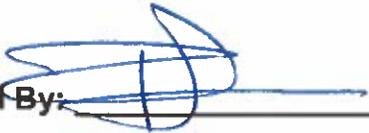


# Hearing Officer Transmittal Checklist

Hearing Date  
07/05/2016  
Agenda Item No.  
3

Project Number: N/A  
Case(s): Substantial Conformance Review No. 2016000456-(1)  
Planner: Michele Bush

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- 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
- Findings and conditions of Previous permit
- Photo Sim

Reviewed By: 



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

**PROJECT NUMBER**  
 N/A

**HEARING DATE**  
 07/05/16

**REQUESTED ENTITLEMENTS**  
 Substantial Conformance Review 2016000456

# PROJECT SUMMARY

**OWNER / APPLICANT**

Pacific Cesar LLC / Corrie Kates

**MAP/EXHIBIT DATE**

09/21/15

**PROJECT OVERVIEW**

The project is a request for Substantial Conformance Review to allow tenant improvements to convert the use of an existing commercial building from an automotive repair garage to an auto loan office.

**LOCATION**

4327 Cesar E. Chavez Avenue, East Los Angeles

**ACCESS**

Cesar Chavez Avenue

**ASSESSORS PARCEL NUMBER(S)**

5234-011-036

**SITE AREA**

0.29 Acres

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Third Street Specific Plan

**ZONED DISTRICT**

East Side Unit No. 4

**TRANSECT ZONE**

CC (Cesar E. Chavez Avenue)

**ZONE**

SP (Specific Plan)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the East Los Angeles Third Street Specific Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.46.3004 (East Los Angeles Third Street Specific Plan Substantial Conformance Review Burden of Proof Requirements)
  - 22.46.3009 (Transect Zone Standards)

