



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

**PROJECT NUMBER**

R2011-01507-(1)

**HEARING DATE**

5/21/2013

**REQUESTED ENTITLEMENTS**

RCUP 201100143, RENV 201100233

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Ali Amin

**MAP/EXHIBIT DATE**

01/29/2013

**PROJECT OVERVIEW**

The applicant proposes the demolition of two existing auto body/repair businesses and construction of a new auto body/paint business on a 1.10-acre parcel. The new business would consist of a new 1,120-square-foot office, 1,900-square-foot warehouse, 6,000-square-foot shop, and retention of existing 1,350-square-foot spray booths. The site would be paved, and 20 on-site parking spaces (2 handicapped, 5 covered) would be provided. Two additional parking spaces would be used for accessory used auto sales. Eight employees would work during six shifts, from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 7:00 a.m. to 3:00 p.m. Saturday. There is an oil clarifier on the project site, which the applicant is willing to upgrade if necessary.

**LOCATION**

14900 Valley Blvd., Avocado Heights

**ACCESS**

Valley Boulevard to the north and by three additional 26-foot-wide gated driveways to a 33-foot-wide access easement running the length of the property from north to south

**ASSESSORS PARCEL NUMBER(S)**

8208-010-016

**SITE AREA**

1.10 acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

"I" (Major Industrial)

**ZONE**

R-3-P (LIMITED MULTIPLE RESIDENCE, PARKING); C-3-BE (UNLIMITED COMMERCIAL, BILLBOARD EXCLUSION)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Avocado Heights

**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)
  - 22.44.136 (Avocado Heights CSD requirements)
  - 22.40.170 (Parking Zone development standards)
  - 22.28.220 (C-3 Zone development standards)

**CASE PLANNER:**

Tyler Montgomery

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