



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

PROJECT NO. R2011-00390-(1)
CONDITIONAL USE PERMIT NO. 201100042

PUBLIC HEARING DATE
 6/19/2012

AGENDA ITEM
 TBD

RPC CONSENT DATE

CONTINUE TO

APPLICANT
 Charna Group, LLC

OWNER
 Charna Group, LLC

REPRESENTATIVE
 Kiyoshi Graves

PROJECT DESCRIPTION

The proposed project consists of the continued use of an existing automobile body and fender repair, and paint shop previously approved through Conditional Use Permit No. 93059-(1).

REQUIRED ENTITLEMENTS

The applicant is requesting a Conditional Use Permit to authorize the continued use of an existing automobile body and fender repair, and paint shop pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) Zone.

LOCATION/ADDRESS

3601 East Cesar E Chavez Avenue, Los Angeles

SITE DESCRIPTION

The site plan depicts a 7,606 square foot auto body and fender repair and paint shop and a 2,431 square foot market. The market is permitted in the C-3 Zone and is not a part of this request. There are two on-site parking spaces provided.

ACCESS

East Cesar E Chavez Avenue, North Rowan Ave

ZONED DISTRICT

East Los Angeles

ASSESSORS PARCEL NUMBER

5232-027-026

COMMUNITY

East Los Angeles

SIZE

11,975 Square Feet (0.27 Acre)

COMMUNITY STANDARDS DISTRICT

East Los Angeles

EXISTING LAND USE

EXISTING ZONING

| | | |
|--------------|---|----------------------------|
| Project Site | Auto body/fender/paint shop, Market | C-3 (Unlimited Commercial) |
| North | Church, Metro Transit Depot, Single-/Multi- Family Residences | R-2 (Two-Family Residence) |
| East | Various Retail Uses, Office, Restaurant, Barber Shop, Funeral Home, Auto Supply, Clinic | C-3 |
| South | Parking Lot, Super Market, Single-/Multi- Family Residences | C-3-DP, R-2 |
| West | Liquor/Grocer Store, Vacant Properties, Office, Market, Various Retail, Restaurant | C-3 |

GENERAL PLAN/COMMUNITY PLAN

East Los Angeles

LAND USE DESIGNATION

CC (Community Commercial)

MAXIMUM DENSITY

N/A

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption - 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:

| | | |
|---------------------|-------------------|--------------------|
| 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

22.28.220 Development standards.

Premises in Zone C-3 shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area 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. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. Outside Display. Except for the following uses, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Amusement rides and devices.
- Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Carnivals, commercial.
- Christmas trees and wreaths, the sale of.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Mobilehome sales, limited to mobilehomes held for sale or rental only.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
- Signs, outdoor advertising.
- Signs, sales, box and utility, limited to trailers held for sale only.

D. Outside Storage. Outside storage is permitted on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review. (Ord. 99-0071 § 4, 1999; Ord. 84-0161 § 9, 1984; Ord. 83-0161 § 12, 1983; Ord. 1494 Ch. 2 Art. 3 § 257.9, 1927.)