**CASE PLANNER:**

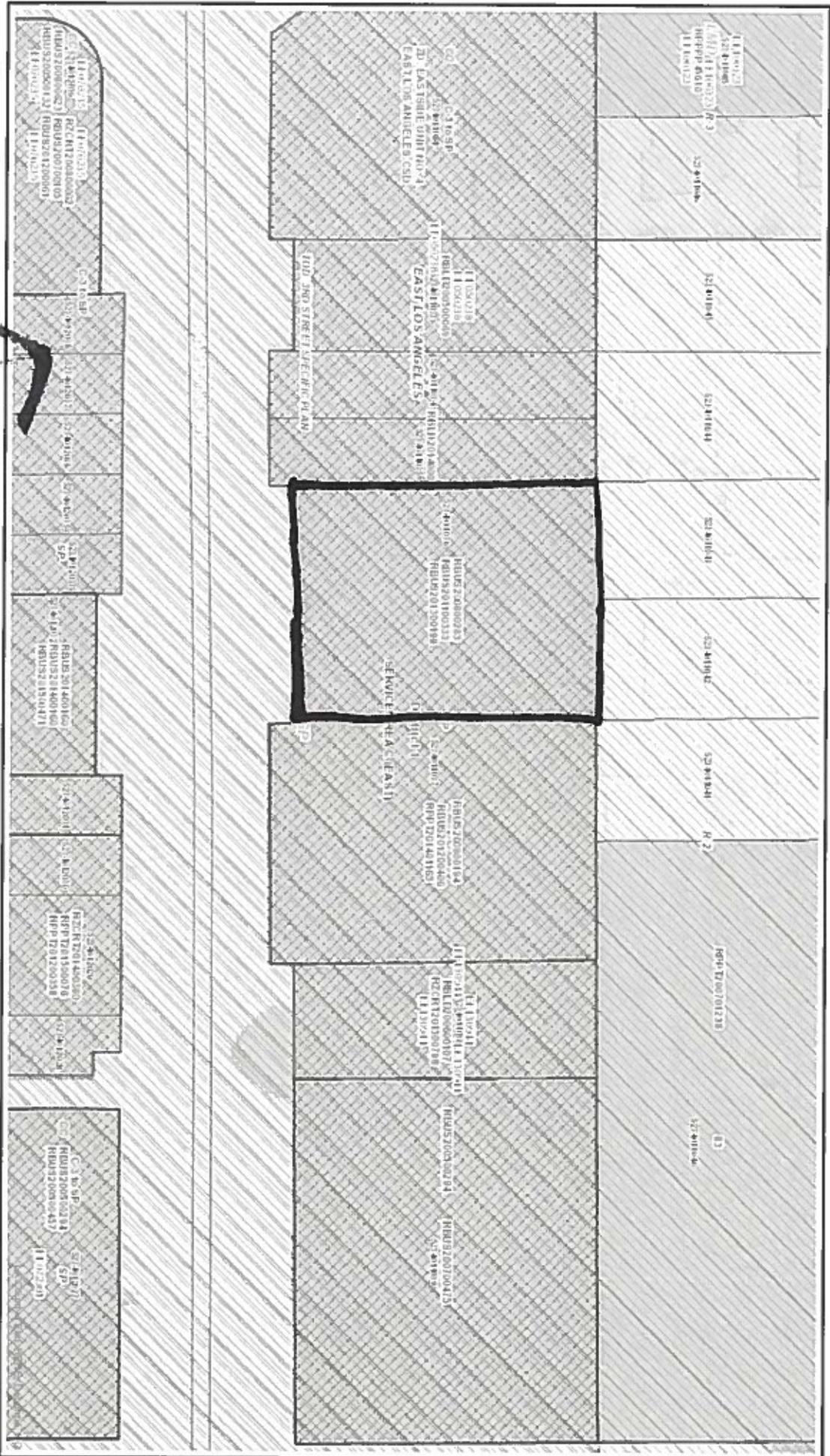
Michele Bush

**PHONE NUMBER:**

(213) 974 - 6435

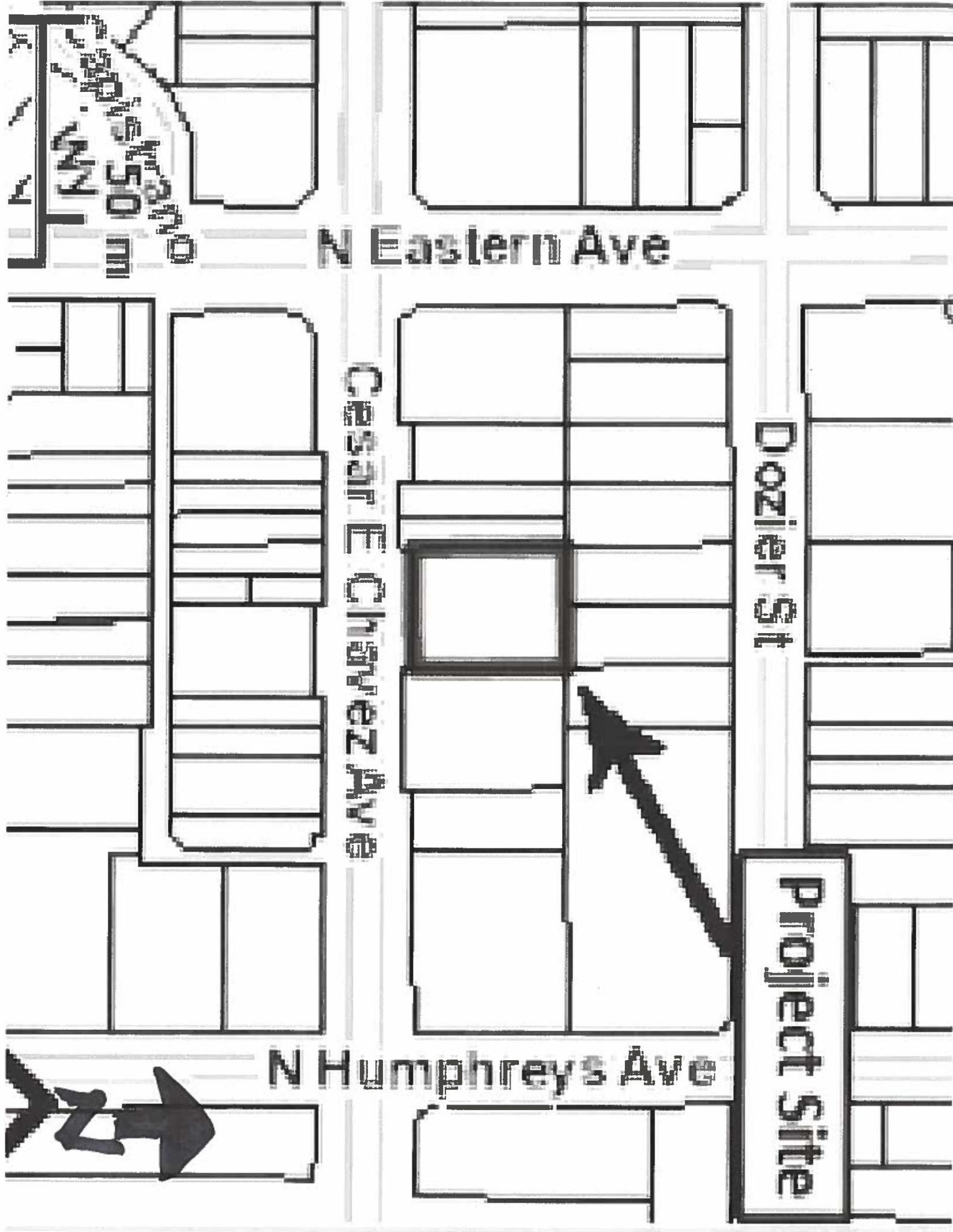
**E-MAIL ADDRESS:**

mbush@planning.lacounty.gov



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N Eastern Ave

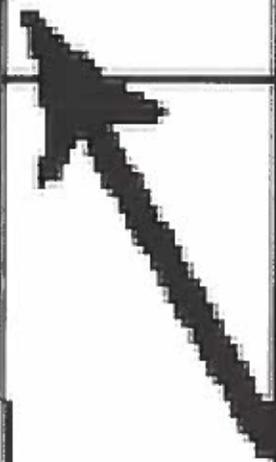
Dozier St

Cesar E Chavez Ave

Project Site

N Humphreys Ave

1/4 mile  
500 ft



**ENTITLEMENTS REQUESTED**

- Substantial Conformance Review to authorize tenant improvement to convert the use of an existing commercial building from an automotive repair garage to an auto loan office in the SP (Specific Plan) Zone within the East Los Angeles Third Street Specific Plan pursuant to County Code Section 22.46.3004.

**PROJECT DESCRIPTION**

The project is a request for Substantial Conformance Review to authorize tenant improvements to convert the use of an existing commercial building from an automotive repair garage to an auto loan office. The office use will be open year round, Monday through Saturday between the hours of 10:00 a.m. and 6:00 p.m. (Monday-Friday) and 10:00 a.m. and 1:00 p.m. (Saturday). There will be one shift and two to three employees on duty.

**SITE PLAN DESCRIPTION**

The site plan for the Project depicts the existing 6,633 square-foot building with a parking lot at the front of the Project site. Seven parking spaces are provided to serve the proposed use, one ADA accessible space is included. Also depicted on the site plan is a new trash enclosure. Ingress and egress to the Project site is provided by one existing driveway located along East Cesar E. Chavez Avenue.

**EXISTING ZONING**

The subject property is zoned SP.

Surrounding properties are zoned as follows:

North: R-2 (Two-Family Residence)

South: SP

East: SP

West: SP

**EXISTING LAND USES**

The subject property is developed with an existing vacant building previously used for auto repair.

Surrounding properties are developed as follows:

North: Single and Multi-Family Residential

