Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 1, 2015

Steven Reyes
115 Pine Ave., Suite 405
Long Beach, CA 90802

REGARDING: **PROJECT NO. R2013-03512-(2)**
CONDITIONAL USE PERMIT NO. 201300177
5557 Centinela Ave., West Fox Hills (APN: 4211003061 & 4211003062)

Hearing Officer Alejandro Garcia, by his action of **September 1, 2015,** has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 15, 2015. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

CC 060412

FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03512-(2)
CONDITIONAL USE PERMIT NO. 201300177
PARKING PERMIT NO. 201300013

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on September 1, 2015, in the matter of Project No. **R2013-03512-(2)**, consisting of Conditional Use Permit No. 201300177 ("CUP"), and Parking Permit No. 201300013. The Conditional Use Permit and Parking Permit are referred to collectively as the "Project Permits."

2. The permittee, Stargard LLC ("permittee"), requests the Project Permits to authorize the operation of an existing wholesale automotive business and an auto body repair shop ("Project") on a property located at 5557 Centinela Avenue in the unincorporated community of West Fox Hills ("Project Site").

3. The CUP is a request to authorize an existing wholesale automotive business and an auto body repair shop in the Unlimited Commercial (C-3) zone pursuant to Los Angeles County Code ("County Code") Section 22.28.210.

4. The Parking Permit is a request to allow less than the required parking pursuant to County Code Section 22.56.990.

5. The Project Site is approximately 0.12 gross acres in size and consists of two legal lots. The Project Site is rectangular in shape with level topography and is developed with an existing wholesale automotive business and an auto body repair shop.

6. The Project Site is located in the Playa Del Rey Zoned District and is currently zoned Unlimited Commercial (C-3).

7. The Project Site is located within the Low Density Residential (1) land use category of the Los Angeles County General Plan Land Use Policy Map.

8. Surrounding Zoning within a 500-foot radius includes:

   North: C-3, City of Los Angeles – offices and an elementary school
   South: R-1 (Single-Family Residential), City of Los Angeles – Playa Vista project
   East: City of Los Angeles – Offices, restaurant, commercial services, single-family residences
   West: R-1, R-3 (Unlimited Multiple Residence), and R-4-DP (Unlimited Residence – Development Program)

9. Surrounding land uses within a 500-foot radius include:

   North: Offices, commercial services, single-family residences, elementary school
   South: Gas station, auto repair, City of Los Angeles – Playa Vista project

East: City of Los Angeles – Offices, restaurant, commercial services, single-family residences
West: Single-family residences, large multi-family residential development

10. There are no previous planning approvals for the Project Site. On August 8, 1950, the project site was given the C-3 zoning designation by Ordinance No. 5575.

11. The site plan for the Project depicts the Project Site, which consists of two rectangular parcels (0.12 acres) near the intersection of Centinela Avenue and Jefferson Boulevard. The eastern parcel contains a legally constructed, one-story 1,108-square-foot office building. The western parcel contains an unpermitted, one-story, 1,260-square-foot metal garage structure. Both structures face Centinela Avenue and the project proposes new drought tolerant landscaping along the street frontage. Four parking spaces, including one handicap parking space, are located behind the office building along the eastern project site boundary. The applicant is proposing 280-square-feet of new landscaping along the rear western parcel boundary. Access to the parking area is granted via wood gates along the rear alleyway.

12. The Project Site is accessible via Centinela Avenue to the south. Primary access to the Project Site will be via an entrance/exit on a public alley off of Jefferson Boulevard.

13. The Project will provide a total of four (4) parking spaces, which includes one handicap parking space. The four parking spaces will be located at the rear of the Project Site behind the office and garage structures.

14. The project was reviewed by the County Departments of Public Works, Fire, and Health. All departments cleared the project for hearing with no substantive comments or requirements.

15. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation of an existing automobile wholesale business and auto body repair shop, with no expansion of the use beyond that which was previously existing.

16. Pursuant to the provisions of sections 22.60.174, 22.60.175 and 22.56.1060 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

17. Prior to the public hearing, staff received one letter of support for the project.

18. A duly noticed public hearing was held on September 1, 2015 before the Hearing Officer. The applicant's representative, Charles Santos, presented testimony in favor of the request and answered questions presented by the Hearing Officer. The Hearing Officer asked how the applicant obtains clientele for the auto body repair service, and Mr. Santos explained that the business caters to specialized and exotic cars, so they have a very specific clientele. The Hearing Officer requested that dates certain be added to Conditions No. 29 and 30, specifying that landscape improvements and building permit applications be completed by December 1, 2015. For Condition No. 30, Mr. Santos asked for an additional 30 days to allow for needed time to submit the application materials for building permit approval. Therefore the date certain for the condition will be February 1, 2016. There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.

