



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NO. 93077-(2)**  
**CONDITIONAL USE PERMIT NO. 200900070**

HO MEETING DATE November 2, 2010	CONTINUED TO
AGENDA ITEM	
PUBLIC HEARING DATE November 2, 2010	

<b>APPLICANT</b> Ana Valkova		<b>OWNERS</b> Tararay, Inc.		<b>REPRESENTATIVE</b> Ana Valkova	
<b>REQUEST</b> <i>Conditional Use Permit.</i> To authorize the continued operation of an auto repair shop in the C-3-DP (Unlimited Commercial—Development Program) zone.					
<b>LOCATION/ADDRESS</b> 5140 West El Segundo Boulevard <b>ACCESS</b> El Segundo Boulevard, between Ocean Gate Avenue and the San Diego (405) Freeway			<b>ZONED DISTRICT</b> Del Aire		
			<b>COMMUNITY</b> Del Aire		
			<b>EXISTING ZONING</b> C-3-DP (Unlimited Commercial—Development Program)		
<b>SIZE</b> 15,000 square feet (0.34 acres)		<b>EXISTING LAND USE</b> Auto repair		<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Level
<b>SURROUNDING LAND USES &amp; ZONING</b> North: Union Pacific Railroad, Single-family residences, Shopping center—B-1 (Buffer); R-1 (Single Family Residence); City of Hawthorne			East: Multiple-family residences, Apartments—R-3 (Limited Multiple Residence)		
South: Single-family residences—R-1 (Single Family Residence)			West: San Diego (405) Freeway		
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>		<b>MAXIMUM DENSITY</b>	
Countywide Land Use Element		1 (Low Density Residential)		1-6 dwelling units/acre	
				<b>CONSISTENCY</b> See Staff Analysis	
<b>ENVIRONMENTAL STATUS</b> CEQA Categorical Exemption—Class 1 (Existing Facilities)					
<b>SITE PLAN DESCRIPTION</b> The applicant seeks authorization to continue the operation and maintenance of an auto repair shop located in a C-3-DP zone. The site plan depicts the 15,000-square-foot property, most of which is paved and used for the storage of automobiles awaiting repairs or retrieval. A 2,518 square-foot repair garage and a 1,078 square-foot metal canopy are located near the middle of the property. A six-foot-high chain link fence bounds the property's northern and western sides, and the property would be accessed by a 17-foot-wide gated driveway to the north. A six-foot-high concrete block wall bounds the property's southern and eastern sides. Ten (10) off-street parking spaces are proposed for the site, one of which would be reserved for the handicapped. One existing roof-mounted sign is located on the metal canopy and is approximately 40 sq. feet (4'x10').					

**TO BE COMPLETED ONLY IN CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

\*(O) = Opponents (F) = In Favor