIT NO. 201500062**  
**ENVIRONMENTAL ASSESSMENT NO. 201500110**  
**APPLICANT: HACIENDA HEIGHTS CAR WASH, LLC**  
**HACIENDA HEIGHTS ZONED DISTRICT**  
**(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The proposed project would authorize the construction of a new 2,683-square-foot automatic car wash with more energy and water-efficient technology to replace the existing automatic car wash at 15734 Gale Avenue, Hacienda Heights. A zone change from C-2 (Neighborhood Business) to C-3-DP (General Commercial – Development Program) is necessary because automatic car washes are not permitted in the C-2 zone. The Conditional Use Permit (CUP) would establish a development program on the subject property to ensure consistency and continuity with the surrounding C-2 zoned properties.

The Regional Planning Commission (RPC) held a duly noticed public hearing on this matter on October 19, 2016, and voted 5 to 0 to recommend approval of this project to the Board of Supervisors (Board).

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Indicate its intent to adopt the Negative Declaration associated with Environmental Assessment No. 201500110, finding that the project will not have a significant effect on the environment.

2. Indicate its intent to approve the requested zone change and instruct County Counsel to prepare the resolution and ordinance to change the zone within the Hacienda Heights Zoned District under Zone Change No. 201500009, as recommended by RPC.
3. Indicate its intent to approve the requested CUP and instruct County Counsel to prepare the necessary findings to affirm RPC's approval of CUP No. 201500062.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

In 2011, the status of the existing car wash changed to "legal non-conforming" when the site was rezoned to C-2 with the adoption of the Hacienda Heights Community Plan. Automatic car washes are not permitted in the C-2 zone; therefore, a zone change to C-3-DP is necessary in order to permit the construction of a new automatic car wash on the subject site. The new building will contain updated equipment that will be more energy-efficient and water-efficient with minimal impact to the sewer system due to utilization of water recycling techniques. This business provides a service to the local community and the project has support from members of the community including a letter of support from the Hacienda Heights Improvement Association. Furthermore, the proposed building has been designed to conform to the development standards of the C-2 zone and will comply with the policies of the Countywide General Plan and the Hacienda Heights Community Plan.

### **Implementation of Strategic Plan Goals**

Construction of a new automatic car wash on the subject property will implement Strategy II.3, Make Environmental Sustainability Our Daily Reality of the County's Strategic Plan with its use of more water- and energy-efficient technologies than the present car wash. Furthermore, a sewer area study was prepared for the subject property which concluded that the existing sewer system has adequate capacity to handle the project flows. Therefore, the new automatic car wash will not burden the existing sewage infrastructure and will promote the goals of Objective II.3.1, Improve water quality, reduce water consumption, and increase water supplies and Objective II.3.2, Foster a cleaner, more efficient, and more resilient energy system.

### **FISCAL IMPACT/FINANCING**

Implementation of the proposed Zone Change and CUP should not result in any new significant costs to the County or to the Department of Regional Planning as the proposed project is a private development. Operating costs will be borne by the applicant.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Although the building was constructed in 1965, the car wash use was confirmed in 2006 with the issuance of building permits by the Department of Public Works.

In 1982, the subject property was rezoned from C-4 (Restricted Commercial) to C-3-BE (Unlimited Commercial – Billboard Exclusion) with the adoption of Ordinance No. 82-0159Z.

Ordinance No. 2011-0023Z was adopted by the Board on May 24, 2011, concurrently with the 2011 Hacienda Heights Community Plan and rezoned the property to C-2 (Neighborhood Business).

In May of 2015, an application was submitted for a CUP to construct a new automatic car wash. Automatic car washes are not permitted in the C-2 zone. Pursuant to Section 22.28.180 of the County Code, an automatic car wash is a permitted use in the C-3 zone. Pursuant to Section 22.16.070, zone changes and amendments may be initiated to change zones, or to alter the boundaries of districts, to impose regulations not previously imposed and to remove or modify any regulation already imposed whenever the Board finds that the public convenience, the general welfare or good zoning practice justifies such action. On August 24, 2015, the applicant submitted a petition for a zone change in compliance with Subsection “C” of Section 22.16.080 of the County Code.

Pursuant to Section 22.40.040, if a CUP has been obtained, property in Zone (-)DP may be used for any use permitted in the basic zone subject to the conditions and limitations of the CUP, including the approved development program which shall be contained therein. Therefore, the CUP application will condition the Development Program (-DP) of the C-3-DP Zone to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

On October 19, 2016, RPC adopted the Negative Declaration, approved the CUP, and recommended approval of the zone change from C-2 to C-3-DP to the Board. Pursuant to Section 22.16.210 of the County Code, the Board may approve, modify or disapprove the recommendation of RPC involving a zone change or amendment.

### **ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration is the appropriate environmental document under the California Environmental Quality Act and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

The Honorable Board of Supervisors  
January 24, 2017  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the proposed project is not anticipated to have a negative impact on current services.

For further information, please contact Kristina Kulczycki at (213) 974-6443 or [kkulczycki@planning.lacounty.gov](mailto:kkulczycki@planning.lacounty.gov).

Respectfully submitted,



Richard J. Bruckner  
Director

RJB:SA:RG:KK:lm

Attachments: Findings and Conditions, Commission Staff Reports and Correspondence, Negative Declaration

c: Executive Office, Board of Supervisors  
Assessor  
Chief Executive Office  
County Counsel  
Public Works

K\_CP\_012417\_PROJECT\_NO\_R2015\_01529\_BL

## LOS ANGELES COUNTY BOARD OF SUPERVISORS

### AGENDA ENTRY

DATE OF MEETING:	JANUARY 24, 2017
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	FOURTH DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

**\*\*\*\*\* ENTRY MUST BE IN MICROSOFT WORD \*\*\*\*\***

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Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2015-01529-(4)

PUBLIC HEARING

BOARD AGENDA TEXT:

1. De novo hearing on Project No. R2015-01529-(4), Zone Change No. 201500009, Conditional Use Permit No. 201500062, and Negative Declaration associated with Environmental Assessment No. 201500110, to authorize a zone change from the C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial – Development Program) Zone in order to demolish the existing car wash, construct an automatic car wash, and establish a development program to ensure continued compatibility with the adjacent commercial corridor. The project is located at 15734 Gale Avenue in the Hacienda Heights Zoned District and is applied for by the applicant, Hacienda Heights Car Wash, LLC.

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
ZONE CHANGE NO. 201500009**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. 201500009 on October 19, 2016:

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant, Hacienda Heights Car Wash LLC, is requesting a change of zone from C-2 (Neighborhood Business) to C-3-DP (General Commercial – Development Program) on 0.49 gross acres. The Development Program designation will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to an automatic car wash. Aside from the automatic car wash, the property shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses permitted within the C-3 Zone shall require a new conditional use permit.
2. The project site is located at 15734 Gale Avenue, in the unincorporated community of Hacienda Heights. The Assessor Parcel Number for the subject property is 8218-022-002. The project site has an area of 0.49 acres and 90.56 feet of street frontage along Gale Avenue, which is classified as an Existing Secondary Highway in the Los Angeles County Master Plan of Highways.
3. The zone change request was heard concurrently with Conditional Use Permit No. 201500062 at the October 19, 2016 public hearing.
4. Conditional Use Permit No. 201500062 is a related request to authorize a development program for the demolition of the existing car wash as well as the construction and operation of an automatic car wash in the C-3-DP Zone.
5. The site plan for the project depicts a new 2,683-square-foot automatic car wash with an ingress-only entrance near the northwestern corner of the project site, an opt-out exit near the southern property line before the entrance to the car wash tunnel, and a second driveway near the northeastern corner of the site. There is a parking lot east of the car wash building and each parking stall has a vacuum adjacent to it. Long-term bike parking is accommodated within the building and two short-term bike parking spaces are located in front of the building.

6. The project is consistent with the goals and policies of the 2011 Hacienda Heights Community Plan, a component of the General Plan, based on the following. The General Commercial land use designation is intended for local serving commercial businesses and service establishments. With the approval of the conditional use permit, the subject property will continue to provide the car wash service to the local community. Furthermore, the proposed zone change and the existing land use category are consistent because both promote the use of the site for commercial businesses.
7. With the zone change, the project is consistent with the C-3-DP zoning classification. Automatic car washes are permitted by-right in the C-3 Zone and the development program will authorize the site to continue to be used as an automatic car wash, but will continue to allow uses that are permitted in the C-2 Zone. Additionally, the development program will ensure consistency with the neighborhood by restricting the development standards to those listed in the C-2 Zone, including building height and signage requirements.
8. The proposed development program provides 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. The development program will ensure that the automatic car wash remains compatible with the surrounding uses by requiring that the project and future entitlements adhere to the C-2 Zone development standards listed in Section 22.28.170 of the County Code. The development program also restricts the use of the site to an automatic car wash and, for future entitlements, only authorizes uses that are permitted in the C-2 Zone (Sections 22.28.130 through 22.28.160) subject to the same conditions and limitations, including auxiliary and transitional uses. Other uses permitted in the C-3 Zone that are not permitted in the C-2 Zone will require an approved conditional use permit with a separate environmental review.
9. Several zone changes were authorized concurrently with the adoption of the 2011 Hacienda Heights Community Plan including rezoning the project site from C-3-BE to C-2. With the rezone, the existing automatic car wash became legal nonconforming as this use is not permitted in the C-2 Zone. In order to construct a new energy-efficient car wash in place of the existing car wash, a zone change to the C-3-DP Zone is required. Therefore, modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
10. The proposed project is necessary in order to continue to provide this service to the community and to help ensure the continuing financial viability of the business. The demolition and reconstruction of the car wash will require a

zone change because the C-2 Zone does not allow automatic car washes. Therefore, a need for the proposed zone classification exists within the area or district under consideration.

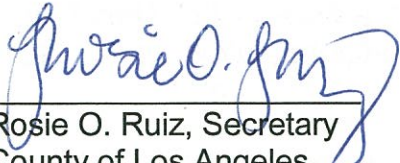
11. Gale Avenue is a commercial corridor that intersects with Hacienda Boulevard, another commercial corridor, approximately 200 feet east of the project site. Furthermore, there is an existing automatic car wash located on the project site. Therefore, the particular property under consideration is a proper location for said zone classification within the area or district under consideration.
12. The project site is buffered by other commercially-zoned properties and was previously zoned C-3-BE. The development program will authorize the continued use of the property for an automatic car wash and will also allow for the use of the site for any use permitted in the C-2 Zone. Based on the foregoing, the 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.
13. 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.
14. 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, 13<sup>th</sup> 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 North Section, Los Angeles County Department of Regional Planning.

**RESOLVED,** That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2 (Neighborhood Business) to C-3-DP (General Commercial – Development Program).
2. That the Board of Supervisors adopt the Negative Declaration, dated August 25, 2016, certify its completion and determine that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the 2011 Hacienda Heights Community Plan;

4. That the Board of Supervisors hold a public hearing to consider 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 on the County of Los Angeles on October 19, 2016.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

VOTE: 5:0:0:0

Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: 10/19/16

RG:KK  
10/19/16

**ZONING CASE NUMBER 201500009**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the County Code, changing regulations for the execution of the Hacienda Heights Community Plan, a part of the Los Angeles County General Plan, relating to the Hacienda Heights Zoned District Number 126.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Hacienda Heights Zoned District Number 126 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Hacienda Heights Community Plan and the General Plan of the County of Los Angeles.



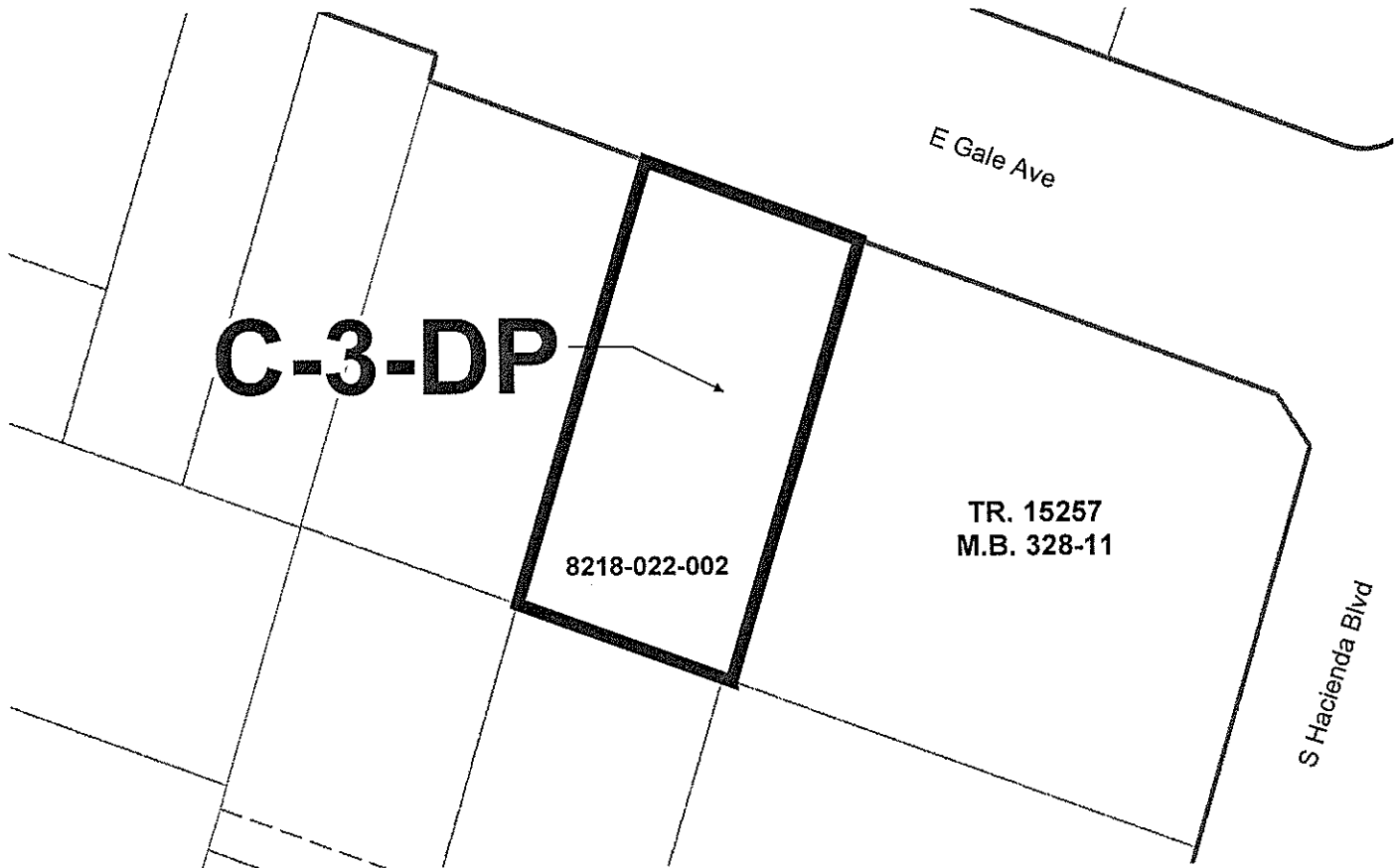
CHANGE OF PRECISE PLAN  
HACIENDA HEIGHTS ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC201500009

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









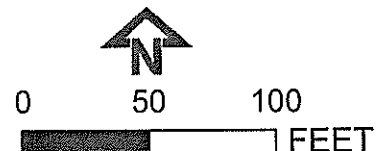
**LEGAL DESCRIPTION:** DESCRIBED AS:

LOT 2 IN TRACT 15257 AS PER MAP RECORDED IN BOOK 328, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

ALSO KNOWN AS: 15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
A.P.# 8218-022-002

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



COUNTY ZONING MAP  
114H297

**DIGITAL DESCRIPTION:** \ZCO\ZD\_HACIENDA HEIGHTS  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LAURA SHELL, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 19, 2016

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Hacienda Heights Car Wash, LLC  
6404 Wilshire Blvd., Suite 930  
Los Angeles, CA 90048

**Regarding: PROJECT NUMBER R2015-01529-(4)  
ZONE CHANGE NUMBER 201500009  
CONDITIONAL USE PERMIT NUMBER 201500062  
15734 GALE AVENUE, HACIENDA HEIGHTS**

Dear Applicant:

The Regional Planning Commission, by its action of October 19, 2016, is recommending **APPROVAL** of the above described legislative Zone Change matters to the Los Angeles County Board of Supervisors and approved Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Kristina Kulczycki in the Zoning Permits North Section at (213) 974-6443 or e-mail at [kkulczycki@planning.lacounty.gov](mailto:kkulczycki@planning.lacounty.gov).