South: Single and Multi-Family Residential and School/Church

East: Commercial

West: Single and Multi-Family Residential and Commercial

**PREVIOUS CASES/ZONING HISTORY**

The Project site was developed with the existing structure in 1972. The building was constructed for light industrial use. The building was used as an automotive repair garage for more than 20 years.

## **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 involves tenant improvements to an existing structure to be used as an auto loan office. 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 CC (Cesar E. Chavez Avenue) transect zone of the East Los Angeles Third Street Specific Plan. This transect zone is intended for a mix of residential, commercial, community-serving, educational and artisan/craft production manufacturing uses. The proposed project is consistent with the uses permissible within the transect zone.

The following policies of the East Los Angeles 3<sup>rd</sup> Street Plan are applicable to the proposed project:

- New development and redevelopment shall be consistent with the intent of this Specific Plan and the Form-Based Code.

The proposed use includes tenant improvements that will redevelop the existing project site with exterior finishes that are consistent with the intent of the Specific Plan and Form-Based Code, since the improvement will continue a commercial use to support the local community.

### Zoning Ordinance and Development Standards Compliance

The project site is located in the SP (Specific Plan) Zone. Premises in Zone SP may be used for any main use permitted by the specific plan subject to all of the limitations and conditions of the specific plan. Pursuant to Section 22.46.3004 of the County Code, within the East Los Angeles Third Street Form Based Code Specific Plan, the proposed auto loan office use is permissible, within the CC (Cesar E. Chavez Avenue) Transect Zone provided a Substantial Conformance Review has been obtained.

