



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

**PROJECT NUMBER**

R2013-03512-(2)

**HEARING DATE**

September 1, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201300177  
 Parking Permit No. 201300013  
 Environmental Assessment No. 201300303

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Stargard LLC

**MAP/EXHIBIT DATE**

March 30, 2015

**PROJECT OVERVIEW**

The project is a request for a conditional use permit to authorize the operation of an existing wholesale automotive business and an auto body repair shop in the Unlimited Commercial (C-3) Zone. The project site has been zoned C-3 since 1950, and an office building was legally constructed on Parcel No. 4211-003-062 in 1953. In 2001, the current property owner, Stargard, LLC, acquired the property and has been operating a wholesale automotive business and an auto body repair shop. The business never obtained a CUP, which is required for auto body repair shops in the C-3 Zone. In addition, around the year 2000, the previous owner constructed an unpermitted steel-structure garage on Parcel No. 4211-003-061. On September 4, 2012, the Department of Regional Planning issued a Notice of Violation for these issues.

The project also includes a request for a Parking Permit to allow for less than the required number of parking spaces for the project site. For an office and auto body shop repair garage, the project is required to provide eight (8) parking spaces. However, due to site constraints, the project only provides four (4) parking spaces.

**LOCATION**

5557 Centinela Ave., West Fox Hills

**ACCESS**

Public alley at rear of the business

**ASSESSORS PARCEL NUMBER(S)**

4211003061 & 4211003062

**SITE AREA**

0.12 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Playa Del Rey

**LAND USE DESIGNATION**

Low Density Residential (1)

**ZONE**

Unlimited Commercial (C-3)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**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)
  - 22.28.220 (C-3 Zone Development Standards)
  - 22.56.1020 (Parking Permit Burden of Proof Requirements)

**CASE PLANNER:**

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