Sincerely,

Richard J. Bruckner  
Director

Robert Glaser, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Findings and Conditions  
c: BOS; DPW (Building and Safety); Zoning Enforcement

RG:KK



**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
ZONE CHANGE NO. 201500009  
CONDITIONAL USE PERMIT NO. 201500062**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500062 ("CUP") on October 19, 2016. The CUP was heard concurrently with Zone Change No. 201500009 ("Zone Change").
2. The permittee, Hacienda Heights Car Wash LLC ("permittee"), requests the Project Permits to authorize the demolition of the existing car wash building and to establish a development program for the construction and operation of a new automatic car wash with energy and water-efficient technology ("Project") on a property located at 15734 Gale Avenue in the unincorporated community of Hacienda Heights ("Project Site").
3. The CUP is a request to authorize the construction, operation, and maintenance of a new automatic car wash in the C-3-DP (General Commercial – Development Program) Zone. The CUP will condition the Development Program (–DP) of the C-3-DP Zone to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
4. The Zone Change is a related request to amend the Project Site's zoning from Zone C-2 (Neighborhood Business) to Zone C-3-DP (General Commercial-Development Program).
5. The approval of the CUP will not become effective unless and until the Board of Supervisors has approved the Zone Change, and it has become effective.
6. The Project Site is 0.49 gross acres (0.38 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape and is developed with an automatic car wash.
7. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2 (Neighborhood Business).
8. The Project Site is located within the General Commercial land use category of the 2011 Hacienda Heights Community Plan Land Use Policy Map.
9. Surrounding zoning within a 500-foot radius includes:

North: R-1 (Single-Family Residence), C-2, and CPD (Commercial Planned Development)

South: R-1, R-1-6000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), and C-2  
East: C-2  
West: R-1, C-1 (Restricted Business), C-2, and C-2-BE (Neighborhood Business – Billboard Exclusion)

10. Surrounding land uses within a 500-foot radius include:

North: Single-family residential, a restaurant, retail, commercial, medical offices, business offices, a gas station, auto repair, and a liquor store  
South: Single-family and multi-family residential, churches, parking, restaurants, retail, medical offices, and auto sales  
East: A gas station with car wash, restaurants, and retail  
West: Single-family and multi-family residential, retail, parking, a restaurant, commercial, medical offices, business offices, and an animal hospital

11. The subject property was zoned C-4 (Restricted Commercial) in 1955 and was rezoned to C-3-BE in 1982. In 2011, the property was rezoned to C-2 as part of the adoption of the 2011 Hacienda Heights Community Plan. According to Assessor records, the building was constructed in 1965.

12. The site plan for the Project depicts a new 2,683-square-foot automatic car wash with an ingress-only entrance near the northwestern corner of the Project Site, an opt-out exit near the southern property line before the entrance to the car wash tunnel, and a second driveway near the northeastern corner of the site. There is a parking lot east of the car wash building and each parking stall has a vacuum adjacent to it. Two short-term bike parking spaces are accommodated near the front of the building and two long-term bike parking spaces are located inside the building.

13. The Project Site is accessible via Gale Avenue. Primary access to the car wash will be via an entrance on Gale Avenue in the northwestern corner of the lot which allows for an on-site queueing area that accommodates at least nine vehicles. There is a second entrance located in the northeastern corner of the lot which provides ingress and egress to the property from Gale Avenue.

14. The Project will provide a total of 13 standard-sized parking spaces including one Americans with Disabilities Act ("ADA")-compliant space.

15. On July 20, 2015, prior to the Commission's public hearing on the Project, a representative of the property owner, Mr. Ahmad Ahmadi, presented the project to the Hacienda Heights Improvement Association ("HHIA"). In response to the presentation, the HHIA submitted a letter in support of the project to the Department of Regional Planning ("Regional Planning").

16. The County Department of Public Works ("Public Works") has provided recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") has cleared the project for hearing

because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Public Health ("Public Health") recommends approval of the Project with restricted hours of operation for the air forced blower. This restriction is reflected in the Project's conditions.

17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. Prior to the Commission's public hearing, Regional Planning staff received a letter in support of the project from HHIA. No other correspondence was received from the public regarding the Project.
20. A duly noticed public hearing was held on October 19, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. Following a presentation by staff, the applicant and his representative presented testimony in favor of the request. There being no further testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved the Conditional Use Permit, and recommended approval of the Zone Change to the Board of Supervisors.
21. The Commission finds that the Project is consistent with the goals and policies of the 2015 Countywide General Plan ("General Plan"). There are policies in the General Plan that encourage a diverse range of commercial and retail services to meet both regional and local needs (Policy LU 5.2) and direct businesses to adopt environmentally-sensitive, sustainable designs and practices (Policies LU 10.4 and LU 11.1). The Project follows these policies by providing a service to the community and will improve the site by using more energy and water-efficient technology.
22. The Commission finds that the Project, including the proposed Zone Change, is consistent with the goals and policies of the 2011 Hacienda Heights Community Plan ("Community Plan"), a component of the General Plan, based on the following. The General Commercial land use designation is intended for local-serving commercial businesses and service establishments. With the approval of the CUP, the subject property will continue to provide the car wash service to the local community while maintaining consistency with the surrounding properties by adhering to the C-2 Zone development standards. The Zone Change and General

Commercial land use category both promote the use of the site for commercial businesses.

23. The Commission finds that with the Zone Change, the Project is consistent with the C-3-DP zoning classification. Automatic car washes are permitted by-right in the C-3 Zone. The development program will authorize the site to continue to be used as an automatic car wash, but will also allow uses that are permitted in the C-2 Zone. Additionally, the development program will ensure consistency with the neighborhood by restricting the development standards to those listed in the C-2 Zone, including building height and signage requirements.
24. The Commission finds that the proposed development program provides 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. The development program will ensure that the automatic car wash remains compatible with the surrounding uses by requiring that the Project and future entitlements adhere to the C-2 Zone development standards listed in Section 22.28.170 of the County Code. The development program also restricts the use of the site to an automatic car wash and, for future entitlements, only authorizes uses that are permitted in the C-2 Zone (Sections 22.28.130 through 22.28.160 of the County Code) subject to the same conditions and limitations, including auxiliary and transitional uses. Other by-right uses permitted in the C-3 Zone (Sections 22.28.180 and 22.28.190) that are not permitted in the C-2 Zone will require an approved conditional use permit with a separate environmental review.
25. There is an existing car wash on the subject property, but it is in disrepair and includes old technology. The new car wash will provide a cleaner, updated site with new landscaping. Additionally, the new car wash will utilize new technologies that include energy and water-efficient systems. Based on the foregoing, the Commission finds that the proposed use at the site 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.
26. The Commission finds 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The site must include at least 1,676 square feet of landscaping and 1,782 square feet of landscaping is proposed. Eleven parking spaces are required and 13 are proposed, including one ADA-compliant space. The maximum permitted building height is 35 feet in the C-2 Zone and 13 times the buildable area in the C-3 Zone. The maximum height of the proposed building is 24 feet and nine inches. The proposed project complies with all required development standards.

27. The Project Site is accessible from Gale Avenue which is an existing Secondary Highway, as designated by the Master Plan of Highways, and is a proposed Class II Bike Path according to the Master Plan of Bikeways. Furthermore, the site will continue to be used as an automatic car wash. Therefore, there will be no significant change in traffic impacts from the subject site. Based on the foregoing, the Commission finds 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.
28. There were several zone changes authorized concurrently with the adoption of the 2011 Hacienda Heights Community Plan including rezoning the Project Site from C-3-BE to C-2. With the rezone, the existing automatic car wash became legal nonconforming as this use is not permitted in the C-2 Zone. In order to construct a new energy-efficient car wash in place of the existing car wash, a zone change to the C-3-DP Zone is required. Therefore, the Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
29. The proposed project is necessary in order to continue to provide this service to the community and to help ensure the continuing financial viability of the business. The demolition and reconstruction of the car wash will require a zone change because the C-2 Zone does not allow automatic car washes. Therefore, the Commission finds that a need for the proposed zone classification exists within the area or district under consideration.
30. Gale Avenue is a commercial corridor that intersects with Hacienda Boulevard, another commercial corridor, approximately 200 feet east of the Project Site. Furthermore, there is an existing automatic car wash located on the Project Site. Therefore, the Commission finds that particular property under consideration is a proper location for said zone classification within the area or district under consideration.
31. The Project Site is buffered by other commercially-zoned properties and was previously zoned C-3-BE. The development program will authorize the continued use of the property for an automatic car wash and will also allow for the use of the site for any use permitted in the C-2 Zone. Based on the foregoing, the Commission finds 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.
32. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Hacienda Heights Library. On August 31, 2016, a total of 51 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy

mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

33. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to Section 711.4 of the California Fish and Game Code.
34. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
35. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES THAT:**

**Regarding the Conditional Use Permit:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The development program provides 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.

**Regarding the Zone Change:**

- F. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- G. A need for the proposed zone classification exists within the area or district under consideration.
- H. The particular property under consideration is a proper location for said zone classification within the area or district under consideration.
- I. 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.
- J. The proposed zone change is consistent with the adopted general plan for the area.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
2. Approves Conditional Use Permit No. 201500062 with the development program, subject to the attached conditions; and
3. Recommends approval of Zone Change No. 201500009 to the Board of Supervisors for a legislative action, subject to the attached conditions.

**ACTION DATE: October 19, 2016**

**VOTE: 5:0:0:0**

Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

**PROJECT NO. R2015-01529-(4)**  
**ZONE CHANGE NO. 201500009**  
**CONDITIONAL USE PERMIT NO. 201500062**

**FINDINGS**  
**PAGE 8 OF 8**

RG:KK  
10/19/16

c: Chief Executive Office, Each Commissioner, Building and Safety, Zoning Enforcement

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
CONDITIONAL USE PERMIT NO. 201500062**

**PROJECT DESCRIPTION**

The project is to authorize the establishment and implementation of a development program to authorize the demolition of the existing car wash and the construction, operation, and maintenance of an automatic car wash facility, in conjunction with a zone change from the C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial-Development Program) Zone, subject to the following conditions of approval:

**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 Zone Change No. 201500062 ("Zone Change") is effective; 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 5, 6 and 11 shall be effective immediately upon the date of final approval of this grant by the County.
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. Approval of this grant for the purposes of the construction, operation, and maintenance of the automatic car wash facility shall not become effective until the Zone Change is approved by the County Board of Supervisors ("Board") and the Zone Change become effective.
5. 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 reasonably 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

reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. 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.

7. 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.
8. 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.
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 \$1,600.00. 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 eight (8) biennial (one every other year) 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 five (5) working days from the day after your appeal period ends, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 \$2,285.00 (\$2,210.00 for a Negative Declaration 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 to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. 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 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.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 60 calendar days from the effective date of the permit.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PROJECT SITE SPECIFIC CONDITIONS**

20. This grant shall authorize a new development program that includes the demolition of the existing car wash as well as the construction, operation, and maintenance of a new automatic car wash facility.
21. The subject property shall be limited to use as an automatic car wash, or those uses permitted in the C-2 Zone, under the same limitations and conditions, including auxiliary and transitional uses.
22. Any proposed alterations to the project site shall adhere to the development standards required for projects in the C-2 Zone:
  - A. Not to exceed 90 percent of the net area shall be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.
  - B. There shall be parking facilities as required by Part 11 of Chapter 22.52.
  - C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

- D. Outside Display. Except for the following uses, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
- i. Automobile sales, limited to automobiles and trucks under two tons held for sale only.
  - ii. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
  - iii. Carnivals, temporary.
  - iv. Christmas trees and wreaths, the sale of.
  - v. Crops—field, tree, bush, berry and row, including nursery stock.
  - vi. Electric distribution substations.
  - vii. Gas metering and control stations, public utility.
  - viii. Parking lots.
  - ix. Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
  - x. Signs, outdoor advertising.
- E. Outside Storage. No outside storage shall be permitted in Zone C-2.
- F. Secondhand stores.
- i. A residential use, accessory or otherwise, is prohibited on the same lot as a secondhand store, unless the residential use is within a mixed-use development that has a secondhand store and otherwise complies with Part 18 of Chapter 22.52;
  - ii. The areas of a secondhand store for donation drop-off, sorting, storing, and distributing shall be located entirely within an enclosed building; and
  - iii. A secondhand store shall post one wall sign, with a minimum of one square foot and a maximum of four square feet of sign area, notifying the public that donation drop-offs to the secondhand store during non-business hours are prohibited. The sign area for this wall sign shall not be included in calculating the maximum wall sign area permitted for the secondhand store under Section 22.52.880.A.
- G. Ambulance Emergency Services Facilities. No more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.
23. The hours of operation for the automatic car wash facility and dryer unit shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7:00 a.m. to 8:00 p.m.
24. There shall be at least one attendant available on-site during regular operating hours of the car wash.

25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 31, 2016.
26. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 6, 2015.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 20, 2015.

Attachments:

Public Works Department Letter dated August 31, 2016  
Public Health Department Letter dated November 6, 2015  
Fire Department Letter dated October 20, 2015



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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

August 31, 2106

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Kristina Kulczycki

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

PLAN NO. RCUP-201500062  
PROJECT NO. R2015-01529  
15734 GALE AVENUE  
ASSESSOR'S MAP BOOK NO. 8218, PAGE 22, PARCEL NO. 2  
UNINCORPORATED COUNTY COMMUNITY OF HACIENDA HEIGHTS

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 15734 Gale Avenue in the unincorporated County community of Hacienda Heights. The applicant is requesting authorization for a CUP to allow the use and the construction of an automated car wash facility in the C-2 Zone. The site contains an existing automated car wash facility that will be demolished and a new car wash with energy-efficient techniques will be constructed.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Construct driveway approaches at the site on Gale Avenue to comply with current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.2 Close the unused driveways with standard curb, gutter, and sidewalk along the property frontage on Gale Avenue.

- 1.3 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices to the satisfaction of Public Works.
- 1.4 Plant street trees along the property frontage on Gale Avenue to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 968-3312 to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.5 Submit street improvement plans and acquire street plan approval prior to grading/drainage or building permit issuance as applicable.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

## 2. Grading and Drainage

- 2.1 Submit a grading/drainage plan, as appropriate, for approval to the satisfaction of Public Works. The grading plans must show and call out the construction of at least all drainage devices and details and paved driveways and the elevation and drainage of all pads, the water quality devices, and Low-Impact Development (LID) features. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
- 2.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the grading and drainage condition Nos. 2.1, 2.3, and 2.4, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

For questions regarding the grading and drainage condition No. 2.2, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4921 or [mchimien@dpw.lacounty.gov](mailto:mchimien@dpw.lacounty.gov).

3. Water

- 3.1 The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated November 5, 2015, issued by the San Gabriel Valley Water Company. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter and abide by all requirements of the water purveyor.

For questions regarding the water condition please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or [tkhalkh@dpw.lacounty.gov](mailto:tkhalkh@dpw.lacounty.gov).

4. Environmental Programs

- 4.1 Submit plans for the installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4), industrial waste treatment or disposal facilities (<http://dpw.lacounty.gov/epd/IndustrialWaste/index.cfm>), and/or storm water treatment facilities (<http://dpw.lacounty.gov/epd/Stormwater/inspection.cfm>). Environmental Programs Division must be contacted for required approvals and operating permits. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Contact Public Works' Environmental Programs Division at (626) 458-3517 for more permit information.
- 4.2 Submit a Recycling and Reuse Plan for review and approval to Environmental Programs Division. All construction, demolition, and grading projects in the unincorporated County areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County Construction and

Demolition Debris Recycling and Reuse Ordinance. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

- 4.3 Comply with the California Green Building Standards Code for the recycle/reuse at least 65 percent of the debris generated by the project. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

For questions regarding the environmental programs comments, please contact Nilda Gemeniano of Public Works' Environmental Programs Division at (626) 458-5184 or [ngemenia@dpw.lacounty.gov](mailto:ngemenia@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

AM:tb

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# SAN GABRIEL VALLEY WATER COMPANY

November 5, 2015

Mr. Rafael Shpelfogel  
Hacienda Heights Car Wash, LLC  
6404 Wilshire Blvd., #930  
Los Angeles, CA 90048

Subject: 15734 Gale Avenue  
Hacienda Heights, CA

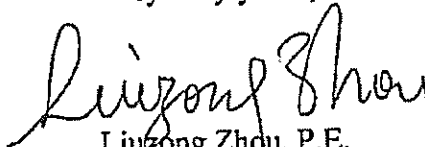
Dear Mr. Shpelfogel:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have any questions or need additional information, please contact me at (909) 201-7347 or via e-mail at [lzzhou@sgvwater.com](mailto:lzzhou@sgvwater.com).