### Parking

Pursuant to Section 22.46.3007 C.2.iii. of the County Code, for changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area. The existing building will remain with no increase in gross floor area. Seven parking spaces shall be provided to serve the use, including one ADA accessible space.

Pursuant to Section 22.46.3009 D.2. of the County Code, establishments in the CC Transect Zone are subject to the following development standards:

- The ground floor fronting a street or a public open space shall contain at least one of the following frontage types so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types: Front Yard/Porch, Stoop, Terrace, Forecourt, Shop Front or Gallery. Standard store front, glass doors will be installed, as a part of the proposed project.
- The maximum height allowed is three stories, with an overall maximum height of 40 feet. The existing structure is 17 feet high and no change in height is being proposed.

#### Site Visit

Staff conducted a site visit on June 14, 2016. The project site appeared to be in compliance with the project request.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.46.3004 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

#### Neighborhood Impact/Land Use Compatibility

The commercial building has existed on the project site for more than 40 years. There are no additions proposed that would alter the existing setbacks. The proposed use would allow for an increase in pedestrian activity and the use is compatible with land uses in the surrounding neighborhood.

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

Based on a letter from the County of Los Angeles Department of Public Works, dated May 2, 2016, Public Works has no conditions that need to be applied to this project is ultimately approved by the advisory agency. No conditions were applied to the project from this Department.

Based on an email from the County of Los Angeles Fire Department staff, dated March 30, 2016, the Department has no need to review this project. However, the plans will need to be submitted to the Fire Department's Engineering Section-Building Plan Check Unit for the tenant improvements.

### **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**

No public comments have been received 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:

Staff recommends **APPROVAL** of Substantial Conformance Review Number 2016000456-(1), 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 SUBSTANTIAL CONFORMANCE REVIEW NUMBER 2016000456-(1) SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Michele Bush, Principal Planner, Zoning Permits East Section  
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Site Photographs, Aerial Image  
Site Plan, Land Use Map

RG:MRB  
07/05/16

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
SUBSTANTIAL CONFORMANCE REVIEW 2016000456-(1)**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Substantial Conformance Review No. 2016000456 on July 5, 2016.
2. The permittee, Pacific Cesar LLC ("permittee"), requests the Substantial Conformance Review to authorize tenant improvements to convert the use of an existing commercial building from an automotive repair garage to an auto loan office ("Project") on a property located at 4327 Cesar E. Chavez Avenue in the unincorporated community of East Los Angeles ("Project Site") in the SP (Specific Plan) zone pursuant to Los Angeles County Code ("County Code") section 22.46.3004.
3. The Project Site is 0.29 acre in size and consists of one legal lot. The Project Site is rectangular in shape with gently sloping topography and is developed with a vacant building, previously used as an automotive repair garage.
4. The Project Site is located in the East Side Unit No. 4 Zoned District and is currently zoned SP (Specific Plan) within the East Los Angeles Third Street Specific Plan.
5. The Project Site is located within the CC (Cesar E. Chavez Avenue) transect zone of the East Los Angeles Third Street Specific Plan.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-2 (Two-Family Residence)
  - South: SP
  - East: SP
  - West: SP
7. Surrounding land uses within a 500-foot radius include:
  - North: Single and Multi-Family Residential
  - South: Single and Multi-Family Residential and School/Church
  - East: Commercial
  - West: Single and Multi-Family Residential and Commercial
8. The Project site was developed with the existing structure in 1972. The building was constructed for light industrial use. The building was used as an automotive repair garage for more than 20 years.
9. The project is a request for Substantial Conformance Review to authorize tenant improvements to convert the use of an existing commercial building from an automotive repair garage to an auto loan office. The office use will be open year

round, Monday through Saturday between the hours of 10:00 a.m. and 6:00 p.m. (Monday-Friday) and 10:00 a.m. and 1:00 p.m. (Saturday). There will be one shift and two to three employees on duty.

