

# Hearing Officer Transmittal Checklist

Hearing Date  
September 1, 2015  
Agenda Item No.

4

**Project Number:** R2012-03512-(2)  
**Case(s):** Conditional Use Permit Case No. 201300177  
Environmental Assessment Case No. 201300303  
**Planner:** Travis Seawards

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: \_\_\_\_\_





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:**

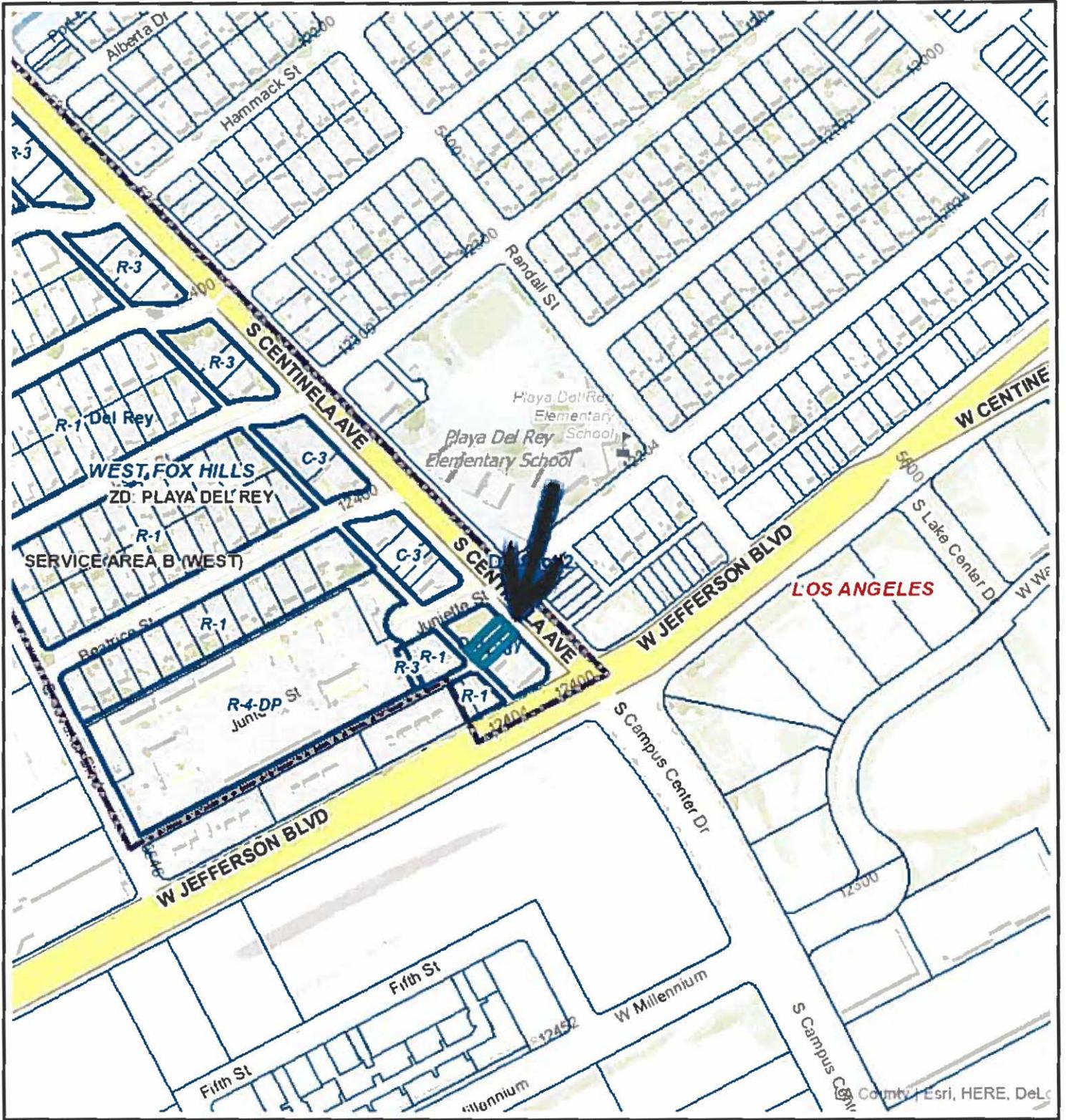
Travis Seawards

**PHONE NUMBER:**

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**E-MAIL ADDRESS:**

TSeawards@planning.lacounty.gov



**R2013-03512-(2) / CUP 201300177**

**Property Location: 5557 Centinela Ave.**

Printed: Aug 19, 2015



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### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) to authorize the operation of an automobile wholesale business and auto body repair shop in the C-3 (Unlimited Commercial) Zone pursuant to County Code Section 22.28.210.
- Parking Permit to allow for less than the required number of parking spaces for an auto body repair shop in the C-3 Zone pursuant to County Code Section 22.56.990.

### **PROJECT DESCRIPTION**

The project is a request to authorize the operation of an existing automotive wholesale business and an auto body repair shop in the C-3 Zone in the unincorporated community of West Fox Hills. The project site consists of two parcels on South Centinela Avenue at the intersection of West Jefferson Boulevard.

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.

### **SITE PLAN DESCRIPTION**

The project site 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.

### **EXISTING ZONING**

The subject property is zoned C-3.

Surrounding properties are zoned as follows:

- 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)

### **EXISTING LAND USES**

The subject property is developed with an auto body repair shop.

Surrounding properties are developed as follows:

- 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

### **PREVIOUS CASES/ZONING HISTORY**

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.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County (“County”) Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities), under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project site consists of a legally constructed office building from 1953 that is located in a heavily urbanized area with no environmentally sensitive habitat. The project site also consists of an unpermitted, 1,260-square-foot metal garage structure that was erected in 2000, which qualifies for a Class 3, New Construction or Conversion of Small Structures Categorical Exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Low Density Residential (1) land use category of the Los Angeles County General Plan. This designation is intended for areas suitable for single-family detached housing units, including large lot estates and typical suburban tract developments.

An auto body repair shop does not meet the intent of this designation. However, the project supports specific 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.

#### Zoning Ordinance and Development Standards Compliance

The project is required to comply with the provisions and development standards for the C-3 Zone and for a Parking Permit.