Very truly yours,



Liuzong Zhou, P.E.  
Senior Engineer

LZZ:cph





**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91708  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

Hilda Sotia  
First District

Mark Ridley-Thomas  
Second District

Sheila Kuehl  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

November 6, 2015

TO: Kristina Kulczycki  
Senior Regional Planning Assistant  
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA  
Environmental Health Division  
Department of Public Health

M.T.

SUBJECT: CUP Consultation  
PROJECT NO. R2015-01529/ CUP 201500062  
Hacienda Car Wash  
15734 Gale Avenue, Hacienda Heights

- ☒ Public Health recommends approval of this CUP.  
☐ Public 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 request is to replace an existing automatic car wash with a new car wash with a new circulation pattern and more energy-efficient techniques used in its operation.

The Department recommends approval of the CUP with the condition stated in the Noise section.

**Potable Water Supply**

The proposed car wash is in the jurisdiction of a municipal water company (San Gabriel Valley Water Company). The car wash shall remain connected to public water for its source of potable water. A will current serve letter has been submitted to this Department ensuring water service.

**Wastewater Disposal**

The proposed car wash will be connected to the public sewer.

**Noise**

Staff from Toxics Epidemiology Program conducted a site area visit, and reviewed the initial study, documents provided by Regional Planning for the subject property. The applicant proposes to re-build an existing carwash.

We concur with the initial study's findings that the noise impacts associated with project are anticipated to be less than significant with adherence to Title 12 LA County Noise standards. The ambient noise standards are not expected to be substantially increased given the existing car-wash operation and surrounding land use. We do not expect the noise levels from car-wash and other operations to exceed noise standards contained in Title 12, chapter 12.08 (LA County Code) at sensitive/residential receptors during day time use. The residential receptors are not located adjacent to the site and existing boundary walls, and adjacent structures would shield some of the noise. The proposed project is compatible with surrounding land use.

**Condition of approval:**

The project shall adhere to the requirements contained in the LA County Noise Control Ordinance Title 12. According to Title 12 section 12.450, the operation of *air forced blowers* in tunnel car washes is prohibited between the hours of 8:00 pm and 7:00 am.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at [rvasquez@ph.lacounty.gov](mailto:rvasquez@ph.lacounty.gov) and [emasis@ph.lacounty.gov](mailto:emasis@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-01529

MAP DATE: 09/28/2015

LOCATION: 15734 Gale Avenue, Hacienda Heights

PLANNER: Kristina Kulczycki

---

**REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 09/17/2015**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Once the proposed project has been approved during the public hearing process, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed building.
2. The Building Plans for the proposed building are required to be submitted and approved prior to construction by the Fire Department's Building Plan Check Unit in Commerce, (323) 890-4125. Additional requirement may be required.

**CONDITIONS OF APPROVAL – ACCESS**

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The edge of the fire access roadway shall be located a minimum of 5 feet from the building or any projections there from.

Reviewed by: Wally Collins

Date: October 20, 2015



## **COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

**PROJECT:** R2015-01529

**MAP DATE:** 09/28/2015

**LOCATION:** 15734 Gale Avenue, Hacienda Heights

**PLANNER:** Kristina Kulczycki

---

5. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
7. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
9. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
11. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-01529                      MAP DATE: 09/28/2015  
LOCATION: 15734 Gale Avenue, Hacienda Heights  
PLANNER: Kristina Kulczycki

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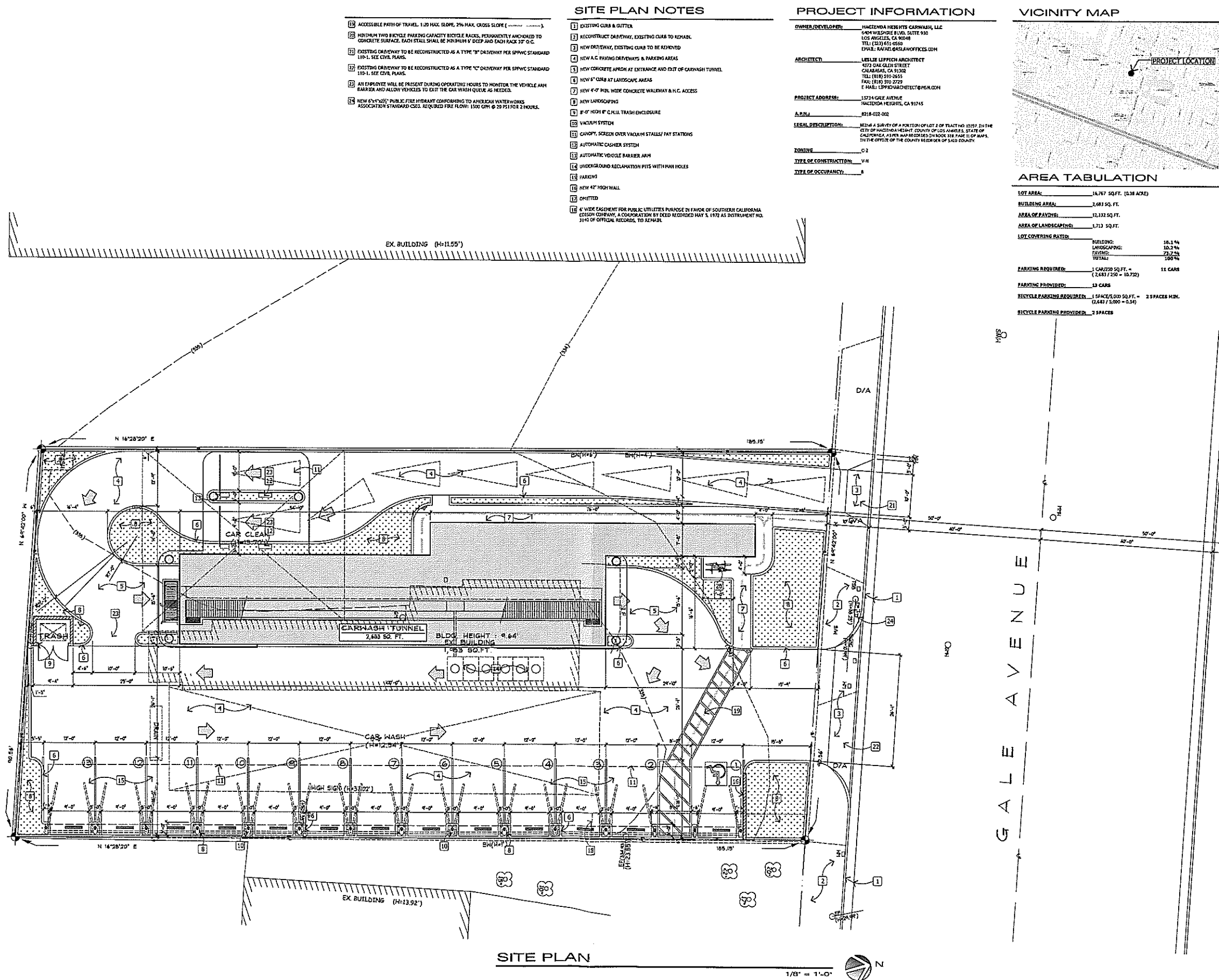
12. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
13. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

**CONDITIONS OF APPROVAL – WATER STSTEM**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Install one (1) public fire hydrant as noted by the Fire Department on the site plan.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).





LESLE LIPPICH ARCHITECT  
ARCHITECTURE  
DESIGN  
PLANNING  
PHONE (818) 591-2555 FAX (818) 591-2729 E-MAIL: lipps@lippsarchitect.com  
4373 OAK GLEN STREET, CALABASAS CALIFORNIA 91302

SHEET TITLE: SITE PLAN

JOB NO.: 2755

DATE: 08-08-2016

DRAWN:

REVISIONS

HACIENDA HEIGHTS  
CAR WASH  
15734 Gale Avenue  
Hacienda Heights, CA 91345

SHEET NO.  
A-1



FLOOR PLAN



ROOF PLAN

- [illegible]

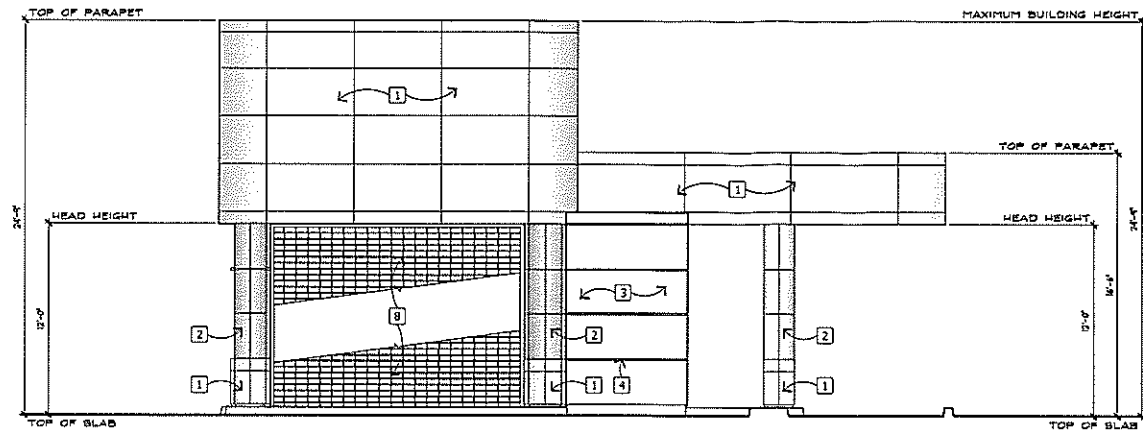
## FLOOR/ROOF PLAN NOTES

SHEET NO  
**A-2**

**Hacienda Heights**  
**CAR WASH**  
15734 Galle Avenue  
Hacienda Heights, CA 90250

SHEET TITLE	FLOOR PLAN & ROOF PLAN
JOB NO.	2735
DATE	06-08-16
DRAWN :	
REVISIONS	

**LESLIE LIPPICH ARCHITECT**  
ARCHITECTURE DESIGN PLANNING  
PHONE (818) 591-2655 FAX (818) 591-2279 E-MAIL lippichlinc@msn.com  
4373 OAK GLEN STREET , CALABASAS CALIFORNIA 91302

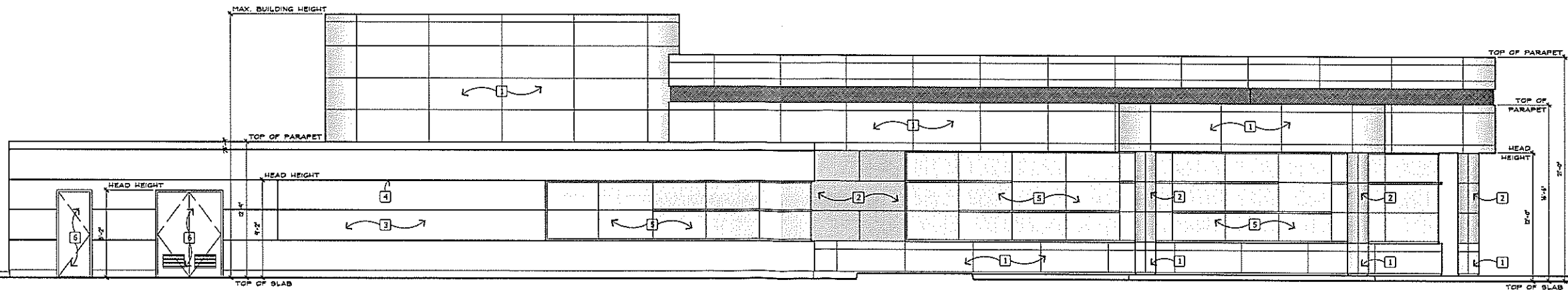


NORTH ELEVATION

1/4" = 1' - 0"

# ELEVATION NOTES

- 1 COMPOSITE PANELING OVER METAL STUD WALL. COLOR: "AMP PROTECT", BY ALCOA ARCHITECTURAL PRODUCTS.
- 2 COMPOSITE PANELING OVER METAL STUD WALL. COLOR: "WHITE RED", BY ALCOA ARCHITECTURAL PRODUCTS.
- 3 EXTERIOR PLASTER OVER METAL STUD WALL. COLOR: D6342 "STORM CLOUDS", BY DUNNE EDWARDS.
- 4 1" FRY REGLET @ EXPANSION JOINTS.
- 5 ALUMINUM FRAME STOREFRONT TYPE WINDOWS WITH LAMINATED TINTED GLAZING.
- 6 SOLID METAL DOOR IN ALUMINUM FRAME.
- 7 ALUMINUM FRAME STOREFRONT TYPE DOOR WITH TINTED GLAZING.
- 8 METAL ROLL UP GRILLE BY "UNITED STEEL PRODUCTS".
- 9 LOCKABLE METAL GRILLE GATE BY "UNITED STEEL PRODUCTS".



WEST ELEVATION

1/4" = 1' - 0"

**LESLIE LIPPICH ARCHITECT**  
ARCHITECTURE  
DESIGN  
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PHONE (818) 591-2655 FAX (818) 591-2729 E-MAIL [lpplippich@msa.com](mailto:lpplippich@msa.com)  
4373 OAK GLEN STREET, CALABASAS, CALIFORNIA 91302

SHEET TITLE EXTERIOR ELEVATIONS

JOB NO. 2755  
DATE 06-08-16  
DRAWN

**HACIENDA HEIGHTS**  
**CAR WASH**  
15734 Gale Avenue  
Hacienda Heights, CA 90550

SHEET NO

**A-3**

A-4

SHEET NO.

HACIENDA HEIGHTS  
CAFÉ WASH  
15734 GALE AVENUE  
Hacienda Heights, CA 90220

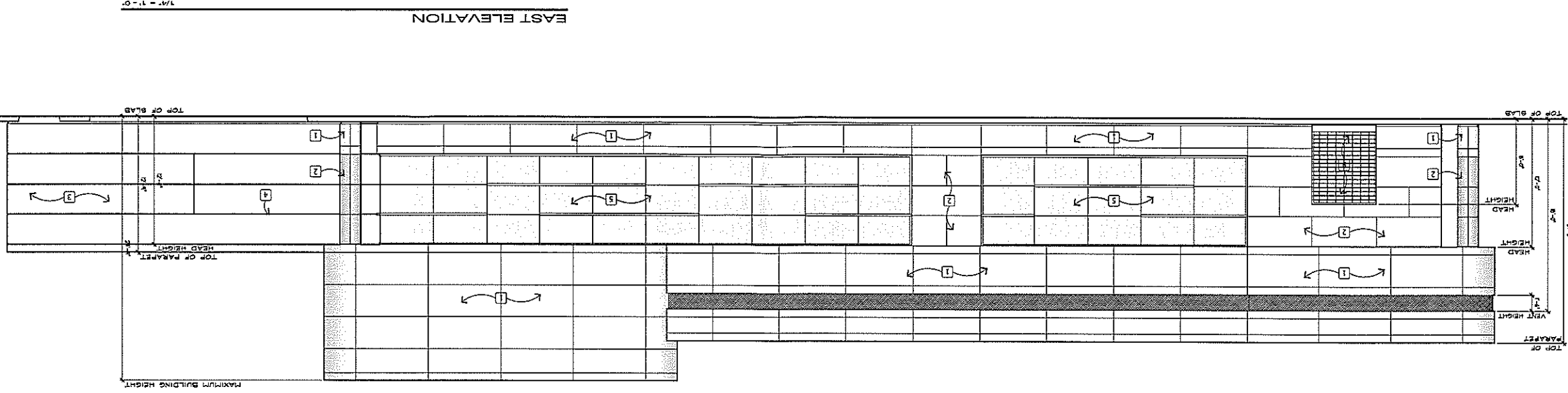
SHEET  
TITLE  
JOB NO. : 2725  
DATE : 06-08-16  
DRAWN :  
EXTERIOR ELEVATIONS  
REVISIONS

LESLIE  
ARCHITECTURE  
PHONE (818) 591-2655 FAX (818) 591-2729 E-MAIL: lesliearchitect@msn.com  
4373 OAK GLEN STREET, CALABASAS CALIFORNIA 91302  
LIPPICH ARCHITECT  
DESIGN  
PLANNING