10. The site plan for the Project depicts the existing 6,633 square-foot building with a parking lot at the front of the Project site. Seven parking spaces are provided to serve the proposed use, one ADA accessible space is included. Also depicted on the site plan is a new trash enclosure. Ingress and egress to the Project site is provided by one existing driveway located along East Cesar E. Chavez Avenue.
11. Based on a letter from the County of Los Angeles Department of Public Works, dated May 2, 2016, Public Works has no conditions that need to be applied to this project is ultimately approved by the advisory agency. No conditions were applied to the Project from this Department.
12. Based on an email from the County of Los Angeles Fire Department staff, dated March 30, 2016, the Department has no need to review this project. However, the plans will need to be submitted to the Fire Department's Engineering Section-Building Plan Check Unit for the tenant improvements.
13. Prior to the Hearing Officer'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 involved tenant improvements to an existing structure to be used as an auto loan office.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. No public comments have been received at this time.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the Project site is located within the CC (Cesar E. Chavez Avenue) transect zone of the East Los Angeles Third Street Specific Plan. This transect zone is intended for a mix of residential, commercial, community-serving, educational and artisan/craft production manufacturing uses. The proposed project is consistent with the uses permissible within the transect zone. Since the improvement will continue a commercial use to support the community.
18. The Hearing Officer finds that the Project is located in the SP (Specific Plan) Zone. Premises in Zone SP may be used for any main use permitted by the specific plan subject to all of the limitations and conditions of the specific plan. Pursuant to Section 22.46.3004 of the County Code, within the East Los Angeles Third Street

Form Based Code Specific Plan, the proposed auto loan office use is permissible provided a Substantial Conformance Review has been obtained.

19. The Hearing Officer finds that approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22. The proposed auto loan office use is permissible and consistent with the uses within the transect zone.
20. The Hearing Officer finds that approval of the project is in the interest of the public health, safety, and general welfare. The proposed tenant improvements will improve a deteriorated building, improving the area and bringing commerce activity back to the area. The proposed auto loan business will create sales tax through loans provided to the consumer through auto loan services.
21. The Hearing Officer finds that site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses. The structure has existed on the Project site for more than 40 years. There are no additions proposed that would alter the existing setbacks. The proposed use would allow for an increase in pedestrian activity and the use is compatible with land uses in the surrounding neighborhood.
22. The Hearing Officer finds that architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood. The existing building is constructed of CMU block and will be painted complementary colors to the existing commercial businesses in the area. The existing auto bay doors will be removed and standard store front, glass doors will be installed.
23. The Hearing Officer finds that project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas. The Project site is fully developed and built out. A new planter box is proposed for the site, along the east side of the driveway.
24. The Hearing Officer finds that parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development. All parking is located on the site within an existing block wall along the front of the property, which also acts as a retaining wall.
25. The Hearing Officer finds that lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide

adequate light over walkways and parking areas to foster pedestrian safety. Proposed lighting will comply with the California Building Code and any local ordinances to reduce any glare. The project will be designed to the appropriate scale to avoid creating glare and will provide adequate light over walkways as needed or deemed necessary and parking areas to foster pedestrian safety. Lighting shall be arranged to prevent glare or direct illumination on any residential property.

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 East Los Angeles community. On May 9, 2016, a total of 80 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 seven notices to those on the courtesy mailing list for the East Side Unit No. 4 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 East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22.
- B. Approval of the project is in the interest of the public health, safety, and general welfare.
- C. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses.
- D. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood.
- E. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas.

- F. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development.
- G. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

**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 Substantial Conformance Review Number 2016000456-(1), subject to the attached conditions.

**ACTION DATE: July 5, 2016**

MM:MRB  
07/05/16

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
SUBSTANTIAL CONFORMANCE REVIEW  
RPPL 2016000456-(1)**

**PROJECT DESCRIPTION**

The project is a request to authorize tenant improvement to convert the use of an existing commercial building from an automotive repair garage to an auto loan office 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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 and 5 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. 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 expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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.

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.

10. 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.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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").
14. 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.
15. 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.

16. 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 **September 5, 2016**.
17. 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.

#### **PROJECT SITE SPECIFIC CONDITIONS**

18. This grant shall authorize the tenant improvements to convert the use of an existing commercial building from an automotive repair garage to an auto loan office.
19. Outdoor lighting shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

20. All business associated with the proposed use shall be conducted and located within the existing enclosed building.
21. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with the proposed use.
22. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, make noise, and/or have flashing lights; inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.
23. The permittee shall obtain proper permits from the Department of Public Works' Building and Safety Division for the tenant improvements.