#### C-3 Zone

Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

- **Lot Coverage:** The project cannot exceed 90 percent lot coverage and has to have a minimum of 10 percent landscaping. The lot size is approximately 5,028-square-feet. The two structures on the lot total 2,278-square-feet, so the total building coverage for the lot is approximately 45 percent. In addition, there is a total of 518 square feet proposed as landscaping, which is 10 percent of the lot size. Therefore the project complies with this requirement.
- **Parking:** Per office and commercial parking standards, the project is required to provide eight parking spaces. The project site is requesting a Parking Permit to allow for only four parking spaces. This permit request is described below.

- **Outside Display:** Auto body repair is required to be located entirely within an enclosed building. All auto body repair activities are conducted within the enclosed garage area. Therefore the project complies with this requirement.
- **Outside Storage:** Outside storage is permitted on the rear lot or parcel when it is incidental to the permitted use at the front of the parcel, and if it is enclosed by an enclosed solid, masonry wall. The project does not propose any outside storage as they rear area will be used for parking spaces and additional landscaping. Therefore the project complies with this requirement.

**Parking Permit**

Pursuant to Section 22.56.090.A, a Parking Permit 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:

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

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. All automobiles are repaired in the enclosed garage, and therefore do not require outside parking. 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, 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.

**Neighborhood Impact/Land Use Compatibility**

The project is located at a major intersection in the area – Jefferson Boulevard and Centinela Avenue. The neighborhood is rapidly changing. The large Playa Vista project is being developed across Jefferson Boulevard, and the County has approved large-scale apartment buildings that have been developed near the project site. Adjacent to the project site and across the street are additional commercial uses including a gas station and an additional 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. Therefore, the small scale operation of the business 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 able to accommodate all of the required development standards for the C-3 Zone, and as an existing use with no proposed expansion, the project site is adequately served by existing streets and utility infrastructure.

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

#### **Burden of Proof**

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 and 22.56.1020 of the County Code. The Burdens of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the burdens of proof.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

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.

#### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

#### **PUBLIC COMMENTS**

Staff has not received any comments at this time.

#### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

**PROJECT NO. R2013-03512-(2)  
CONDITIONAL USE PERMIT NO. 201300177  
PARKING PERMIT NO. 201300013**

**STAFF ANALYSIS  
PAGE 6 OF 6**

Staff recommends **APPROVAL** of Project Number R2013-03512-(2), Conditional Use Permit Number 201300177, and Parking Permit Number 201300013, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300177 AND PARKING PERMIT NUMBER 201300013 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Travis Seawards, Senior Regional Planner, Zoning Permits West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:  
Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Site Photographs  
Site Plan

MKK:TSS  
6/17/16

**DRAFT 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 did not receive any comments from the public on the proposed Project.

18. 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.

19. 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.

20. 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.

21. 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.
22. 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.
23. 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
<b>Total</b>		<b>8</b>

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.

24. 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

25. 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.
26. 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.
27. 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

**DRAFT 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 90 days from the date of approval of this CUP.
30. The permittee shall make the required landscape improvements to the project site within 90 days from the date of approval for this CUP.
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.

**PROJECT NO. R2013-03512-(2)  
CONDITIONAL USE PERMIT NO.  
201300177  
PARKING PERMIT NO. 201300013**

**DRAFT CONDITIONS OF APPROVAL  
PAGE 6 OF 6**

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](mailto: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](mailto: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/idd/web>.

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

Mi Kim  
May 12, 2015  
Page 3

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

TM:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201300177-5557 CENTINELA AVE\CUP 201300177\CUP 201300177-Approval Memo.docx



**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

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**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](mailto:Juan.Padilla@fire.lacounty.gov).



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](http://www.publichealth.lacounty.gov)

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas  
Second District

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Third District

Don Knabe  
Fourth District

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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](mailto:mtsiebos@ph.lacounty.gov).

## Santos Planning & Permitting

**RE: Conditional Use Permit Application for 5557 Centinela Ave., Los Angeles, 90066 (unincorporated Los Angeles County); APNs: 4211-003-061 and -062**

### CONDITIONAL USE PERMIT BURDEN OF PROOF

**A. That the requested use at the location will not:**

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

In 2001, the current property owner acquired the subject property. Just prior to acquiring the property, the previous property owner constructed the 1,260 sf. premanufactured steel structure garage addition to the existing 1,017 sf. office building known as 5557 Centinela Ave. Before the addition was built, the portion of the property on which it was built (APN -061) was vacant. From 2001 to 2012, the current property owner successfully operated a wholesale automotive business, S&P International, utilizing the 1,017 sf. office building and 1,260 sf. attached garage addition for associated auto repair work, as allowed per County Code (section 22.28.180).

In September 2012, the current property owner received the attached Notice of Violation for the unpermitted building addition and its use—Auto Garage Repair. Subsequently, the previous owner and structural engineer advised the applicant that the addition was designed and built to code; although, no building permits were obtained for the construction.

In October 2012, the current property owner retained Santos Planning & Permitting to work with County staff to resolve the violation as expeditiously as possible, including this Conditional Use Permit application for after-the-fact approval of the building addition and proposed use—Auto Body Repair (with no paint service), as allowed per C-3 zoning, with a CUP.

Prior to having the knowledge that the property was in violation of County Code, S&P International operated successfully for more than ten years without any complaints, parking problems, traffic congestion or public safety issues. The owner has consistently maintained his business license in accordance with County Code and has been dedicated to maintaining his property and fostering good relations with his neighbors. He has been a committed business man with longstanding ties to the local community and its active commercial corridor.

In recent years, the County and surrounding jurisdictions have made a concerted effort to revitalize the area and encourage its economic vitality. In support of that effort, the proposed land use accommodates market demand for a local wholesale automotive business, including auto body repair services, as consistent with the policies and goals of the County General Plan Land Use and Economic Development Elements. The proposed project will have no adverse impacts on the property or community, as evidenced over the past decade.