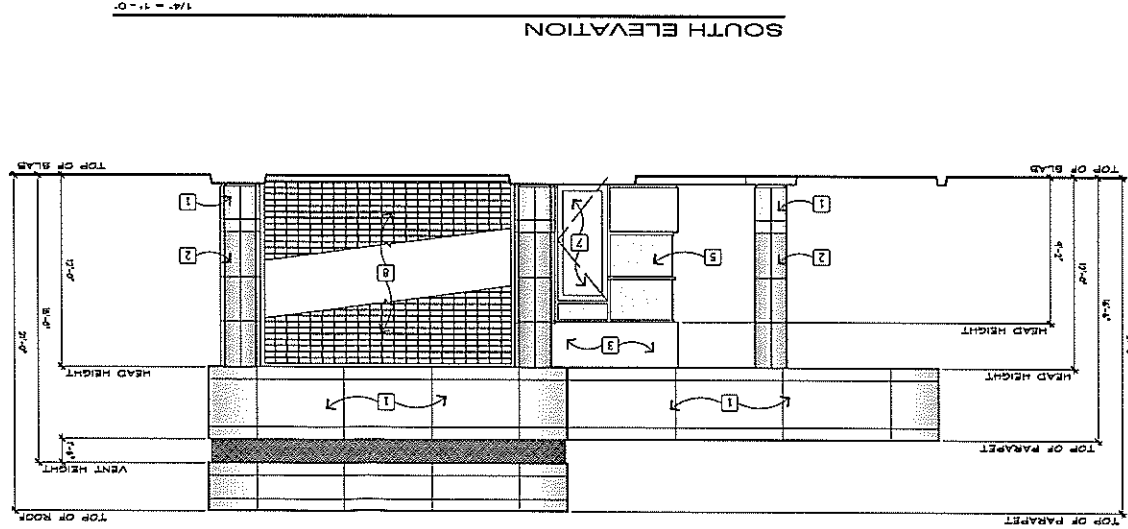
ELEVATION NOTES

1. COMPOSITE PAINTING OVER METAL STUD WALL, COLOR: "APP RIVETER", BY ALCOA ARCHITECTURAL PRODUCTS.
2. COMPOSITE PAINTING OVER METAL STUD WALL, COLOR: "WHITE KEYS", BY ALCOA ARCHITECTURAL PRODUCTS.
3. ALUMINUM FRAME STORMDOOR TYPE WINDOWS WITH LAMINATED TINTED GLAZING.
4. 1/2" FIBER REINFORCED POLYESTER CONCRETE JOINTS.
5. ALUMINUM FRAME STORMDOOR TYPE DOOR WITH TINTED GLAZING.
6. SOLID METAL DOOR BY ALUMINUM FRAME.
7. ALUMINUM FRAME STORMDOOR TYPE DOOR WITH TINTED GLAZING.
8. METAL ROLL UP GATE BY "UNITED STEEL PRODUCTS".
9. LOCABLE METAL GATE BY "UNITED STEEL PRODUCTS".

EAST ELEVATION



SOUTH ELEVATION



# Regional Planning Commission Transmittal Checklist

Hearing Date  
10/19/2016  
Agenda Item No.  
7

**Project Number:** R2015-01529-(4)  
Conditional Use Permit Case No. 201500062  
**Case(s):** Zone Change Case No. 201500009  
Environmental Assessment Case No. 201500110  
**Planner:** Kristina Kulczycki

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ 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/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



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

**PROJECT NUMBER**

R2015-01529-(4)

**HEARING DATE**

10-19-2016

## PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**

Zone Change No. 201500009

Conditional Use Permit No. 201500062

Environmental Assessment No. 201500110

**OWNER / APPLICANT**

15734 Gale LLC / Hacienda Heights Car Wash LLC

**MAP/EXHIBIT DATE**

6-8-2016

**PROJECT OVERVIEW**

The applicant is requesting a Zone Change from the C-2 (Neighborhood Business) zone to the C-3-DP (General Commercial-Development Program) zone in order to demolish an existing car wash and construct a new automatic car wash. A Conditional Use Permit is required in order to operate an automatic car wash in the C-3 zone with a development program.

The development program will restrict the use of the site to only an automatic car wash; any other use proposed in the C-3-DP zone will require a separate CUP and environmental review. However, permitted uses in the C-2 zone will continue to be by-right.

**LOCATION**

15734 Gale Avenue, Hacienda Heights

**ACCESS**

Gale Avenue

**ASSESSORS PARCEL NUMBER(S)**

8218-022-002

**SITE AREA**

0.38 Acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**LAND USE DESIGNATION**

CG – General Commercial

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**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)
  - 22.16.110 (Zone Change Burden of Proof Requirements)

**CASE PLANNER:**

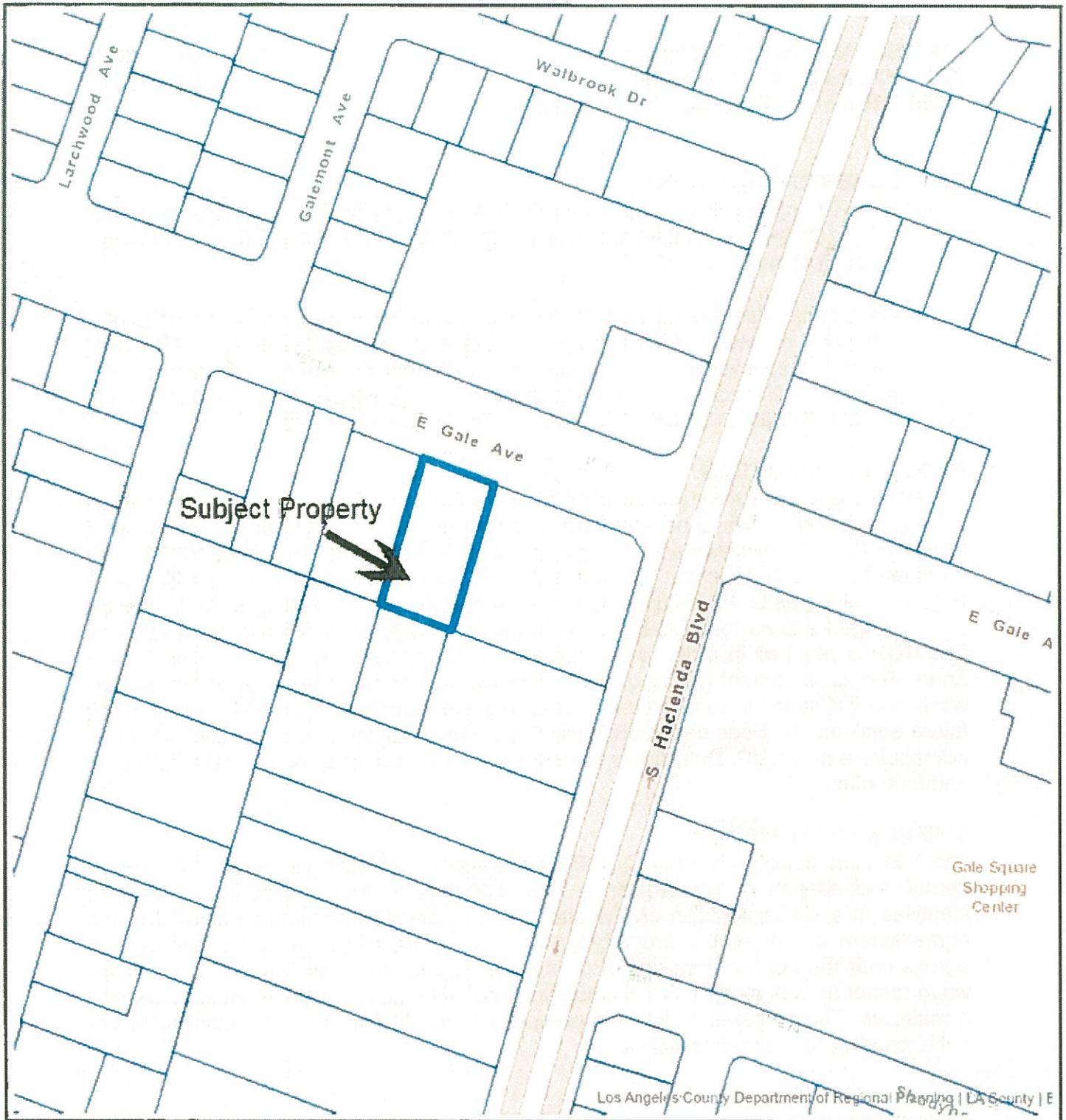
Kristina Kulczycki

**PHONE NUMBER:**

(213) 974 - 6443

**E-MAIL ADDRESS:**

kkulczycki@planning.lacounty.gov



## Property Location Map

R2015-01529-(4)

Printed: Sep 14, 2016



0 200  
Feet

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### **ENTITLEMENTS REQUESTED**

- Zone Change to change the current C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial-Development Program) Zone pursuant to County Code Section 22.16.070.
- Conditional Use Permit ("CUP") for the construction and operation of a new automatic car wash in the C-3-DP (General Commercial-Development Program) Zone and a development program to ensure that development occurring after rezoning will conform to the approved program and be compatible with the surrounding area pursuant to County Code Section 22.40.030.

### **PROJECT DESCRIPTION**

The project is a request for a zone change and a CUP to authorize the demolition of an existing legally-established non-conforming automatic car wash and the construction of a new automatic car wash with energy and water-efficient technology at 15734 Gale Avenue in Hacienda Heights. The new car wash will have a reconfigured parking area and minor changes to the circulation pattern. The proposed zone change would convert the existing C-2 Zone to a C-3-DP Zone in order to allow the automatic car wash use. The CUP is required in order to authorize the automatic car wash use in the C-3-DP Zone. The development program will restrict the use of the site to an automatic car wash and will continue to allow other uses that are permitted in the C-2 Zone for any future entitlements. Uses permitted in the C-3 Zone, other than an automatic car wash, will require a new CUP. Daily hours of operation are proposed to be between 7:00 a.m. and 8:00 p.m.

### **SITE PLAN DESCRIPTION**

The site plan depicts an existing 1,953-square-foot automatic car wash that will be demolished as part of this project. A new 2,683-square-foot automatic car wash is identified in a similar location on the site with an ingress-only entrance located in the northwestern corner of the property and a second driveway providing ingress and egress near the northeastern corner of the site. The building will contain the main car wash tunnel as well as an office, equipment area with vacuum equipment storage, and a restroom. The proposed building is one-story in height and the maximum height will not exceed 24 feet and nine inches.

### **EXISTING ZONING**

The subject property is zoned C-2 (Neighborhood Business).

Surrounding properties are zoned as follows:

North: R-1 (Single-Family Residence), C-2, and CPD (Commercial Planned Development)

South: R-1, R-1-6000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), and C-2

East: C-2

**PROJECT NO. R2015-01529-(4)**  
**ZONE CHANGE NO. 201500009**  
**CONDITIONAL USE PERMIT NO. 201500062**

**STAFF ANALYSIS**  
**PAGE 2 OF 7**

West: R-1, C-1 (Restricted Business), C-2, and C-2-BE (Neighborhood Business – Billboard Exclusion)

### **EXISTING LAND USES**

The subject property is developed with an automatic car wash.

Surrounding properties are developed as follows:

North: Single-family residential, a restaurant, retail, commercial, medical offices, business offices, a gas station, auto repair, and a liquor store  
South: Single-family and multi-family residential, churches, parking, restaurants, retail, medical offices, and auto sales  
East: A gas station with car wash, restaurants, and retail  
West: Single-family and multi-family residential, retail, parking, a restaurant, commercial, medical offices, business offices, and an animal hospital

### **PREVIOUS CASES/ZONING HISTORY**

Ordinance No. 5122 was adopted by the Board of Supervisors on May 25, 1948 which zoned the subject property A-1-10000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).

Ordinance No. 6781 was adopted by the Board of Supervisors on September 27, 1955 which rezoned the subject property to C-4 (Restricted Commercial).

The Los Angeles County Assessor's records identify the construction of the building in 1965. Recent building permit records from 2006 were issued by the Department of Public Works and confirm the legality of the car wash use on the site.

Ordinance No. 82-0159Z was adopted by the Board of Supervisors on July 13, 1982 which rezoned the subject property to C-3-BE (Unlimited Commercial – Billboard Exclusion).

Ordinance No. 2011-0023Z was adopted by the Board of Supervisors on May 24, 2011 concurrently with the 2011 Hacienda Heights Community Plan and included a change to the zone of the existing site to C-2.

### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the CG - General Commercial land use category of the 2011 Hacienda Heights Community Plan. This designation is intended for "local serving

commercial, office and professional businesses, retail and service establishments, including day care centers." The project site contains an existing automatic car wash and the use of the site will not be altered by the proposed zone change. An automatic car wash establishment provides a service to the local community. Therefore, the car wash use is consistent with the permitted uses of the underlying land use category.

The following policies of the 2015 Countywide General Plan are applicable to the proposed project:

- *Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs (Policy LU 5.2, page 88).*
- *Promote environmentally-sensitive and sustainable design (Policy LU 10.4, page 90).*
- *Encourage new development to employ sustainable energy practices... (Policy LU 11.1, page 91).*

The new car wash will include water-efficient and energy-efficient technologies including a water recovery system that will reuse 85 percent of the new car wash bay water. Other features include a computer/controller operating system that has fixed time cycles that will turn on and off according to the size of the vehicle. The controller will only turn on the water when the car is under certain pieces of equipment. The car wash chemical applicators are designed to use less chemical with greater results than past equipment. Dryers will include quieter equipment with high efficiency electric motors that contain programmable variable frequency drives to allow for more efficient energy consumption.

The following policies of the 2011 Hacienda Heights Community Plan are applicable to the proposed project:

- *Maintain buildings, parking areas, and landscaping in a clean and orderly manner (Policy No. A 5.2, Page 18).*
- *Encourage sustainable, environmentally-friendly construction and business operating practices (Policy No. C 4.2, Page 22).*
- *Promote water conservation, including the use of reclaimed water materials and equipment, in future development (Policy No. PS 6.4, Page 24).*

There is an existing car wash on the subject property, but it is in disrepair and includes old technology. The new car wash will provide a cleaner, updated site with new landscaping to enhance the appearance of the site and ensure consistency with the community character. Additionally, the proposed car wash will utilize new technologies that include energy-efficient and water-efficient systems.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.180 of the County Code, an automatic car wash is a permitted use in the C-3 Zone. Automatic car washes are not permitted in the C-2 Zone. Pursuant to County Code Sections 22.28.170 and 22.28.220, establishments in the C-2 and C-3 Zones are subject to the following development standards:

Lot Coverage and Landscaping

- Not to exceed 90 percent of the net area may be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The net area of the lot is 16,767 square feet. Ten percent of the net lot area is 1,676 square feet. The total proposed landscaped area is 1,782 square feet and the building size is 2,683 square feet. Therefore, the project is in compliance with this requirement.

Parking

- There shall be parking facilities as required by Part 11 of Chapter 22.52. Pursuant to County Code Section 22.52.1100, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-(U) shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. The proposed building is 2,683 square feet in size; therefore, 11 parking spaces are required. The site plan depicts 13 proposed parking spaces including one Americans with Disabilities Act ("ADA") accessible parking space. Therefore, the project complies with this requirement.
- Pursuant to County Code Section 22.52.1225, one short-term bicycle parking space is required for each 5,000 square feet of gross floor area with a minimum of two short-term spaces per project and one long-term bicycle parking space is required for every 12,000 square feet of gross floor area for general retail uses with a minimum of two long-term bicycle parking spaces per project. The proposed building is 2,683 square feet in size; therefore, two short-term and two long-term bicycle parking spaces are required. Two short-term bicycle parking spaces are depicted in front of the proposed building and two secured long-term bicycle parking spaces are depicted inside the building.

Building Height

- The site plan depicts the proposed structure with a maximum height of 24 feet and nine inches. Pursuant to Subsection "C" of County Code Section 22.28.170, buildings or structures in the C-2 Zone shall not exceed a height of 35 feet above grade, excluding signs, chimneys, and rooftop antennas. The C-3 Zone does not specify a height restriction and therefore, the general requirement for height listed in Section 22.52.050 of the County Code applies and states that: "...the total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land." This requirement is more

permissible than the C-2 Zone requirement. Therefore, the design of the new building is in compliance with current and proposed zoning requirements.

Signage

- Signage must comply with Part 10 of Chapter 22.52. The requirements for freestanding signs are identified in Section 22.52.890. No signage is proposed at this time.

Development Program (-DP)

Pursuant to Section 22.40.040, if a CUP has been obtained, property in Zone (-DP) may be used for any use permitted in the basic zone subject to the conditions and limitations of the CUP, including the approved development program which shall be contained therein. In order to maintain consistency with the surrounding community, the development program shall include restrictions on the permitted uses and development standards for the site as follows:

Permitted Uses

- Automatic car wash
- Uses permitted in the C-2 Zone, subject to the same entitlements and limitations specified in the C-2 Zone (i.e. Director's Review)
- Other uses in the C-3 Zone will require a new CUP

To further clarify, if a future project proposes a by-right use listed in Section 22.28.130 or Section 22.28.140 of the C-2 Zone (i.e. construction of an art supply store), a Revised Exhibit "A" would be the appropriate application. In addition to those uses that require a CUP in the C-3 Zone, a new CUP application and environmental review will be required for by-right uses in the C-3 Zone (Section 22.28.180), other than an automatic car wash.