**Attachments:**

Correspondence from the County of Los Angeles Fire Department and Department of Public Works



**Los Angeles County  
Department of Regional Planning**



*Planning for the Challenges Ahead*

**BURDEN OF PROOF**

**FOR THE EAST LOS ANGELES 3<sup>RD</sup> STREET FORM-BASED CODE AND SPECIFIC PLAN  
SUBSTANTIAL CONFORMANCE REVIEW**

Pursuant to Zoning Code Section 22.46.3004, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. Attach additional sheets if necessary.)*

<b>A. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;</b>
Yes, the use is consistent with the uses in the commercial zone and allowed by the code.
<b>B. Approval of the project is in the interest of the public health, safety, and general welfare;</b>
Yes, will improve a deteriorated building improve the area and bring commerce activity back the rea. Also create sales tax though loans provided to the consumer through auto loan services.
<b>C. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desrable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;</b>
Existing building and there is no additions proposed that would adjust any existing building setbacks. The building is an existing single story building. The proposed use would allow for an increase in pedestrian activity and the use is compatible with the neighboring land uses.
<b>D. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;</b>
The proposed building is a made of CMU block and will be painting complementary colors to the exiting commercial businesses in the area. Also will be removing auto bay doors and provide standard store front glass with commercial door access.

**E. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are- designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;**

The property is fully developed and no new landscaping is proposed.

**F. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and**

All parking is located on site and behind an existing wall along the front property line which also acts as a retaining wall since the area has a slight slope.

**G. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.**

Any proposed lighting will comply with the California Building Code and any local ordinances to reduce any light and glare. the project will be designed to the appropriate scale to avoid creating glare and will provide adequate light over walkways as needed or deemed necessary and parking areas to foster pedestrian safety.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

GAIL FARBER, Director

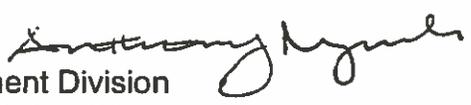
May 2, 2016

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

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Michele Bush

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

**PLAN: RPPL2016000456**  
**WORKCLASS: SUBSTANTIAL CONFORMANCE REVIEW**  
**4327 CESAR CHAVEZ AVENUE**  
**ASSESSOR'S MAP BOOK NO. 5234, PAGE 11, PARCEL NO. 36**  
**UNICORPORATED COUNTY COMMUNITY OF EAST LOS ANGELES**

Thank you for the opportunity to analyze the site plan and application associated with the substantial conformance review of the project located at 4327 Cesar Chavez Avenue. The project is located within the boundary of the East Los Angeles Third Street Form-based Code Specific Plan area and consists of tenant improvements to convert an existing automotive repair garage into an office for those seeking automotive loans.

- Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents, and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

Please note that should the proposed use be modified, the above recommendation no longer applies. In addition, the recommendation to apply no conditions to the substantial conformance review does not relieve the applicant from the responsibility of obtaining proper permits for the tenant improvements from Public Works' Building and Safety Division.

If you have any other questions or require additional information, please contact Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

MD:tb

**From:** Collins, Wally  
**Sent:** Wednesday, March 30, 2016 12:52 PM  
**To:** Michele Bush; Clement Lau; Matthew Dubiel; Michelle Tsiebos; Padilla, Juan; Johnson, Kevin; John Diaz  
**Cc:** Evenor Masis; Ruben Cruz; Robert Vasquez; Julie Yom; Zachary T. Likins; Le, Tony; Ed Gerlits; Henry Wong  
**Subject:** RE: Project No. RPPL 2016000456: Consultation Inquiry

Hi Michele,

My unit does not need to review this project; however, the plans will need to be submitted to the Fire Department's Engineering Section – Building Plan Check Unit for the tenant improvements.

Wally Collins  
Fire Prevention Engineering Assistant II  
Land Development Unit - Fire Prevention Division  
County of Los Angeles Fire Department  
Commerce - (323) 890-4243  
[wally.collins@fire.lacounty.gov](mailto:wally.collins@fire.lacounty.gov)

---

**From:** Michele Bush  
**Sent:** Wednesday, March 30, 2016 11:33 AM  
**To:** Clement Lau; Matthew Dubiel; Michelle Tsiebos; Padilla, Juan; Johnson, Kevin; John Diaz  
**Cc:** Collins, Wally; Evenor Masis; Ruben Cruz; Robert Vasquez; Julie Yom; Zachary T. Likins; Le, Tony; Ed Gerlits; Henry Wong  
**Subject:** Project No. RPPL 2016000456: Consultation Inquiry

CUP Coordinator,

The attached materials reference the subject permit. This is a request for Substantial Conformance Review. Normally these requests are administrative however, this project is located within the East Los Angeles Third Street Form-Based Code Specific Plan, which requires a public hearing before the Hearing Officer for Substantial Conformance Review requests.