19. The Hearing Officer finds that the Project is located in the Low Density Residential (1) land use category of the Los Angeles County General Plan, which is suitable for single-family detached housing units. The Project is supported by specific land use policies in the General Plan including:

    - *Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

    In addition, the General Plan Land Use Element General Conditions and Standards for Development provide guidance for the provision of Locally Serving Commercial and Industrial Services that are not mapped on land use maps. These services are defined as individual enterprises, or small scale multi-use centers, serving the needs of the local community, including:

    1. *Facilities providing neighborhood or community convenience goods and services; and,*
    2. *Local community/neighborhood-serving office and professional services.*

    The guidelines related to the location of Locally Serving Commercial Services include:

    3. *The proposed use should be easily accessible and situated at community focal points such as major intersections; and,*
    4. *The proposed use should not disrupt existing residential neighborhoods nor conflict with established circulation patterns.*

    The existing wholesale and auto body repair shop has been operating since 2001 and the site is located at a major intersection of Jefferson Boulevard and Centinela Avenue. The project site is surrounded by other small commercial serving uses including a gas station and another automobile repair shop, and is compatible with the development pattern for the neighborhood.

20. The Hearing Officer finds that the Project is consistent with the provisions and development standards for the C-3 Zone, including lot coverage, landscaping, outside storage and outside display.

21. The Hearing Officer finds that the Project does not negatively affect the health, peace and comfort of persons residing or working in the neighborhood, is not detrimental to the value of property in the area, and does not constitute a health menace. The Project is located in an area that is rapidly changing with large residential development projects, and the Project site is surrounded by additional commercial uses including a gas station and another auto body repair shop. All automobile repair activities are conducted in an enclosed garage area to minimize noise, odors and visual impacts from the operation, and there is no automobile dismantling. There has been no history of complaints from neighbors since the business began operating in 2001.

22. The Hearing Officer finds that the Project is able to accommodate the required development standards for the C-3 Zone, including lot coverage, landscaping, outside storage and outside display.

23. The Hearing Officer finds that the Project is a request to continue the operation of an existing automobile wholesale business and a small-scale auto body repair shop with no expansion or new construction. Therefore the project does not require new infrastructure or service expansion, and is adequately served by the existing road system.

24. The Hearing Officer finds that the Project does not necessitate the required number of parking spaces per the provisions of the County Code. Pursuant to Section 22.56.090.A, the applicant is requesting a Parking Permit, which is designed to provide an alternative to the parking requirements of Chapter 22.52 in the event that a particular use does not have the need for such requirements. The applicant is requesting a Parking Permit to allow less than the required parking spaces. Per the County Code, the project is required to provide eight parking spaces, per the following calculations:

Use	Parking Calculation	Required Spaces
Office (1,018 square feet)	1 space / 400 square feet	3
Auto Body Repair (1,260 square feet)	1 space / 250 square feet	5
Total		**8**

The project site is approximately 5,028-square-feet and is occupied by a wholesale automobile business that includes an auto body repair shop that specializes in working on high-end automobiles, imports, and specialty repairs. The business is operated by the property owner and is a small-scale operation that does not cater to

public walk-ins. Therefore, the business does not require guest parking spaces and at most has 3-4 employees on the site at any given time. Therefore, based on the small scale of the operation, that there is no need for guest parking, and as the maximum number of employees at the site is 4 employees, the applicant is requesting a reduction in the required number of parking spaces from eight (8) to four (4) spaces.

25. The Hearing Officer finds that the applicant is requesting a Parking Permit to reduce the required number of parking spaces from eight (8) to four (4). The business is operated by the property owner and is a small-scale operation that does not cater to public walk-ins and at most, has 3-4 employees working in the site at any given time. Therefore, the business does not require guest parking spaces and four parking spaces can accommodate all employee parking needs. In addition, the four parking spaces will be provided on the project site, so there is no need for special arrangement parking, off-site parking, or the need to develop new off-site parking infrastructure

26. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit and Parking Permit to fifteen (15) years.

27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of West Fox Hills community. On July 16, 2015, a total of 33 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 27 notices to those on the courtesy mailing list for the Playa Del Rey Zoned District and to any additional interested parties.

28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

"Regarding the Conditional Use Permit"

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be

materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

"Regarding the Parking Permit"

E. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

F. That there will be no conflict arising from special parking arrangements allowed shared facilities, tandem spaces or compact spaces.

G. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

H. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve the surrounding property.

I. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed by County Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and

2. Approves Conditional Use Permit No. 201300177 and Parking Permit No. 201300013, subject to the attached conditions.

ACTION DATE: September 1, 2015

MKK:TSS

7/1/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03512-(2)
CONDITIONAL USE PERMIT NO. 201300177
PARKING PERMIT NO. 201300013

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the continued operation of an existing wholesale automotive business and an auto body repair shop, and a parking permit to allow for less than the required parking spaces for the project site, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on September 1, 2030**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit and Parking Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the automobile wholesale business and auto body repair shop and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation

applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **November 1, 2015**.