In close proximity of the site, there is a permitted Nonconforming Use/Structure auto body/fender repair shop. This NCR permit (NCR No. 200900011-[2]) was recently renewed by the County in October 2011. To the southeast, there is also an adjacent Chevron automotive

## Santos Planning & Permitting

service station. The subject property owner's proposed land use is compatible with these surrounding uses, and does not conflict with other commercial uses in the area. Moreover, the proposed use maintains the character of the existing neighborhood. The building addition is an improvement to the aesthetic quality of the site and benefit to the surrounding community. The site is currently well maintained, clean, and free of graffiti, trash, and debris. Therefore, the site improvements support the Burden of Proof for the proposed use.

Consistent with the General Plan Land Use Element policies, the proposed project is situated within a viable cluster of commercial activities that conveniently serve their market areas. The project also proposes continued operating standards that mitigate noise levels in order to avoid disturbance to nearby residences. This mitigation includes maintaining minimal use of air compressors and power tools with proper equipment covers designed to muffle noise. In addition, auto body repair work is proposed only during normal business hours: 8:00a.m. to 5:00p.m. As shown over the past decade, the proposed development will not significantly increase exposure to unmitigable public health and safety hazards; will not result in significant degradation of natural resources shared by community residences; and will not result in disruption of the established community character.

**B. That 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.**

The subject property consists of two adjacent rectangular parcels known as APNs 4211-003-061 and 4211-003-062, which each measure approx. 25' x 100' for a combined 50' x 100' area of approx. 5,000 sf. As noted above, the established wholesale automotive business, S&P International, has occupied the existing 1,017 sf. office building on APN -062 since 2001; County records show that the structure was built in 1952. The unpermitted 1,260 sf. garage addition (an approx. 50' x 25' premanufactured steel structure), used for auto repair work, was built on APN -061. The property frontage is northeast along Centinela Ave. Vehicular access to the property's on-site parking is provided by the alleyway in the rear, accessible via Juniette St. and Jefferson Blvd. (The property was also recently served by street frontage parking along Centinela Ave.; however, it was converted roughly four years ago into a right hand turn lane for vehicles to turn west onto Jefferson Blvd.)

The proposed development accommodates the required yards per C-3 zoning regulations. All existing walls, fences and proposed landscaping are also in compliance with Title 22 development standards, including approx. 646 sf. of new drought-tolerant landscaping, which exceeds the minimum landscape area requirements. As referenced above, the proposed development is an improvement to the aesthetic quality of the site and a benefit to the surrounding area. The site has been well maintained, clean, and free of graffiti, trash, and debris.

In 1927, the property was created as one lot (approx. 50' x 100') via Tract Map 10038, prior to the adoption of current parking standards, which require eight (8) parking spaces for the proposed development. Before the garage addition to the existing office building (built in 1952), the property maintained grandfathered parking requirements. Under current development standards, no additional single-story floor area should be added to the existing office building, as current parking standards could not be met. However, without after-the-fact approval for the garage addition, the owner would have to revert APN -061 to its previously vacant condition,

## Santos Planning & Permitting

which wouldn't serve the economically backed expectations associated with the purchase of the property. Therefore, the applicant is also requesting a Parking Permit to authorize less than required parking, including the request for approval for five (5) standard parking spaces, including one (1) handicap space. (Please see attached Parking Permit Application Burden of Proof).

In summary, the Burden of Proof findings for the Parking Permit include: (1.) There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 of the County Code (i.e. eight [8] parking spaces). Providing less than eight (8) parking spaces, S&P International safely operated for more than ten years without any parking problems, traffic issues or related complaints. (2.) There will be no conflict arising from special parking arrangements including shared facilities, tandem spaces or compact spaces. All proposed parking is of standard dimensions with ample backup space (i.e. 28 ft. to 32 ft.), with exception of one parking space that has a backup area of 24 ft. (3.) There will be no off-site facilities or leases required/proposed. (4.) The requested parking permit for the site will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property. As referenced above, the subject property was recently provided with street frontage parking along Centinela Ave.; however, it was converted roughly four years ago into a right hand turn lane for vehicles to turn west onto Jefferson Blvd. Still, the business has operated for more than a decade without any issues related to on-site/off-site parking or traffic congestion. (5.) The proposed development complies with all standards pertaining to required yards, walls, fences, loading facilities, landscaping and other development features prescribed by County Code.