The applicant would like to change the use of the project site from an auto garage to a loan office (mainly interior remodel). Please let me know if review will be required by your department.

Thank you,

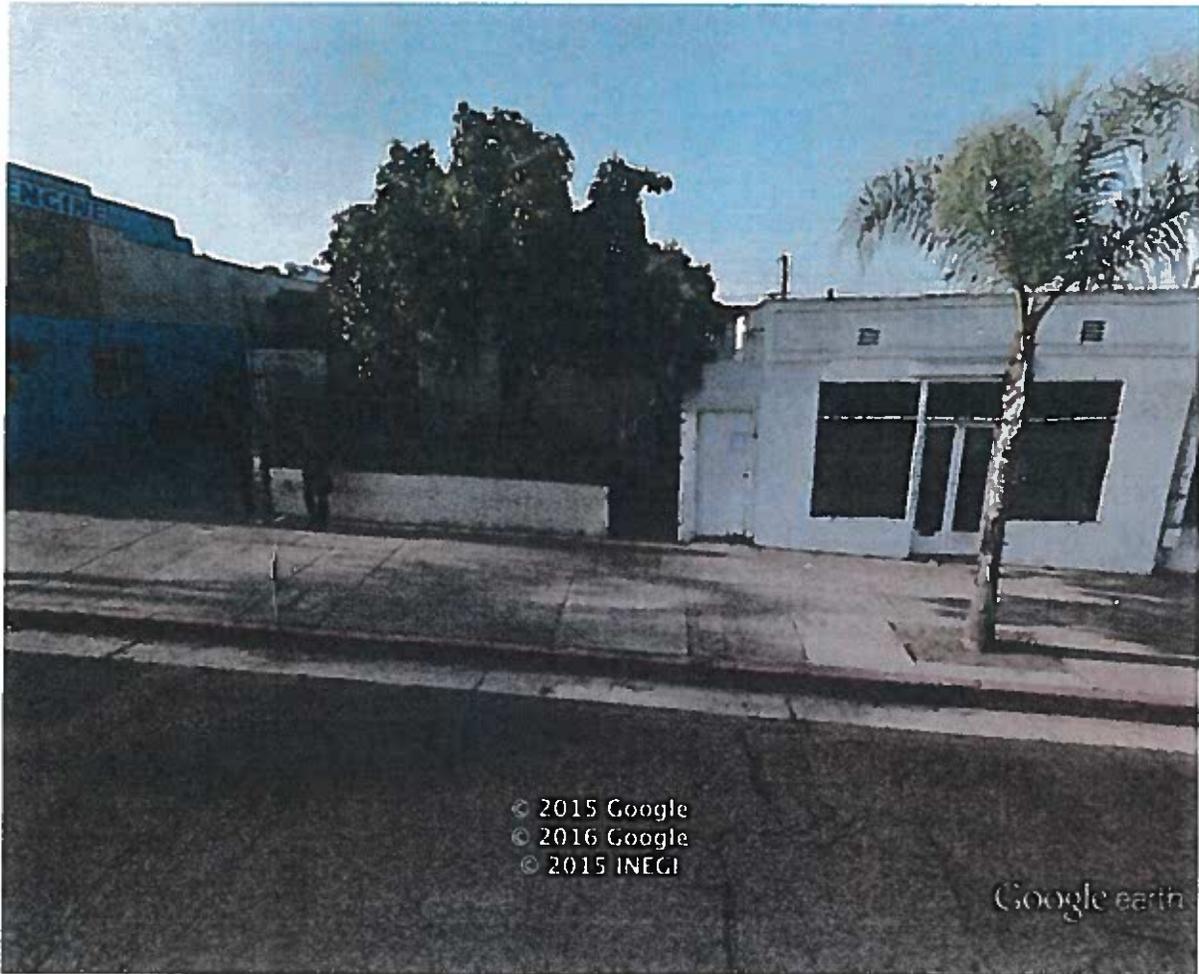
Michele Bush  
Principal Regional Planning Assistant  
Zoning Permits East  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012  
P: (213) 974-6435  
F: (213) 626-0434