Development Standards

- The development standards for the C-2 Zone (Section 22.28.220) shall be applied to any project proposed on the subject property including the current automatic car wash. Therefore, all buildings and structures will be required to have a maximum height of 35 feet and proposed signage must comply with the standards for a C-2 zoned property.

Site Visit

Staff conducted a site visit on Wednesday, July 13, 2016 around 10:45 a.m. and found that the project site is located along a busy commercial corridor utilized by many semi-trucks. Staff observed a queue of cars on the subject property that were in line to be serviced. There were multiple on-site attendants as well as a full lot of cars parked in the front of the property drying and/or waiting for pick-up. On the adjacent site to the east, there is a car wash that is accessory to the gas station.

**Burdens of Proof**

The applicant is required to substantiate all facts identified by Sections 22.16.110 and 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof for the conditional use permit and zone change.

**Neighborhood Impact/Land Use Compatibility**

This site has been operating as an automatic car wash and became legal non-conforming when the site was rezoned to C-2 with the adoption of the 2011 Hacienda Heights Community Plan. The project proposes to demolish the existing building and construct a new automatic car wash with minor changes to the circulation pattern and the parking location on the site. The new building will contain updated equipment that will be more energy-efficient and water-efficient with minimal impact to the sewer system due to utilization of water recycling techniques. This business provides a service to the local community and the project has support from members of the community including a letter of support from the Hacienda Heights Improvement Association.

**Zone Change**

A zone change is legislative action. The role of the Regional Planning Commission ("Commission") is to provide a recommendation to the Board of Supervisors ("Board") to approve, modify, or deny the zone change petition.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Fire Department provided a letter dated October 20, 2015 that cleared the project for hearing with recommended conditions of approval. The Department of Public Health provided a letter dated November 6, 2015 that recommends approval of the request contingent upon compliance with the Los Angeles County Noise standards contained in Title 12 including restrictions to operating hours for air forced blowers. The Department of Public Works cleared the project for hearing on August 31, 2016 and provided a list of recommended conditions of approval.

**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.

**PUBLIC COMMENTS**

A letter from the Hacienda Heights Improvement Association dated July 20, 2015 was submitted to staff and includes support for the project.

**FEES/DEPOSITS**

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

PROJECT NO. R2015-01529-(4)  
ZONE CHANGE NO. 201500009  
CONDITIONAL USE PERMIT NO. 201500062

STAFF ANALYSIS  
PAGE 7 OF 7

**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 R2015-01529-(4), Zone Change Number 201500009 and Conditional Use Permit Number 201500062, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201500062 INCLUDING THE DEVELOPMENT PROGRAM AND RECOMMEND APPROVAL OF ZONE CHANGE NUMBER 201500009 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Kristina Kulczycki, Senior Regional Planning Assistant, Zoning Permits North

Reviewed by Rob Glaser, Supervising Regional Planner, Zoning Permits North Section

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Environmental Document  
Site Photographs  
Site Plan, Land Use Map

RG:KK  
10/4/16

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
ZONE CHANGE NO. 201500009**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. 201500009 on October 19, 2016:

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant, Hacienda Heights Car Wash LLC, is requesting a change of zone from C-2 (Neighborhood Business) to C-3-DP (General Commercial – Development Program) on 0.49 gross acres. The Development Program designation will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to an automatic car wash. Aside from the automatic car wash, the property shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses permitted within the C-3 Zone shall require a new conditional use permit.
2. The project site is located at 15734 Gale Avenue, in the unincorporated community of Hacienda Heights. The Assessor Parcel Number for the subject property is 8218-022-002. The project site has an area of 0.49 acres and 90.56 feet of street frontage along Gale Avenue, which is classified as an Existing Secondary Highway in the Los Angeles County Master Plan of Highways.
3. The zone change request was heard concurrently with Conditional Use Permit No. 201500062 at the October 19, 2016 public hearing.
4. Conditional Use Permit No. 201500062 is a related request to authorize a development program for the demolition of the existing car wash as well as the construction and operation of an automatic car wash in the C-3-DP Zone.
5. The site plan for the project depicts a new 2,683-square-foot automatic car wash with an ingress-only entrance near the northwestern corner of the project site, an opt-out exit near the southern property line before the entrance to the car wash tunnel, and a second driveway near the northeastern corner of the site. There is a parking lot east of the car wash building and each parking stall has a vacuum adjacent to it. Long-term bike parking is accommodated within the building and two short-term bike parking spaces are located in front of the building.

6. The project is consistent with the goals and policies of the 2011 Hacienda Heights Community Plan, a component of the General Plan, based on the following. The General Commercial land use designation is intended for local serving commercial businesses and service establishments. With the approval of the conditional use permit, the subject property will continue to provide the car wash service to the local community. Furthermore, the proposed zone change and the existing land use category are consistent because both promote the use of the site for commercial businesses.
7. With the zone change, the project is consistent with the C-3-DP zoning classification. Automatic car washes are permitted by-right in the C-3 Zone and the development program will authorize the site to continue to be used as an automatic car wash, but will continue to allow uses that are permitted in the C-2 Zone. Additionally, the development program will ensure consistency with the neighborhood by restricting the development standards to those listed in the C-2 Zone, including building height and signage requirements.
8. The proposed development program provides 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. The development program will ensure that the automatic car wash remains compatible with the surrounding uses by requiring that the project and future entitlements adhere to the C-2 Zone development standards listed in Section 22.28.170 of the County Code. The development program also restricts the use of the site to an automatic car wash and, for future entitlements, only authorizes uses that are permitted in the C-2 Zone (Sections 22.28.130 through 22.28.160) subject to the same conditions and limitations, including auxiliary and transitional uses. Other uses permitted in the C-3 Zone that are not permitted in the C-2 Zone will require an approved conditional use permit with a separate environmental review.
9. Several zone changes were authorized concurrently with the adoption of the 2011 Hacienda Heights Community Plan including rezoning the project site from C-3-BE to C-2. With the rezone, the existing automatic car wash became legal nonconforming as this use is not permitted in the C-2 Zone. In order to construct a new energy-efficient car wash in place of the existing car wash, a zone change to the C-3-DP Zone is required. Therefore, modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
10. The proposed project is necessary in order to continue to provide this service to the community and to help ensure the continuing financial viability of the business. The demolition and reconstruction of the car wash will require a

zone change because the C-2 Zone does not allow automatic car washes. Therefore, a need for the proposed zone classification exists within the area or district under consideration.

11. Gale Avenue is a commercial corridor that intersects with Hacienda Boulevard, another commercial corridor, approximately 200 feet east of the project site. Furthermore, there is an existing automatic car wash located on the project site. Therefore, the particular property under consideration is a proper location for said zone classification within the area or district under consideration.
12. The project site is buffered by other commercially-zoned properties and was previously zoned C-3-BE. The development program will authorize the continued use of the property for an automatic car wash and will also allow for the use of the site for any use permitted in the C-2 Zone. Based on the foregoing, the 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.
13. 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.
14. 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, 13<sup>th</sup> 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 North Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2 (Neighborhood Business) to C-3-DP (General Commercial – Development Program).
2. That the Board of Supervisors adopt the Negative Declaration, dated August 25, 2016, certify its completion and determine that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the 2011 Hacienda Heights Community Plan;

4. That the Board of Supervisors hold a public hearing to consider 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 on the County of Los Angeles on October 19, 2016.

\_\_\_\_\_  
Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

RG:KK  
10/4/16

**ZONING CASE NUMBER 201500009**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the County Code, changing regulations for the execution of the Hacienda Heights Community Plan, a part of the Los Angeles County General Plan, relating to the Hacienda Heights Zoned District Number 126.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Hacienda Heights Zoned District Number 126 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Hacienda Heights Community Plan and the General Plan of the County of Los Angeles.

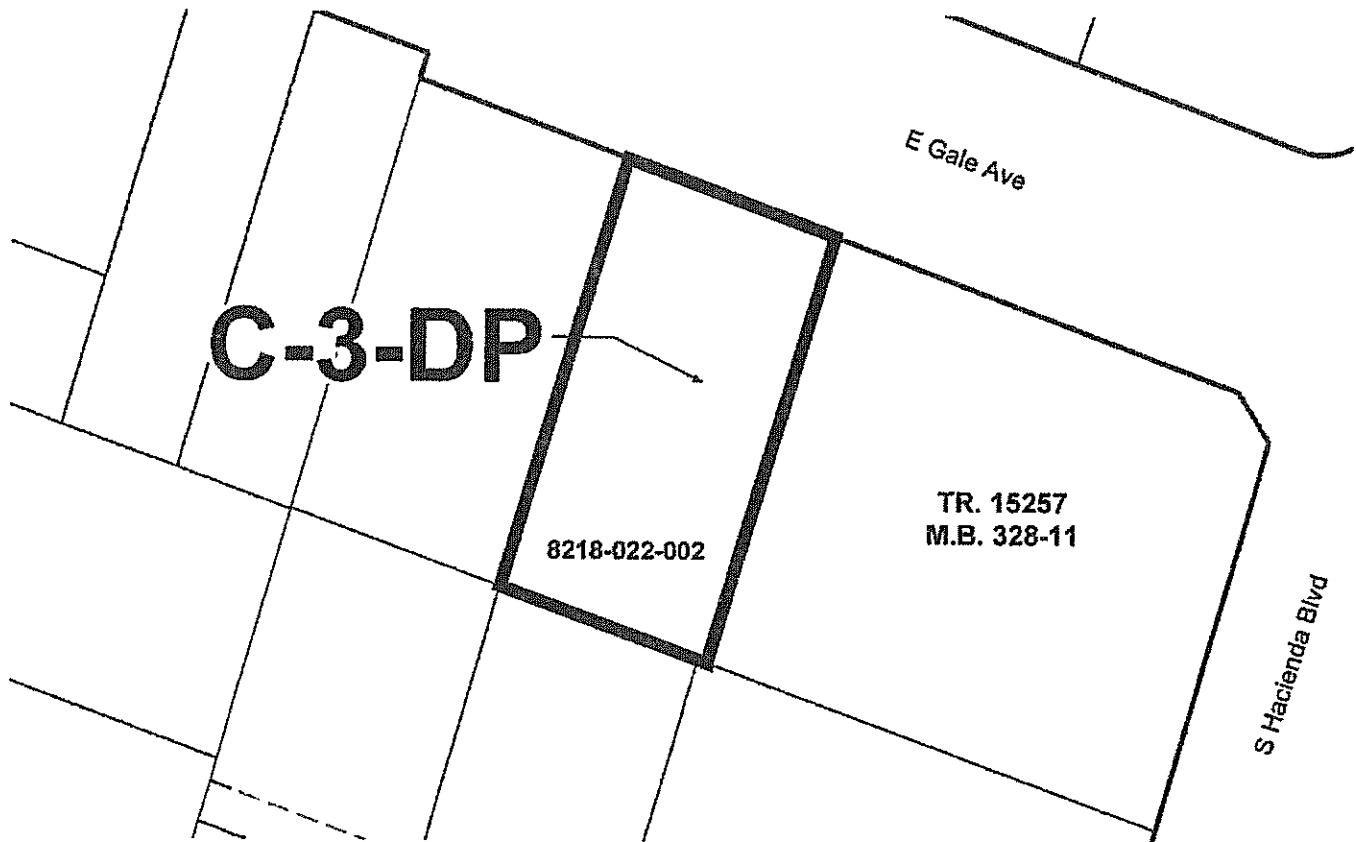
CHANGE OF PRECISE PLAN  
HACIENDA HEIGHTS ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC201500009

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









**LEGAL DESCRIPTION: DESCRIBED AS:**

LOT 2 IN TRACT 15257 AS PER MAP RECORDED IN BOOK 328, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

ALSO KNOWN AS; 15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
A.P.# 8218-022-002

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100  
FEET

DIGITAL DESCRIPTION: \ZCOZD\_HACIENDA HEIGHTS  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LAURA SHELL, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

COUNTY ZONING MAP  
114H297

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
ZONE CHANGE NO. 201500009  
CONDITIONAL USE PERMIT NO. 201500062**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500062 ("CUP") on October 19, 2016. The CUP was heard concurrently with Zone Change No. 201500009 ("Zone Change").
2. The permittee, Hacienda Heights Car Wash LLC ("permittee"), requests the Project Permits to authorize the demolition of the existing car wash building and to establish a development program for the construction and operation of a new automatic car wash with energy and water-efficient technology ("Project") on a property located at 15734 Gale Avenue in the unincorporated community of Hacienda Heights ("Project Site").
3. The CUP is a request to authorize the construction, operation, and maintenance of a new automatic car wash in the C-3-DP (General Commercial – Development Program) Zone. The CUP will condition the Development Program (–DP) of the C-3-DP Zone to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
4. The Zone Change is a related request to amend the Project Site's zoning from Zone C-2 (Neighborhood Business) to Zone C-3-DP (General Commercial-Development Program).
5. The approval of the CUP will not become effective unless and until the Board of Supervisors has approved the Zone Change, and it has become effective.
6. The Project Site is 0.49 gross acres (0.38 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape and is developed with an automatic car wash.
7. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2 (Neighborhood Business).
8. The Project Site is located within the General Commercial land use category of the 2011 Hacienda Heights Community Plan Land Use Policy Map.
9. Surrounding zoning within a 500-foot radius includes:

North: R-1 (Single-Family Residence), C-2, and CPD (Commercial Planned Development)

South: R-1, R-1-6000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), and C-2  
East: C-2  
West: R-1, C-1 (Restricted Business), C-2, and C-2-BE (Neighborhood Business – Billboard Exclusion)

**10. Surrounding land uses within a 500-foot radius include:**

North: Single-family residential, a restaurant, retail, commercial, medical offices, business offices, a gas station, auto repair, and a liquor store  
South: Single-family and multi-family residential, churches, parking, restaurants, retail, medical offices, and auto sales  
East: A gas station with car wash, restaurants, and retail  
West: Single-family and multi-family residential, retail, parking, a restaurant, commercial, medical offices, business offices, and an animal hospital

11. The subject property was zoned C-4 (Restricted Commercial) in 1955 and was rezoned to C-3-BE in 1982. In 2011, the property was rezoned to C-2 as part of the adoption of the 2011 Hacienda Heights Community Plan. According to Assessor records, the building was constructed in 1965.
12. The site plan for the Project depicts a new 2,683-square-foot automatic car wash with an ingress-only entrance near the northwestern corner of the Project Site, an opt-out exit near the southern property line before the entrance to the car wash tunnel, and a second driveway near the northeastern corner of the site. There is a parking lot east of the car wash building and each parking stall has a vacuum adjacent to it. Two short-term bike parking spaces are accommodated near the front of the building and two long-term bike parking spaces are located inside the building.
13. The Project Site is accessible via Gale Avenue. Primary access to the car wash will be via an entrance on Gale Avenue in the northwestern corner of the lot which allows for an on-site queueing area that accommodates at least nine vehicles. There is a second entrance located in the northeastern corner of the lot which provides ingress and egress to the property from Gale Avenue.
14. The Project will provide a total of 13 standard-sized parking spaces including one Americans with Disabilities Act ("ADA")-compliant space.
15. On July 20, 2015, prior to the Commission's public hearing on the Project, a representative of the property owner, Mr. Ahmad Ahmadi, presented the project to the Hacienda Heights Improvement Association ("HHIA"). In response to the presentation, the HHIA submitted a letter in support of the project to the Department of Regional Planning ("Regional Planning").
16. The County Department of Public Works ("Public Works") has provided recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") has cleared the project for hearing

because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Public Health ("Public Health") recommends approval of the Project with restricted hours of operation for the air forced blower. This restriction is reflected in the Project's conditions.