18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

19. In the event that any permittee and/or property owner is unable to comply with the provisions of the parking permit, the use for which the permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.

20. The Parking Permit allows the permittee to provide four (4) parking spaces instead of the eight (8) parking spaces as required by the County Code. If the automobile wholesale business and auto body repair shop substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require additional parking, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

PROJECT SITE SPECIFIC CONDITIONS

21. This grant shall authorize the continued operation of an existing wholesale automotive business and an auto body repair shop, and a parking permit to allow for less than the required parking spaces for the project site.

22. The permittee shall conduct all auto body repair activities within the enclosed garage structure, between the hours of 8:00 a.m and 5:00 p.m., Monday through Saturday. The shop may be staffed until 6:00 p.m. only for the drop off and pick up of vehicles.

23. Any damaged or wrecked vehicles shall be effectively screened so as to not be seen from surrounding properties.

24. All employee parking and any damaged or wrecked vehicles shall be parked and maintained on the project site, and not in the street, alley, or any other public right-of-way.

25. No automobile spray painting or upholstering shall be permitted on site.

26. No automobile dismantling shall be permitted on site. Dismantling of vehicles for purposes other than repair is prohibited.

27. All equipment and material shall be neatly maintained within an enclosed structure and screened from view from adjacent properties.

28. The property shall be neatly maintained and free of junk, debris, loose items, and trash.

29. The permittee shall apply for the appropriate building permit for the enclosed garage structure with the Department of Public Works, Building and Safety Division, within 120 days from the date of approval of this CUP (February 1, 2016).

30. The permittee shall make the required landscape improvements to the project site within 90 days from the date of approval for this CUP (December 1, 2015).

31. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated May 12, 2015.

32. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated November 4, 2014.

33. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated October 16, 2014.

Attachments:
Public Works Letter dated May 12, 2015
Fire Department Letter dated November 4, 2014
Public Health Department Letter dated October 16, 2014

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 12, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300177
PROJECT NO. R2013-03512
PARKING PERMIT NO. 201300013
5557 CENTINELA AVENUE
ASSESSOR'S MAP BOOK NO. 4211, PAGE 3, PARCEL NOS. 61 AND 62
UNINCORPORATED COUNTY COMMUNITY OF DEL REY

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the proposed project located at 5557 Centinela Avenue, in the unincorporated County community of Del Rey. The project is for an after-the-fact approval of a CUP to allow auto repair use and to legalize an unpermitted 1,260-square-foot steel, structure on Parcel 61. There is an existing 1,017-square-foot permitted office building that has been authorized to be used for automotive wholesale services on the adjacent parcel (Parcel 62). Vehicular access is provided via the alley in the rear. The proposed project also includes a parking permit to reduce the number of required parking spaces for the auto repair and the automobile wholesale services. Four parking spaces including one handicap space are proposed as part of this project.

Upon approval of the site plan, we recommend the following conditions:

1. Road

   1.1 Permission is granted to waive the 5 feet of additional alley dedication and alley improvements since the existing development pattern and the existing underground storage tank on the adjacent parcel (APN 4211-003-063) would prevent any future widening to the alley.

1.2 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices to the satisfaction of Public Works.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

2.1 Submit a grading/drainage plan for review and approval. The grading plans must show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and any associated water quality devices if applicable. The grading/drainage plan should show the proper distribution of drainage including contributory drainage from adjoining properties. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

2.2 Provide a maintenance agreement/covenant for privately maintained drainage devices.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Drainage

3.1 Comply with Low-Impact Development requirements per County Code Section 12.84.460 and in accordance with the Low-Impact Development Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/web.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

4. Building and Safety

4.1 Submit plans for the unpermitted metal building to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety comment, please contact Roy Itani of Building and Safety Division at (323) 820-6500 or ritani@dpw.lacounty.gov.

If you require additional information, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb
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COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CUP R2013-03512

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL

1. This project is subject to compliance with Title 32, County of Los Angeles Fire Code, during the annual inspections by the jurisdictional fire station.

2. Any future development such of change of occupancy or tenant improvement project are subject for additional review by the Fire Department.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: November 04, 2014

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 16, 2014

TO: Travis Seawards
Senior Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-03512/ CUP 201300177
Auto body garage
5557 S. Centinela Ave., Los Angeles

☒ Public Health recommends approval of this CUP.

☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for the approval of an unpermitted 1,260-square-foot for an auto body garage, which was built as an addition to an existing 1,017-square-foot office building. New landscaping and ADA bathroom improvements are also proposed.

The Department recommends approval of the CUP with the following conditions:

Potable water supply and Sewage disposal method

The project shall remain connected to public water and public sewer.

Noise

The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Chapter 12.08 of the Los Angeles County Code, Title 12.

For any questions regarding this report, please contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.