Photo's of area along Cesar Chavez  
4237 Cesar Chavez, Los Angels CA

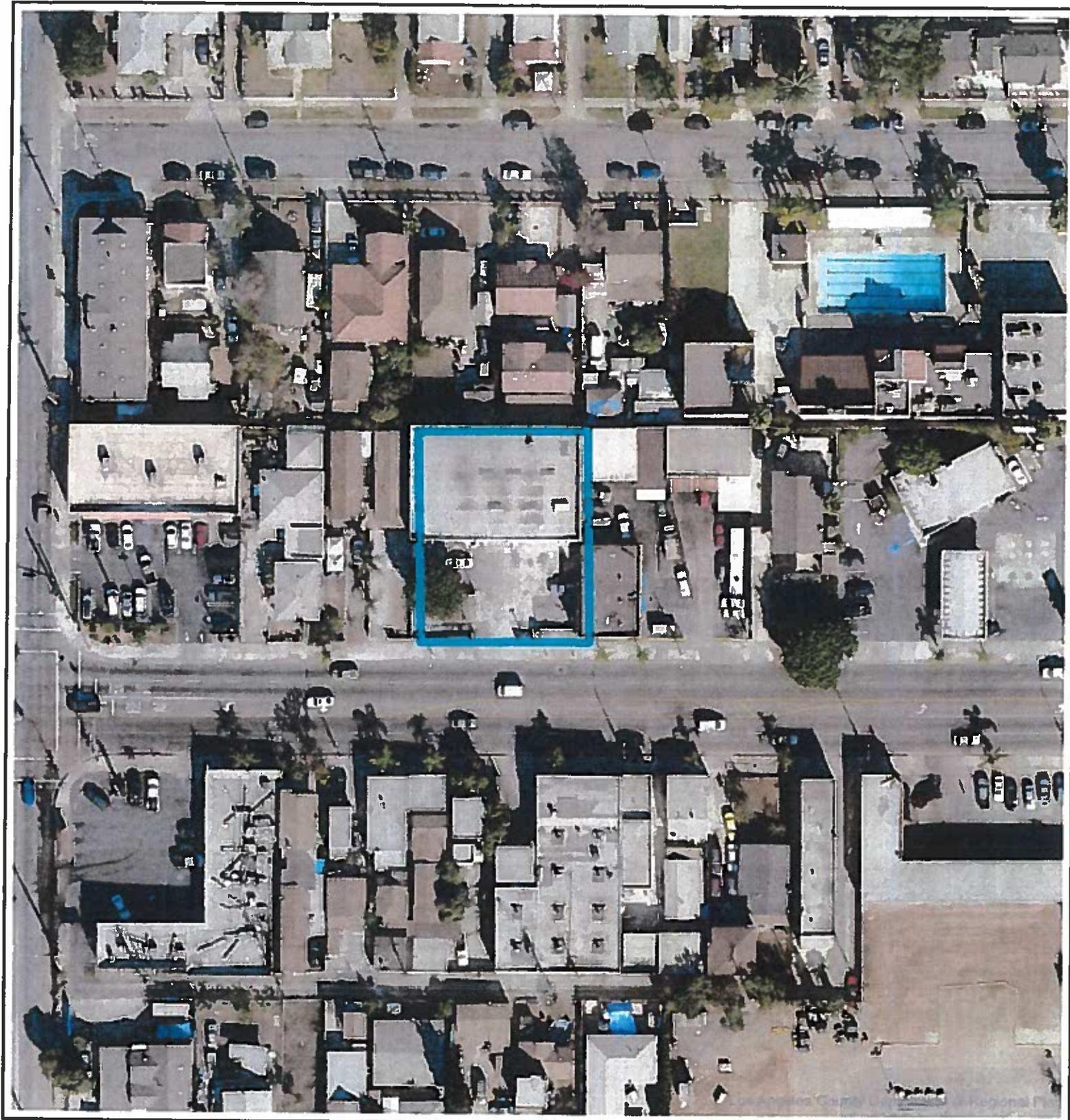


View looking at Subject Property - North

Photo's of area along Cesar Chavez  
4237 Cesar Chavez, Los Angels CA



View from Property looking South



## Created in GIS-NET3

Printed: Apr 14, 2016

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