



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

PROJECT NUMBER
 R2012-01711-(1)

HEARING DATE
 May 11, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200089

PROJECT SUMMARY

OWNER / APPLICANT

Batool S. Japelaghi Trust / Maxwell Talai

MAP/EXHIBIT DATE

10/22/14

PROJECT OVERVIEW

The applicant, Maxwell Talai, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of an existing automobile dismantling yard (El Rey Auto Parts), previously approved under Conditional Use Permit / Variance No. 01-253-(1) on July 24, 2002, in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code Section 22.32.190. The appellant is appealing the Hearing Officer's decision to approve the project on March 15, 2016.

LOCATION

3626 Medford St., East Los Angeles

ACCESS

via Fowler St.

ASSESSORS PARCEL NUMBER(S)

5224-012-005

SITE AREA

0.32 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

City Terrace ZD

LAND USE DESIGNATION

I – Industrial

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles Community 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)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.32.200 (M-2 Zone Development Standards)

CASE PLANNER:

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