17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. Prior to the Commission's public hearing, Regional Planning staff received a letter in support of the project from HHIA. No other correspondence was received from the public regarding the Project.
20. *To be inserted after the public hearing to reflect hearing proceedings.*
21. The Commission finds that the Project is consistent with the goals and policies of the 2015 Countywide General Plan ("General Plan"). There are policies in the General Plan that encourage a diverse range of commercial and retail services to meet both regional and local needs (Policy LU 5.2) and direct businesses to adopt environmentally-sensitive, sustainable designs and practices (Policies LU 10.4 and LU 11.1). The Project follows these policies by providing a service to the community and will improve the site by using more energy and water-efficient technology.
22. The Commission finds that the Project, including the proposed Zone Change, is consistent with the goals and policies of the 2011 Hacienda Heights Community Plan ("Community Plan"), a component of the General Plan, based on the following. The General Commercial land use designation is intended for local-serving commercial businesses and service establishments. With the approval of the CUP, the subject property will continue to provide the car wash service to the local community while maintaining consistency with the surrounding properties by adhering to the C-2 Zone development standards. The Zone Change and General Commercial land use category both promote the use of the site for commercial businesses.
23. The Commission finds that with the Zone Change, the Project is consistent with the C-3-DP zoning classification. Automatic car washes are permitted by-right in the C-3 Zone. The development program will authorize the site to continue to be used as an automatic car wash, but will also allow uses that are permitted in the C-2 Zone.

Additionally, the development program will ensure consistency with the neighborhood by restricting the development standards to those listed in the C-2 Zone, including building height and signage requirements.

24. The Commission finds that the proposed development program provides 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. The development program will ensure that the automatic car wash remains compatible with the surrounding uses by requiring that the Project and future entitlements adhere to the C-2 Zone development standards listed in Section 22.28.170 of the County Code. The development program also restricts the use of the site to an automatic car wash and, for future entitlements, only authorizes uses that are permitted in the C-2 Zone (Sections 22.28.130 through 22.28.160 of the County Code) subject to the same conditions and limitations, including auxiliary and transitional uses. Other by-right uses permitted in the C-3 Zone (Sections 22.28.180 and 22.28.190) that are not permitted in the C-2 Zone will require an approved conditional use permit with a separate environmental review.
25. There is an existing car wash on the subject property, but it is in disrepair and includes old technology. The new car wash will provide a cleaner, updated site with new landscaping. Additionally, the new car wash will utilize new technologies that include energy and water-efficient systems. Based on the foregoing, the Commission finds that the proposed use at the site 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.
26. The Commission finds 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The site must include at least 1,676 square feet of landscaping and 1,782 square feet of landscaping is proposed. Eleven parking spaces are required and 13 are proposed, including one ADA-compliant space. The maximum permitted building height is 35 feet in the C-2 Zone and 13 times the buildable area in the C-3 Zone. The maximum height of the proposed building is 24 feet and nine inches. The proposed project complies with all required development standards.
27. The Project Site is accessible from Gale Avenue which is an existing Secondary Highway, as designated by the Master Plan of Highways, and is a proposed Class II Bike Path according to the Master Plan of Bikeways. Furthermore, the site will continue to be used as an automatic car wash. Therefore, there will be no significant change in traffic impacts from the subject site. Based on the foregoing, the Commission finds 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.

28. There were several zone changes authorized concurrently with the adoption of the 2011 Hacienda Heights Community Plan including rezoning the Project Site from C-3-BE to C-2. With the rezone, the existing automatic car wash became legal nonconforming as this use is not permitted in the C-2 Zone. In order to construct a new energy-efficient car wash in place of the existing car wash, a zone change to the C-3-DP Zone is required. Therefore, the Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
29. The proposed project is necessary in order to continue to provide this service to the community and to help ensure the continuing financial viability of the business. The demolition and reconstruction of the car wash will require a zone change because the C-2 Zone does not allow automatic car washes. Therefore, the Commission finds that a need for the proposed zone classification exists within the area or district under consideration.
30. Gale Avenue is a commercial corridor that intersects with Hacienda Boulevard, another commercial corridor, approximately 200 feet east of the Project Site. Furthermore, there is an existing automatic car wash located on the Project Site. Therefore, the Commission finds that particular property under consideration is a proper location for said zone classification within the area or district under consideration.
31. The Project Site is buffered by other commercially-zoned properties and was previously zoned C-3-BE. The development program will authorize the continued use of the property for an automatic car wash and will also allow for the use of the site for any use permitted in the C-2 Zone. Based on the foregoing, the Commission finds 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.
32. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Hacienda Heights Library. On August 31, 2016, a total of 51 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.
33. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to Section 711.4 of the California Fish and Game Code.

34. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
35. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

**Regarding the Conditional Use Permit:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The development program provides 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.

**Regarding the Zone Change:**

- F. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.

- G. A need for the proposed zone classification exists within the area or district under consideration.
- H. The particular property under consideration is a proper location for said zone classification within the area or district under consideration.
- I. 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.
- J. The proposed zone change is consistent with the adopted general plan for the area.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
2. Approves Conditional Use Permit No. 201500062 with the development program, subject to the attached conditions; and
3. Recommends approval of Zone Change No. 201500009 to the Board of Supervisors for a legislative action, subject to the attached conditions.

RG:KK  
10/4/16

- c: Chief Executive Office, Each Commissioner, Building and Safety, Zoning Enforcement

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01529-(4)  
CONDITIONAL USE PERMIT NO. 201500062**

**PROJECT DESCRIPTION**

The project is to authorize the establishment and implementation of a development program to authorize the demolition of the existing car wash and the construction, operation, and maintenance of an automatic car wash facility, in conjunction with a zone change from the C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial-Development Program) Zone, subject to the following conditions of approval:

**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 Zone Change No. 201500062 ("Zone Change") is effective; 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 5, 6 and 11 shall be effective immediately upon the date of final approval of this grant by the County.
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. Approval of this grant for the purposes of the construction, operation, and maintenance of the automatic car wash facility shall not become effective until the Zone Change is approved by the County Board of Supervisors ("Board") and the Zone Change become effective.
5. 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 reasonably 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

reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. 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.

7. 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.
8. 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.
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 **\$1,600.00**. 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 eight (8) biennial (one every other year) 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 five (5) working days from the day after your appeal period ends, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 \$2,285.00 (\$2,210.00 for a Negative Declaration 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 to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. 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 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.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 60 calendar days from the effective date of the permit.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PROJECT SITE SPECIFIC CONDITIONS**

20. This grant shall authorize a new development program that includes the demolition of the existing car wash as well as the construction, operation, and maintenance of a new automatic car wash facility.
21. The subject property shall be limited to use as an automatic car wash, or those uses permitted in the C-2 Zone, under the same limitations and conditions, including auxilliary and transitional uses.
22. Any proposed alterations to the project site shall adhere to the development standards required for projects in the C-2 Zone:
  - A. Not to exceed 90 percent of the net area shall be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.
  - B. There shall be parking facilities as required by Part 11 of Chapter 22.52.
  - C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

- D. Outside Display. Except for the following uses, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
- i. Automobile sales, limited to automobiles and trucks under two tons held for sale only.
  - ii. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
  - iii. Carnivals, temporary.
  - iv. Christmas trees and wreaths, the sale of.
  - v. Crops—field, tree, bush, berry and row, including nursery stock.
  - vi. Electric distribution substations.
  - vii. Gas metering and control stations, public utility.
  - viii. Parking lots.
  - ix. Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
  - x. Signs, outdoor advertising.
- E. Outside Storage. No outside storage shall be permitted in Zone C-2.
- F. Secondhand stores.
- i. A residential use, accessory or otherwise, is prohibited on the same lot as a secondhand store, unless the residential use is within a mixed-use development that has a secondhand store and otherwise complies with Part 18 of Chapter 22.52;
  - ii. The areas of a secondhand store for donation drop-off, sorting, storing, and distributing shall be located entirely within an enclosed building; and
  - iii. A secondhand store shall post one wall sign, with a minimum of one square foot and a maximum of four square feet of sign area, notifying the public that donation drop-offs to the secondhand store during non-business hours are prohibited. The sign area for this wall sign shall not be included in calculating the maximum wall sign area permitted for the secondhand store under Section 22.52.880.A.
- G. Ambulance Emergency Services Facilities. No more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.
23. The hours of operation for the automatic car wash facility and dryer unit shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7:00 a.m. to 8:00 p.m.
24. There shall be at least one attendant available on-site during regular operating hours of the car wash.

25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 31, 2016.
26. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 6, 2015.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 20, 2015.

**Attachments:**

Public Works Department Letter dated August 31, 2016  
Public Health Department Letter dated November 6, 2015  
Fire Department Letter dated October 20, 2015



# 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 91803-1460

IN REPLY PLEASE  
REFER TO FILE LD-2

August 31, 2106

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Kristina Kulczycki

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

PLAN NO. RCUP-201500062  
PROJECT NO. R2015-01529  
15734 GALE AVENUE  
ASSESSOR'S MAP BOOK NO. 8218, PAGE 22, PARCEL NO. 2  
UNINCORPORATED COUNTY COMMUNITY OF HACIENDA HEIGHTS

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 15734 Gale Avenue in the unincorporated County community of Hacienda Heights. The applicant is requesting authorization for a CUP to allow the use and the construction of an automated car wash facility in the C-2 Zone. The site contains an existing automated car wash facility that will be demolished and a new car wash with energy-efficient techniques will be constructed.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Construct driveway approaches at the site on Gale Avenue to comply with current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.2 Close the unused driveways with standard curb, gutter, and sidewalk along the property frontage on Gale Avenue.

- 1.3 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices to the satisfaction of Public Works.
- 1.4 Plant street trees along the property frontage on Gale Avenue to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 968-3312 to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.5 Submit street improvement plans and acquire street plan approval prior to grading/drainage or building permit issuance as applicable.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

2. Grading and Drainage

- 2.1 Submit a grading/drainage plan, as appropriate, for approval to the satisfaction of Public Works. The grading plans must show and call out the construction of at least all drainage devices and details and paved driveways and the elevation and drainage of all pads, the water quality devices, and Low-Impact Development (LID) features. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
- 2.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the grading and drainage condition Nos. 2.1, 2.3, and 2.4, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

For questions regarding the grading and drainage condition No. 2.2, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4921 or [mchimien@dpw.lacounty.gov](mailto:mchimien@dpw.lacounty.gov).

3. Water

- 3.1 The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated November 5, 2015, issued by the San Gabriel Valley Water Company. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter and abide by all requirements of the water purveyor.

For questions regarding the water condition please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or [tkhalkh@dpw.lacounty.gov](mailto:tkhalkh@dpw.lacounty.gov).

4. Environmental Programs

- 4.1 Submit plans for the installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4), industrial waste treatment or disposal facilities (<http://dpw.lacounty.gov/epd/IndustrialWaste/index.cfm>), and/or storm water treatment facilities (<http://dpw.lacounty.gov/epd/Stormwater/inspection.cfm>). Environmental Programs Division must be contacted for required approvals and operating permits. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Contact Public Works' Environmental Programs Division at (626) 458-3517 for more permit information.
- 4.2 Submit a Recycling and Reuse Plan for review and approval to Environmental Programs Division. All construction, demolition, and grading projects in the unincorporated County areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County Construction and

Maria Masis  
August 31, 2016  
Page 4

Demolition Debris Recycling and Reuse Ordinance. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

- 4.3 Comply with the California Green Building Standards Code for the recycle/reuse at least 65 percent of the debris generated by the project. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

For questions regarding the environmental programs comments, please contact Nilda Gemeniano of Public Works' Environmental Programs Division at (626) 458-5184 or [ngemenia@dpw.lacounty.gov](mailto:ngemenia@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

AM:tb

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# SAN GABRIEL VALLEY WATER COMPANY

November 5, 2015

Mr. Rafael Shpelfogel  
Hacienda Heights Car Wash, LLC  
6404 Wilshire Blvd., #930  
Los Angeles, CA 90048

Subject: 15734 Gale Avenue  
Hacienda Heights, CA

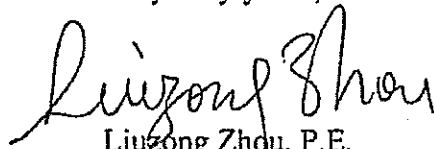
Dear Mr. Shpelfogel:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have any questions or need additional information, please contact me at (909) 201-7347 or via e-mail at [lzzhou@sgvwater.com](mailto:lzzhou@sgvwater.com).

Very truly yours,



Liuzong Zhou, P.E.  
Senior Engineer

LZZ:cph



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 613-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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November 6, 2015

**TO:** Kristina Kulczycki  
Senior Regional Planning Assistant  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, DPA   
Environmental Health Division  
Department of Public Health

**SUBJECT:** CUP Consultation  
PROJECT NO. R2015-01529/ CUP 201500062  
Hacienda Car Wash  
15734 Gale Avenue, Hacienda Heights

- ☒ Public Health recommends approval of this CUP.
- ☐ Public 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 request is to replace an existing automatic car wash with a new car wash with a new circulation pattern and more energy-efficient techniques used in its operation.

The Department recommends approval of the CUP with the condition stated in the Noise section.

**Potable Water Supply**

The proposed car wash is in the jurisdiction of a municipal water company (San Gabriel Valley Water Company). The car wash shall remain connected to public water for its source of potable water. A will current serve letter has been submitted to this Department ensuring water service.

**Wastewater Disposal**

The proposed car wash will be connected to the public sewer.

**Noise**

Staff from Toxics Epidemiology Program conducted a site area visit, and reviewed the initial study, documents provided by Regional Planning for the subject property. The applicant proposes to re-build an existing carwash.

We concur with the initial study's findings that the noise impacts associated with project are anticipated to be less than significant with adherence to Title 12 LA County Noise standards. The ambient noise standards are not expected to be substantially increased given the existing car-wash operation and surrounding land use. We do not expect the noise levels from car-wash and other operations to exceed noise standards contained in Title 12, chapter 12.08 (LA County Code) at sensitive/residential receptors during day time use. The residential receptors are not located adjacent to the site and existing boundary walls, and adjacent structures would shield some of the noise. The proposed project is compatible with surrounding land use.

**Condition of approval:**

The project shall adhere to the requirements contained in the LA County Noise Control Ordinance Title 12. According to Title 12 section 12.450, the operation of *air forced blowers* in tunnel car washes is prohibited between the hours of 8:00 pm and 7:00 am.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at [rvasquez@ph.lacounty.gov](mailto:rvasquez@ph.lacounty.gov) and [emasis@ph.lacounty.gov](mailto:emasis@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-01529                      MAP DATE: 09/28/2015  
LOCATION: 15734 Gale Avenue, Hacienda Heights  
PLANNER: Kristina Kulczycki

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**REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 09/17/2015**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Once the proposed project has been approved during the public hearing process, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed building.
2. The Building Plans for the proposed building are required to be submitted and approved prior to construction by the Fire Department's Building Plan Check Unit in Commerce, (323) 890-4125. Additional requirement may be required.

**CONDITIONS OF APPROVAL – ACCESS**

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The edge of the fire access roadway shall be located a minimum of 5 feet from the building or any projections there from.



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PROJECT: R2015-01529

MAP DATE: 09/28/2015

LOCATION: 15734 Gale Avenue, Hacienda Heights

PLANNER: Kristina Kulczycki

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5. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
7. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
9. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
11. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
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5823 Rickenbacker Road  
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-01529                      MAP DATE: 09/28/2015  
LOCATION: 15734 Gale Avenue, Hacienda Heights  
PLANNER: Kristina Kulczycki

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12. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
13. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

**CONDITIONS OF APPROVAL – WATER SYSTEM**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Install one (1) public fire hydrant as noted by the Fire Department on the site plan.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



## 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.)*

<b>A. That the requested use at the location will not:</b>	
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 Applicant is proposing to replace the existing blighted and inefficiently operated	
carwash with a brand new carwash that will have the most water and energy efficient equipment.	
The applicant will add landscaping to the site and create a more aesthetically appealing business.	
<b>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.</b>	
The proposed site complies with the Zoning Ordinances and is consistent with the scale, bulk, and	
density of the surrounding area. The proposed site will have 13 parking spaces and over 1,782 sq. ft.	
of landscaping which is greater than what is currently at the site.	
<b>C. That the proposed site is adequately served:</b>	
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 proposed site is not expected to generate any additional traffic or increase the service demands.	
the expectation is that the efficient equipment installed at the site will decrease the service demand	
associated with the site.	



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



## 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
In May 2011, the Board of Supervisors adopted the Hacienda Heights Community Plan that down zoned this property from a C3 zone that allowed the current operation of an automatic carwash to C2 zone that does not allow the operation of an automatic carwash. Therefore, this request is attempting to bring back the type of zoning that applied to the property prior to 2011 that allowed the operation of an automatic carwash.
B. That a need for the proposed zone classification exists within such area or district; and
The subject project is the only automatic carwash in the Hacienda Heights area. It will promote community business within a designated commercial avenue within the district. If this zone change will not be approved the residents of Hacienda Heights will have to leave the community to patron an automatic carwash.
C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
This property is located on Gale Avenue which is a commercial throughfare that is proper for the requested zone change. The property was zoned this way prior to the 2011 adoption of the Hacienda Heights Community Plan.
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.
This location is perfect for the proposed zone change. It is located on Gale Avenue which is a major street. Furthermore, an automatic carwash currently operates at the site and has shown that its operation is within the public health, safety and general welfare, and in conformity with good zoning practices.