### **C. That the proposed site is adequately served:**

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required.**

As discussed above, the subject property's frontage is northeast along Centinela Ave.—a designated and improved 100 ft.-wide major highway. Vehicular access to the property's on-site parking is provided by the improved 20 ft.-wide two-way alley in the rear, accessible via Juniette St. (to the northwest) and Jefferson Blvd. (to the southeast). This alleyway has long served the property per Tract Map 10038, approved by the County in 1927. The existing development was also recently served by street frontage parking along Centinela Ave.; however, it was converted roughly four years ago into a right hand turn lane for vehicles to turn west onto Jefferson Blvd. Approximately 85 ft. southwest of the subject property, Jefferson Blvd. runs perpendicular to Centinela Ave. and is also a designated and improved 100 ft.-wide major highway.

For more than eleven years, S&P International has safely operated its wholesale automotive business from the site's office building and auto repair garage (land uses allowed by right per C-3 zoning). Although, the use of the garage addition is now proposed for auto body work—a use that requires a CUP in C-3 zoning—the demand of the proposed development on public services (including highways and streets, sewer, Fire Dept. resources, water, and waste management) is anticipated to be no greater than the demand that the development has had on public services over the past decade. The existing development has been adequately served by public and private services and infrastructure since 2001 without any issues; and, the proposed addition and land use would not change that.

## Santos Planning & Permitting

**RE: Conditional Use Permit Application for 5557 Centinela Ave., Los Angeles, 90066(unincorporated Los Angeles County); APNs: 4211-003-061 and -062**

### **PARKING PERMIT BURDEN OF PROOF**

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

1. Providing less than the required eight (8) parking spaces, the established business, S&P International, has operated for more than ten years without any parking problems, traffic issues or related complaints.

2. Business operations require no more than three to four employees at any given time; and business is generally by appointment. Therefore, five on-site parking spaces, plus available street parking along Juniette St., have been sufficient.

3. The business has an established viable transportation program for its employees, some of whom also work at the vicinity auto body/fender repair shop located at 12415 W. Jefferson Blvd.

#### **B. That there will be no conflict arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.**

1. All proposed parking is of standard dimensions with ample backup space (i.e. 28 ft. to 32 ft.), with exception of one parking space that has a backup area of 24 ft.

2. The property owner would be amenable to a lot-tie of APNs -061 and -062 if required.

3. No special parking arrangements are proposed.

4. The garage addition has improved the aesthetic quality of the property and surrounding area.

#### **C. 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.**

1. No off-site facilities or leases would be required/proposed.

#### **D. 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 surrounding property.**

1. The requested Parking Permit would not result in any traffic congestion; the business has operated with the unpermitted auto repair garage addition (a use allowed in C-3 zoning by right) for more than ten years without any traffic congestion issues.

2. No excessive off-site parking will occur; there is currently ample street parking along Juniette St.

3. There will be no unauthorized use of parking facilities developed to serve surrounding property.

4. The subject property was recently served by street frontage parking along Centinela Ave.; however, it was converted roughly four years ago into a right hand turn lane for vehicles to turn west onto Jefferson Blvd. Still, the business has operated for more than a decade without any issues related to on-site/off-site parking or traffic congestion.

## Santos Planning & Permitting

5. Neighboring property owners have advised that they would be willing to offer their support at a public hearing for the requested permit.

**E. 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.**

1. The subject property includes APNs -061 and -062, each measuring approx. 25' x 100'. The property was created as one lot (approx. 50' x 100') in 1927 via Tract Map 10038, prior to the adoption of current parking standards. Before the garage addition to the existing office building, built in 1952, the development maintained grandfathered parking requirements. Under current development standards, no additional single-story floor area should be added to the existing office building—as current parking requirements could not be met. However, without after-the-fact approval for the 2001 building addition, the owner would have to revert APN -061 to its previously vacant condition, which wouldn't serve the economically backed expectations associated with the purchase of the property.

2. The garage addition constructed in 2001 accommodated landscaping along Centinela Ave., and meets all other development standards with exception of required parking—i.e. eight (8) parking spaces.

3. The property owner agrees to strictly limit all auto body repair work to the permitted use as allowed by County Code.





1.



2.



3.



4.



5.



6.



7.



8.



9.



10.

