



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6435

PROJECT NUMBER R2011-00274-(1)
CONDITIONAL USE PERMIT No. 201100027

PUBLIC HEARING DATE
January 17, 2012

AGENDA ITEM
TBD

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT Brotman Auto Body / Guzman Valdivia	OWNER Clare Brotman	REPRESENTATIVE Guzman Valdivia
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PROJECT DESCRIPTION
The applicant, Brotman Auto Body, is requesting a conditional use permit (CUP) for the operation of an auto body shop within an existing 4,199 sq. ft. 2-story office & garage building that was previously used as used car sales lot in the C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code Section 22.28.210. New wrought iron fencing will be added to existing sections of the 3' tall CMU wall surrounding the property to raise overall height of fence to 6'. New 6' tall wrought iron sliding gates will be installed at the two entrances to the property on Via Corona Street and Repetto Avenue.

REQUIRED ENTITLEMENTS
A conditional use permit is required to allow the operation of an automobile body and fender repair shop in the C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code Section 22.28.110.

LOCATION/ADDRESS
344 S. Atlantic Boulevard, Los Angeles

SITE DESCRIPTION
The site plan depicts the project site with the existing 4,199 sq. ft. 2-story office and garage building and new appurtenant parking (18 parking spaces, including 1 disabled parking stall with new disabled access walkway) along Atlantic Blvd. Access to the site will be via existing driveways off of Via Corona Street and Repetto Avenue which will feature new 6' high wrought iron sliding gates. The property abuts an alley on the east property line. New wrought iron fencing will be added to sections of the existing 3' tall CMU wall surrounding the property to raise the overall height of the fence to 6'. Surrounding land uses consist of a smog shop to the north, an auto body shop to the south, multi-family residences to the east, and restaurant, commercial, and an auto repair shop to the west.

ACCESS via Via Corona Street and Repetto Avenue	ZONED DISTRICT Eastside Unit #2
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ASSESSORS PARCEL NUMBER 6341-006-024	COMMUNITY East Los Angeles
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SIZE 0.69 acres	COMMUNITY STANDARDS DISTRICT East Los Angeles
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	EXISTING LAND USE	EXISTING ZONING
Project Site	(Previous) Auto Repair Shop	C-3 (Unlimited Commercial)
North	Smog Shop	C-3 (Unlimited Commercial)
East	Multi-Family Residences	R-2 (Two-Family Residence) & R-3 (Unlimited Multiple Residence)
South	Auto Body Shop	C-3 (Unlimited Commercial)
West	Restaurant, Commercial, Auto Repair Shop	C-3 (Unlimited Commercial)

GENERAL PLAN/COMMUNITY PLAN East Los Angeles Community Plan	LAND USE DESIGNATION MC – Major Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
Categorical Exemption, Class 1 – Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Steve Mar		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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