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



**Project title:** Project No. R2015-01529-(4) / Conditional Use Permit No. 201500062; Zone Change No. 201500009; and Environmental Assessment No. 201500110

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Kristina Kulczycki, 213-974-6435

**Project sponsor's name and address:** Rafael Shpelfogel, Hacienda Heights Car Wash LLC, 6404 Wilshire Blvd., Suite 930, Los Angeles, CA 90048

**Project location:** 15734 Gale Avenue, Hacienda Heights  
**APN:** 8218-022-002 *USGS Quad* Baldwin Park

**Gross Acreage:** 0.49 acres

**General plan designation:** N/A

**Community/Area wide Plan designation:** CG- General Commercial in the Hacienda Heights Community Plan

**Zoning:** Existing: C-2 (Neighborhood Business); Proposed: C-3-DP (Unlimited Commercial-Development Program)

**Description of project:** A zone change from C-2 (Neighborhood Business) zone to C-3-DP (Unlimited Commercial-Development Program) zone, and a Conditional Use Permit ("CUP") to authorize the demolition of the existing automatic car wash facility to be replaced with a new water and energy efficient automatic car wash with a new circulation pattern for on-site vehicles and additional landscaping. The property was previously zoned C-4 (Restricted Commercial) when the car wash was established on the site and was later rezoned to C-3-BE (Unlimited Commercial-Billboard Exclusion) and then the property was rezoned C-2 as one of the proposed zone changes corresponding to the adoption of the Hacienda Heights Community Plan in 2011. The DP designation of the C-3-DP zone will only allow for an automatic car wash out of all of the C-3 uses, as long as a CUP is obtained; any other use proposed in the C-3-DP zone will require a separate CUP and environmental review. Permitted uses in zone C-2 will continue to be by-right as a part of this development program.

The site plan depicts a 24 feet and nine-inch-tall, 2,683 square-foot commercial building that consists of a car wash tunnel, car wash and vacuum equipment rooms, office, and a restroom on a rectangular-shaped lot. Thirteen standard-sized parking spaces are provided including one Americans with Disabilities Act-compliant space. Access to the car wash is provided along Gale Avenue through a one-way 10-foot and six-inch-wide driveway in the northwestern corner of the property including an on-site queuing area that accommodates at least nine vehicles. There is also a 26-foot and one-inch-wide driveway near the northeastern corner of the property adjacent to the parking area. The plan indicates 1,782 square feet of landscaping will be provided as part of the project. The subject site is currently developed with an automatic car wash. The existing building

will be demolished and replaced with the new energy and water efficient car wash. A water recovery system is proposed that will recapture 85 percent of the car wash bay water. The proposed hours of operation for the car wash will be 7:00 A.M. to 8:00 P.M., seven days a week. The project is proposing a maximum of two employees present during the largest shift. Along with the car wash, the project is proposing 15 self-service vacuums located in the parking lot which is adjacent to a commercial property containing a gas station with a car wash facility and fast food services.

**Surrounding land uses and setting:** The project site is located in an urban area and contains an existing automatic car wash within the community of Hacienda Heights in the unincorporated area of Los Angeles County. The site is accessible from Gale Avenue, an existing secondary highway as designated in the Master Plan of Highways, which intersects with Hacienda Boulevard, an existing major highway as designated in the Master Plan of Highways, less than 200 feet to the east of the site. Both Gale Avenue and Hacienda Boulevard are main commercial corridors for the area and the applicant has indicated that this is the only automatic car wash in the community. There are commercial businesses, auto repair, and retail on the northern side of Gale Avenue, a gas station with a car wash and fast food services east of the site, medical offices to the west, and parking for the fast food and restaurant businesses to the south. There are single-family residences northwest and southwest of the site as well as two churches to the southwest, but none are immediately adjacent to the site.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building Permits</u>

**Major projects in the area:**

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	<u>N/A</u>

**Reviewing Agencies:**

*Responsible Agencies*

- ☒ None  
Regional Water Quality Control Board:  
☐ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

*Special Reviewing Agencies*

- ☒ None  
☐ Santa Monica Mountains Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☐ Resource Conservation District of Santa Monica Mountains Area  
☐

*Regional Significance*

- ☒ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☐ Santa Monica Mtns. Area  
☐

*Trustee Agencies*

- ☒ None  
☐ State Dept. of Fish and Wildlife  
☐ 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)  
- Geotechnical & Materials Engineering Division  
- Watershed Management Division (NPDES)  
- Traffic and Lighting Division  
- Environmental Programs Division  
- Waterworks Division  
- Sewer Maintenance Division

- ☒ Fire Department  
- Forestry, Environmental Division  
- Planning Division  
- Land Development Unit  
- Health Hazmat  
☒ Sanitation District  
☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program, Toxics Epidemiology Program (Noise)  
☐ Sheriff Department  
☐ Parks and Recreation  
☐ Subdivision Committee  
☐

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- |                                               |                                                      |                                                                |
|-----------------------------------------------|------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Population/Housing                    |
| <input type="checkbox"/> Agriculture/Forest   | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services                       |
| <input type="checkbox"/> Air Quality          | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                            |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning           | <input type="checkbox"/> Transportation/Traffic                |
| <input type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities/Services                    |
| <input type="checkbox"/> Energy               | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Mandatory Findings<br>of Significance |
| <input type="checkbox"/> Geology/Soils        |                                                      |                                                                |

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.

Signature (Prepared by) \_\_\_\_\_

Date 8/25/16

Signature (Approved by) \_\_\_\_\_

Date 8/25/16

## 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:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mrce/scenic.htm>, accessed September 17, 2015). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The proposed project is not sited near any designated scenic highways, significant ridgeline, or other identified scenic resources, and would not result in any impacts related to having a substantial adverse effect on a scenic vista. (Source: *State of California Dept. of Transportation, California Scenic Highway Program*).

The proposed project is not sited near any designated riding or hiking trails, and would not result in any impacts related to having a substantial adverse effect on these resources. (Source: *County of Los Angeles Department of Parks and Recreation, U.S. National Forest Service*)

The proposed project is located in a fully developed area and is not sited near any trees, rock outcroppings, historic buildings, and undisturbed areas. The site plan depicts the proposed structure with a maximum height of 24 feet and nine inches. Pursuant to Subsection C of Section 22.28.170, buildings or structures in the C-2 Zone shall not exceed a height of 35 feet above grade, excluding signs, chimneys, and rooftop antennas. The C-3 Zone does not specify a height restriction and therefore, the general requirement for height listed in Section 22.52.050 of the County Code applies and states that "...the total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land." This requirement is more permissible than the C-2 Zone requirement. Therefore, the design of the new building is in compliance with current zoning requirements and the project will not substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features.

The proposed car wash will replace an existing car wash on the subject property and therefore, the project will not create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area.

## 2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and Fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the California Department of Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

The proposed project will not convert farmland to a non-farmland use. The current zone of the parcel is C-2 and the proposed zone change is to C-3-DP. The Farmland Mapping and Monitoring Program by the State Department of Conservation does not indicate the subject property as prime farmland or farmland. It does not categorize this parcel as any specific farmland use.

The subject property is not zoned for agricultural use and will not conflict with existing zoning for agricultural use. The parcel is not within a designated Agricultural Opportunity Area since this designation is found in the Antelope Valley Area Plan. There is no existing Williamson Act contract for the subject property.

Since the property is located in an urbanized area and not in a National Forest area, there is no impact to any existing zoning or cause of rezoning of forest land. There will be no loss of forest land to non-forest use.

The surrounding parcels adjacent to the property are commercial uses, there is no vacant land within 500 feet of the site, and there are no properties that are either agriculturally-zoned or within a National Forest area within 500 feet of the subject property. Therefore, the project will not encroach into Farmland or forest land nor will the project convert Farmland or forest land into non-agricultural or non-forest uses.

### 3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O<sub>3</sub>);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO<sub>2</sub>);
- Sulfur Dioxide (SO<sub>2</sub>); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed project will not conflict with SCAQMD or AVAQMD plans, violate air quality standards, result in a net increase in pollutants, or create objectionable odors. The subject location is not adjacent to any sensitive uses and the car wash use has already been established on the property. As a result, no significant adverse impacts on sensitive receptors are anticipated to result from the proposed project's implementation. The zone change will allow for the project site to be rezoned from a C-2 zone to C-3-DP zone. An automatic car wash would be allowed in a C-3-DP zone with the approval of a CUP. The emissions from the car wash equipment will have a Less Than Significant impact because the baseline has been established with an existing car wash and the new equipment will be more energy and water efficient. There will be fewer emissions from the new equipment than the currently used machines which were not built to the stringent, energy efficient standards of today.

#### 4. BIOLOGICAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐☐☒☐

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The site and surrounding area is urbanized and fully developed. There are no sensitive natural communities present on-site or in the general vicinity, and none identified in the local plan or by state or federal agencies. There are no native trees, wildflower reserve areas, oak trees, or SEAs present on-site or in the general vicinity. Although bank swallows have been observed near the property (*Source: The California Natural Diversity Database*), it is unlikely that the project will disrupt the foraging and nesting habits of these birds. Therefore, impacts are Less Than Significant.

## 5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is developed and there are no archaeological, paleontological, national, or state-designated historic resources on the site. The project site is located in an area that is urbanized and already developed; any human remains that may have existing on the site are likely to have been disturbed by previous development.

## 6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2010, the County adopted the Green Building Standards Code (Title 31) to address these goals. The purpose of the County's Green Building Standards Code is to establish green building development standards for new projects with the intent to promote a healthier environment by encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The proposed project would be built in compliance with the standards of the Los Angeles County Green Building Ordinance and the State of California Green Code. Furthermore, the baseline of the project site includes an existing car wash. The new technology employed for the proposed car wash will be more energy and water efficient than the current car wash. The new car wash will use a computer/controller operating system that will control the car wash and is designed to operate in fixed time cycles. The system is programmed to turn on and off according to the size of the vehicle and will turn on the water only when the car is under the certain equipment.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards

Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The entirety of Southern California is seismically active; no project site is free from potential seismic impacts. Strong seismic ground shaking at the project site is correlated with the proximity to an active fault line that triggers an earthquake. The project site is not in the immediate vicinity of any seismic zones or fault traces and would therefore not be subject to strong seismic shaking as would structures in closer proximity to these fault areas. (*Source: California Geological Survey Seismic Hazard Zone Maps*)

The project site is not located in a landslide zone, but is located within a mapped liquefaction zone (*Source: California Geological Survey Landslide and Alquist-Priolo Maps, 1974-2000*). However, the project site was previously developed and would have small likelihood of containing unstable/expansive soils that would result in landslides, lateral spreading, subsidence, liquefaction, or collapse. Furthermore, the project site does not contain slopes of over 25 percent and is therefore, not located in a hillside management area.

Proposed on-site improvements would entail the development of the entire site for structures, driveways, sidewalks, and landscaped areas. If the project site was not already disturbed due to previous development for the existing car wash, the proposed project would result in a loss of top soil. However, since the topsoil has already been disturbed, the proposed improvements would not create a significant impact in this respect. Erosion during the construction phase would be controlled through the County's erosion and dust control regulations. Post-construction, the project would not contain any loose dirt, and would not create any erosion issues.

The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project does not propose any on-site wastewater treatment. A sewer area study was prepared for the project by Cal Land Engineering Inc. which concluded that "...the project site all the way to the trunk line has adequate capacity to handle the project flows. No mitigations are required."

## 8. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

Temporary impacts would result during the construction phase of the proposed project. GHGs would be emitted by construction equipment and construction crew vehicles; however, these emissions would be short-term and would be considered *Less Than Significant*.

Long-term annual GHG emissions attributed to the proposed project would be generated from the vehicle trips generated by the project. However, the site is currently used as a car wash and therefore, no significant increase in GHG emissions is anticipated and the projected GHG emissions at the site would be *Less Than Significant*.

## 9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |                                                                                      |                          |                          |                                     |                          |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard?             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(e)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601-9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostor database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The zone change from C 2 to C-3 DP not only intensifies the uses allowed, but also creates more opportunities for hazardous materials to be used on site. Although there are fewer uses in the C-2 zone that require use of hazardous materials, the car wash is an existing use on the site and the property will be restricted to use as a car wash. Any other use may require its own CUP and environmental review.

The largest amount of product that the proposed project, an automatic car wash, will use is the cleaning solution for washing the cars. The cleaning solution does not contain hazardous chemicals. The most possible significant release of the solution is through the water system. Other potential contaminants to enter the water system are motor oil and asbestos from brake dust. There is a less than significant impact that the project will create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

There is a less than significant impact that a hazardous material can be released into the environment through an accidental condition. The cleaning solution used in the project does not contain hazardous chemicals. The closest residences are located approximately 90 feet away from the project site.

There are two churches located within 500 feet of the project site and single-family residences to the southwest and northwest of the site. The project site is not a hazardous materials site, and would not create a significant hazard to the public or the environment. (Source: <http://www.envirostar.dtsc.ca.gov/public>, accessed September 17, 2015)

The project is not located near any airports and is not within an airport land use plan. The project will not impede with an adopted emergency response plan or evacuation plan as the use is currently established on the site. The project is not located within a Very High Fire Hazard Severity Zone. The Los Angeles County Fire Department is requiring the addition of a fire hydrant in the public right-of-way adjacent to the property. There is a gas station to the east of the site; however, all uses, including the subject car wash use, are existing and therefore, no new potential fire hazard will be created by this project. The immediate surrounding land uses are all commercial.

## 10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |                                                                                                                                                                                                                            |                          |                          |                                     |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality?                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| n) 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?                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to

control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter storm water or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

Rezoning the parcel from a C-2 zone to a C-3-DP zone to allow for a more intensive use, such as an automatic car wash, will impact the water usage and disposal. However, there is an existing automatic car wash at the subject site and the reconstruction of the car wash will be an improvement to the site with more water and energy efficient technologies available.

This project will not impact any water quality standards or waste discharge requirements due to the various County requirements. The project will have to comply with Low Impact Development (LID) requirements. Also, LID requires that the project installs Best Management Practices that promote infiltration, store and beneficially use storm water runoff as determined by Los Angeles County Department of Public Works. The

new car wash will include a water recovery system that will reuse 85 percent of the car wash bay water. The remaining 15 percent will be lost due to carry off and evaporation.

Although there is new construction proposed on the site, there is no change of use proposed. There is currently an automatic car wash on the site and there will be an automatic car wash of similar size to the existing car wash after the new structures are built. Therefore, no significant impacts to the level of groundwater supplies, the drainage patterns, and or the amount of water runoff are anticipated. Furthermore, prior to issuance of a building permit, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow and ponding; and to comply with National Pollutant Discharge Elimination System, Storm Water Management Plan, and Standard Urban Storm Water Mitigation Plan requirements.

The project will have no impact on nonpoint source pollutant discharges into State Water Resources Control Board designated Areas of Special Biological Significance since there are no such areas in proximity to the project site.

The project will have no impact on onsite wastewater treatment systems. The project site is not located in an area with known geological limitations or in close proximity to surface water. With LID requirements and the location of the project site limit, the project will not have an impact on the degradation of water quality. The project site is not located within a FEMA flood zone. This project does not include residential developments nor will any structures be placed in a location that would impede flood flows or expose people to significant risk within a flood zone. The project site is not within areas subject to inundation by seiche, tsunami, or mudflow.

## 11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project site is located along Gale Avenue, an existing secondary highway, which intersects with Hacienda Boulevard, an existing major highway, approximately 200 feet east of the site. Gale Avenue and Hacienda Boulevard both contain various commercial uses that are compatible with the car wash. Furthermore, the car wash is an existing use on the site. Therefore, the project will not be physically dividing an established community and impacts are expected to be Less Than Significant.

The current land use designation for the project site is General Commercial and the current zone is C-2 (Neighborhood Business). The project is proposing a zone change from C-2 to C-3-DP. The Hacienda Heights Community Plan identifies the intended uses for the General Commercial land use category as "local serving commercial, office and professional businesses, retail and service establishments, including day care centers." The site contains an existing automatic car wash and the use of the site will not be altered by the proposed zone change. An automatic car wash provides a service to the local community. Furthermore, the applicant has indicated that this property contains the only automatic car wash in the Hacienda Heights community. Therefore, the car wash use is consistent with the Hacienda Heights Community Plan.

The current zone for the parcel is C-2. An automatic car wash is not a permitted use in the C-2 zone. However, this property was previously zoned C-4 when the car wash building was constructed and was later rezoned to C-3-BE. The zone was changed from C-3-BE to C-2 with the adoption of the Hacienda Heights Community Plan in 2011. Therefore, a zone change is proposed which will rezone the property from C-2 to C-3-DP. The Development Program (DP) zone will restrict the allowable uses with a CUP to an automatic car wash only as a part of the DP. This will enable the project to be consistent with the C-3 zone of the parcel, but will restrict the uses to fit in with the character of the neighborhood. The uses permitted in the C-2 zone with an approved CUP include hand wash and coin-operated car washes. However automatic car washes may only be permitted in the C-3 zone with a CUP and this is consistent with C 3-DP zone being proposed. Therefore, with the zone change, the automatic car wash use will be consistent with the surrounding community and the

C-3-DP zone will allow the use to be consistent with the zoning. Permitted uses in zone C-2 will continue to be by-right as a part of this development program.

The project site is not located within a regulated hillside area, Significant Ecological Area, Sensitive Environmental Resource Area, or Environmentally Sensitive Habitat Area designated area.

## 12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The project site is not located in or within the vicinity of a known mineral resource area. (*Source: General Plan 1980 Special Management Areas Map*)

### 13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). According to Section 12.450 of Title 12, the operation of air forced blowers in tunnel car washes is prohibited between the hours of 8:00 p.m. and 7:00 a.m. Conditions will restrict the hours of operation to reflect this prohibition. Therefore, the proposed project will adhere to the requirements contained in the Los Angeles County Noise Control Ordinance Title 12.

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel

engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The project site is located along Gale Avenue, an existing secondary highway, which intersects with Hacienda Boulevard, an existing major highway, approximately 200 feet east of the site. Gale Avenue and Hacienda Boulevard both contain various commercial uses that are compatible with the car wash. The proposed project will generate noise as it is an automatic car wash with automated mechanical equipment and vacuuming stations. However, there is an existing automatic car wash at the subject site and the baseline for review of the project includes the current noise levels generated by the current car wash. Therefore, impacts from the generation of noise from the car wash as well as ground borne vibration or noise levels are expected to be Less Than Significant. For the same reasons, this project will not cause a substantial permanent increase in ambient noise levels in the project vicinity and impacts will be Less Than Significant.

The closest sensitive use is a single-family residential site located approximately 90 feet west of the site. A commercial property and walls help to provide a buffer between the residential property and the car wash. Furthermore, the project will be required to comply with the LA County Noise standards. Operation of the proposed project is not expected to exceed the County's noise ordinance standards. Construction of the project would create a temporary increase in noise levels within the surrounding neighborhood. However, noise generated through construction activities will be regulated by Title 12, Chapter 12.08 of the County Code and reduced to Less Than Significant levels. The proposed project would not generate significant levels of groundborne vibration or groundborne noise levels from operation once completed. The construction of the project would create a temporary period of significant groundborne vibration or groundborne noise levels for the adjacent properties. However, noise generated through construction would comply with Title 12, Chapter 12.08 or the County Code. Compliance with these regulations would reduce groundborne vibration or groundborne noise to Less Than Significant levels. The project is not located within the vicinity of an airport land use planning area or 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

This project will have no impact on inducing substantial population growth in the surrounding area. The project does not include the addition of any residential units. Therefore, the project will not displace or cause the demolition of existing housing units or need to provide replacement housing for those displaced. Since the project does not include new residential units, the project will have no impact on exceeding official regional or local population projections.

## 15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 22 batralions providing services to 58 cities and the whole unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

The project will have a less than significant impact on fire protection services. The car wash is an existing use on the site and is located within the Los Angeles County Fire Battalion 12 boundaries and is serviced by Station #43 La Puente. This station, located at 921 S. Stimson Avenue, City of Industry, is the nearest station to the project site.

The project will not be adding to the number of permanent residents in the area since no residential units are proposed. The project will have a less than significant impact on the service levels provided by the Sheriff's Department considering that the project site is currently operating as an automatic car wash.

The project will not have an impact on the existing schools, parks, libraries, and other public facilities. The project is not proposing any new residential units and is designed to service the existing population.

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

There is an existing car wash at the subject site. Therefore, the baseline for the project includes the existing use and there will be no new impacts on the existing neighborhood and regional parks since the site will continue to be used for a car wash. The project does not include the addition of any parks, recreational facilities, or new residential units. Therefore, no impacts are expected.

This project will not interfere with regional open space connectivity. The project site is located in an urbanized area surrounded by existing commercial uses. Furthermore, the project site is developed and contains an existing car wash. Therefore, no impacts are expected.

## 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 measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The proposed project includes the continued use of the site as an automatic car wash with a new circulation pattern. The project is small in scale and therefore, will have a less than significant impact on local or regional plans that focus on effective circulation of multi-modal transportation. The site has two driveways located along Gale Avenue; the northwestern driveway is restricted to ingress only and the northeastern driveway

provides both ingress and egress. Although car washes do generate a higher volume of vehicle trips, the baseline for the project includes an existing car wash. The zone change will allow for a more intensive use, but the number of trips generated for the proposed car wash will be comparable to the current car wash. The new project includes on-site queueing of at least nine spaces. Therefore, the project will not conflict with any congestion management programs and impacts are expected to be Less Than Significant.

The project will have no impact on air traffic patterns. The project is not located near any airports or airstrips.

Although the existing driveways are similar to those that are proposed, the circulation of the new car wash will be slightly different than the current car wash design. However, the Department of Public Works has reviewed the proposed design for circulation and has determined that the project will not substantially increase hazards due to the circulation design nor will the proposed project result in inadequate emergency access. Therefore, impacts are expected to be Less Than Significant.

The project site is located along Gale Avenue, an existing secondary highway, which intersects with Hacienda Boulevard, an existing major highway, approximately 200 feet east of the site. Gale Avenue and Hacienda Boulevard both contain various commercial uses that are compatible with the car wash. Hacienda Boulevard and Gale Avenue are also proposed to be Class II Bike Paths within the 2012 Master Plan of Bikeways. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities because the baseline includes an automatic car wash. No change in use is proposed as part of this project. Therefore, impacts will be Less Than Significant.

## 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 either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction storm water discharges into surface water bodies and storm water channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Storm water Ordinance requires that the discharge, deposit, or disposal of any storm water and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Storm water Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to storm water pollution, and to mitigate runoff from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance.

Uses in the C-2 zone are less intensive commercial retail uses that will not impact the utilities and service systems as much as an automatic car wash in a C-3-DP zone. However, there is an existing car wash on the subject property. Thus, the baseline includes the current use of the site as an automatic car wash and the zone change will have a less than significant impact on the utilities and service systems. The project site is served by public water (San Gabriel Valley Water Company) and is connected to the municipal sewer system. As a result, the project will have a less than significant impact on water usage and wastewater treatment requirements. Furthermore, the proposed car wash system will incorporate water recycling and energy efficient techniques into its operation. The car wash will incorporate a water recovery system that will recapture 85 percent of the car wash bay water.

This project will be required to comply with the Low Impact Development (LID) requirements because of the proposed construction that requires alteration to the impervious surfaces. The project will create a less than significant impact on the drainage system capacity because the site is currently operating as an automatic car wash.

This project will have a less than significant impact on the energy utility system capacity. The project does not significantly increase the demand of energy. Furthermore, the site is currently operating as an automatic car wash and the new facilities are anticipated to be more energy efficient.

As there are requirements to obtain approvals and building permits prior to construction, the project will be consistent with all federal, state, and local statutes and regulations related to solid waste. During regular operation, there will be a minimal amount of solid waste generated because the main source of waste for a car wash is from wastewater. After use in the car washing process, the wastewater will be disposed through the sewer line. Therefore, impact to the landfill will be minimal. However, this project does include the demolition of the existing car wash structure in order to construct a new car wash. Impacts from the demolition and construction will be less than significant because the project will be required to comply with the Green Building Standards.

## 19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The site has already been developed with a car wash and is located within an urbanized area. Therefore, impacts on the environment and any fish or wildlife population are projected to be Less Than Significant. The site does not contain any known significant historic, paleontological, archaeological, or geological resources, nor are there any known formal or informal cemeteries on or near the project site. Therefore, impacts are anticipated to be Less Than Significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be required to comply with the Low Impact Development Ordinance which will reduce impacts on the environment. The new car wash contains features including a water recovery system that will recapture 85 percent of the water and new technology with increased energy efficiency. These additional features will improve the existing condition of the site and will off set the additional impacts from the zone change and the new construction. Therefore, the project will not significantly impact any long-term environmental goals for the project site or surrounding area.

c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Although new construction is proposed along with a zone change from C-2 to C-3-DP, the project is located in an urbanized area and is currently operating as a car wash. The zone was previously C-3 and the development program will restrict the site to only allow for an automatic car wash out of all of the C-3 uses, as long as a CUP is obtained; any other use proposed in the C-3-DP zone will require a separate CUP and environmental review. Therefore, impacts will be Less Than Significant.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☐☒☐

As discussed in the Initial Study, the proposed project will not result in any environmental effects which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, will be Less Than Significant.

**TRIBAL CULTURAL RESOURCES ("AB 52")**

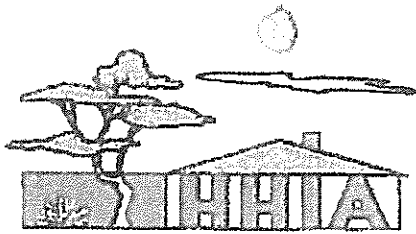
**Compliance Checklist**

(Initial Study Attachment)

**Note:** Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

**Procedural Compliance**

1. Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?  
  
☐ Yes Tribe(s) to notify: \_\_\_\_\_  
☒ No (End of process)
2. Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on \_\_\_\_\_, which was within 14 days when project application was determined complete or the County decided to undertake a project.
3. Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?  
  
☐ Yes Date: \_\_\_\_\_  
☐ No (End of process)
4. Consultation process with the California Native American Tribe(s) consisted of the following:
5. Consultation process concluded on \_\_\_\_\_ by either of the following:  
  
☐ The parties concluded that no mitigation measures are necessary  
☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)  
☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC.  
POST OFFICE BOX 5235 • HACIENDA HEIGHTS CA 91741

Monday July 20, 2015

County of Los Angeles  
Department of Regional Planning  
Land Development Coordinating Center  
320 W Temple Street  
Los Angeles, CA 90012

Attention: Mr. Mark Herwick, Section Head

Subject: Conditional Use Permit Application for the proposed replacement of the Hacienda Car Wash  
Planner: Not assigned at LDCC (Mark Herwick)  
Project No: R2015-01529-(4)  
CUP No: 201500062  
Hearing Date: Not assigned

Dear Mr. Herwick,

The Hacienda Heights Improvement Association (HHIA) is a California chartered, mutual benefit corporation dealing in matters concerning Hacienda Heights. We serve as an advisory board to Supervisor Knabe on issues related to Hacienda Heights. We have been serving the community for over 65 years.

At our July 20, 2015 regularly scheduled monthly public meeting, Mr. Ahmad Ahmadi made a presentation detailing the CUP Application for the proposed replacement of the Hacienda Car Wash located at 15734 East Gale Avenue, Hacienda Heights, CA 91745. It is our understanding that the Planning Commission will be conducting a hearing on the CUP at a future date. We support the Planning Commission granting the conditional use permit application to authorize the proposed replacement of the Hacienda Car Wash.

The Board voted to support this conditional use permit application assuming that what Mr. Ahmad Ahmadi presented, as outlined above, is accurate.

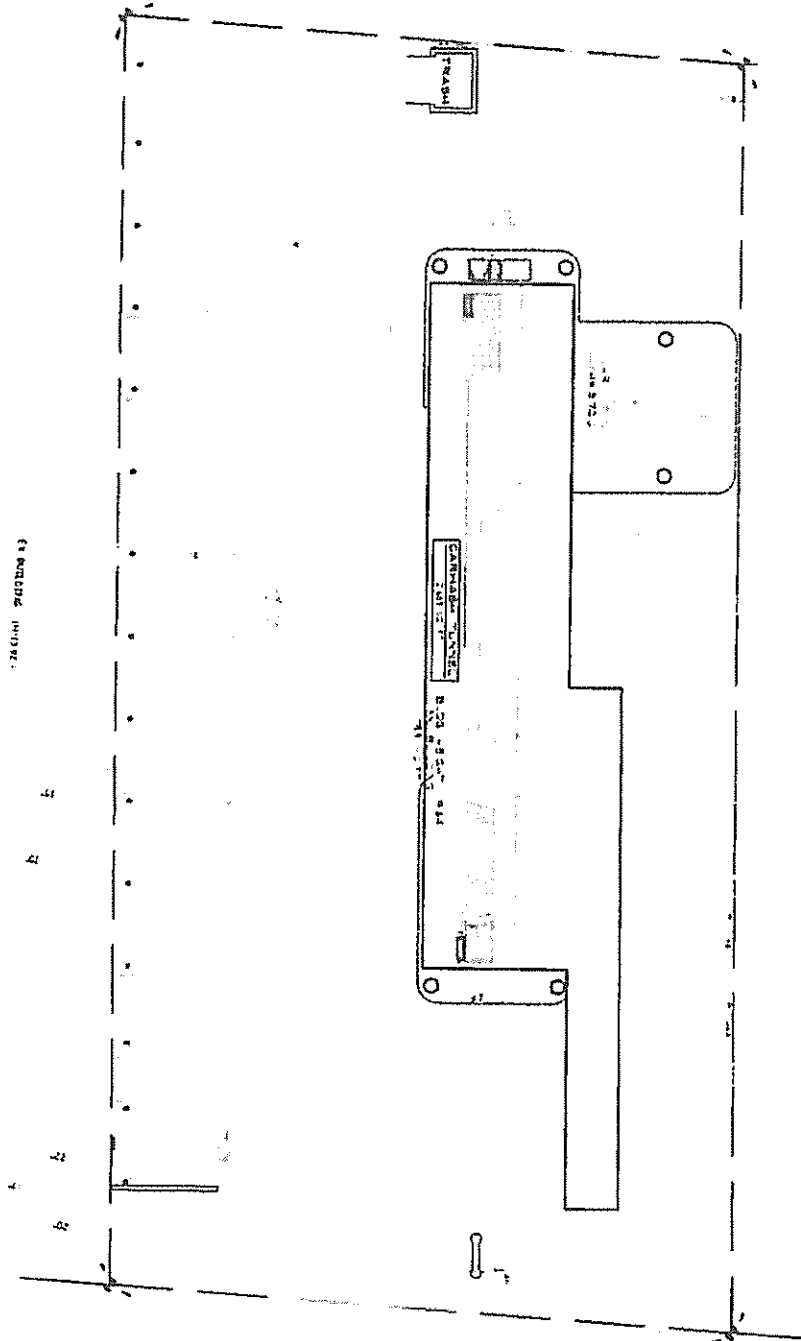
We appreciate the opportunity to submit input into the CUP application process for the proposed replacement of the Hacienda Car Wash. If you have any questions, please feel free to contact me at (310) 972-0102 or by e-mail at [brparch@msn.com](mailto:brparch@msn.com).

Sincerely,

Brent R. Palmer  
President, HHIA

Cc: HHIA Board Members  
Mr. Ahmad Ahmadi,  
Mr. Raphael Shpelfogel  
Ms. Gina Natoli, Supervising Regional Planner, L.A. Co. Dept. of Regional Planning  
Ms. Angie Valenzuela, Field Deputy, 4<sup>th</sup> Supervisorial District

SRP:brp



SITE PLAN

G A - III A / III C III



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 1



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 2



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 3



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 4



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 5



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

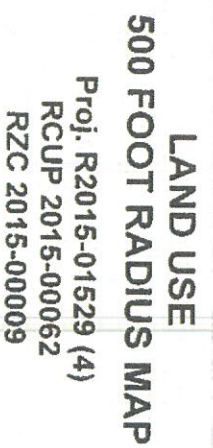
SITE PHOTO 6



15734 GALE AVENUE, HACIENDA HEIGHTS, CA 91745  
APN: 8218-022-002

SITE PHOTO 7

## INDUSTRY



# LAND USE 500 FOOT RADIUS MAP

Proj. R2015-01529 (4)  
RCUP 2015-00062  
RZC 2015-00009

### Legend

- ☐ SINGLE-FAMILY RESIDENCE
- ☐ SINGLE-FAMILY RESIDENCE
- ☐ TWO-FAMILY RESIDENCE
- ☐ MULTI-FAMILY RESIDENCE
- ☐ INSTITUTION / PUBLIC FACILITY
- ☐ COMMERCIAL

## VICINITY MAP



