

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 30, 2026
HEARING DATE: May 13, 2026 AGENDA ITEM: 11
PROJECT NUMBER: PRJ2023-001073-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2023001516
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 13860 Valley Blvd., Avocado Heights, CA 91746
OWNER: Jossi Peloquin Family Limited Partnership
APPLICANT: The Renken Group
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-001073-(1), Conditional Use Permit (“CUP”) Number RPPL2023001516, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023001516 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex in the M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zone) Zone pursuant to County Code Section 22.366.080 (Avocado Heights Community Standards District) and Chapter 22.84 (Green Zones).

B. Project

The project requests the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building. The development of the existing industrial building with auto repair, auto body and auto painting uses at the Project Site was first authorized on April 10, 1987, with the approval of Plot Plan (“PP”) 35844. On November 27, 2003, the Avocado Heights Community Standards District (“CSD”) was adopted, which required a CUP for auto body repair and painting uses at the Project Site. The amortization period for the then existing auto body repair and painting uses at the Project ended on November 27, 2008, thus necessitating this CUP. This is the first CUP application received for the existing uses at the Project Site.

The Project Site is also located within the East San Gabriel Valley Planning Area Standards District (“PASD”). However, the Project is exempt from the PASD requirements because it was deemed complete prior to the PASD’s effectivity date of May 14, 2024.

The Project Site is also subject to the requirement of County Code Chapter 22.84 (Green Zones), which requires a CUP for auto repair, auto body and auto painting in the Green Zones Combining Zone starting on July 14, 2027. This CUP will also satisfy this requirement. The Project site will also need to comply with County Code Section 22.84.040.C (Green Zones – Development Standards), which include, among others, requirements for perimeter solid walls along the sides adjacent to sensitive uses and landscaping along street frontages.

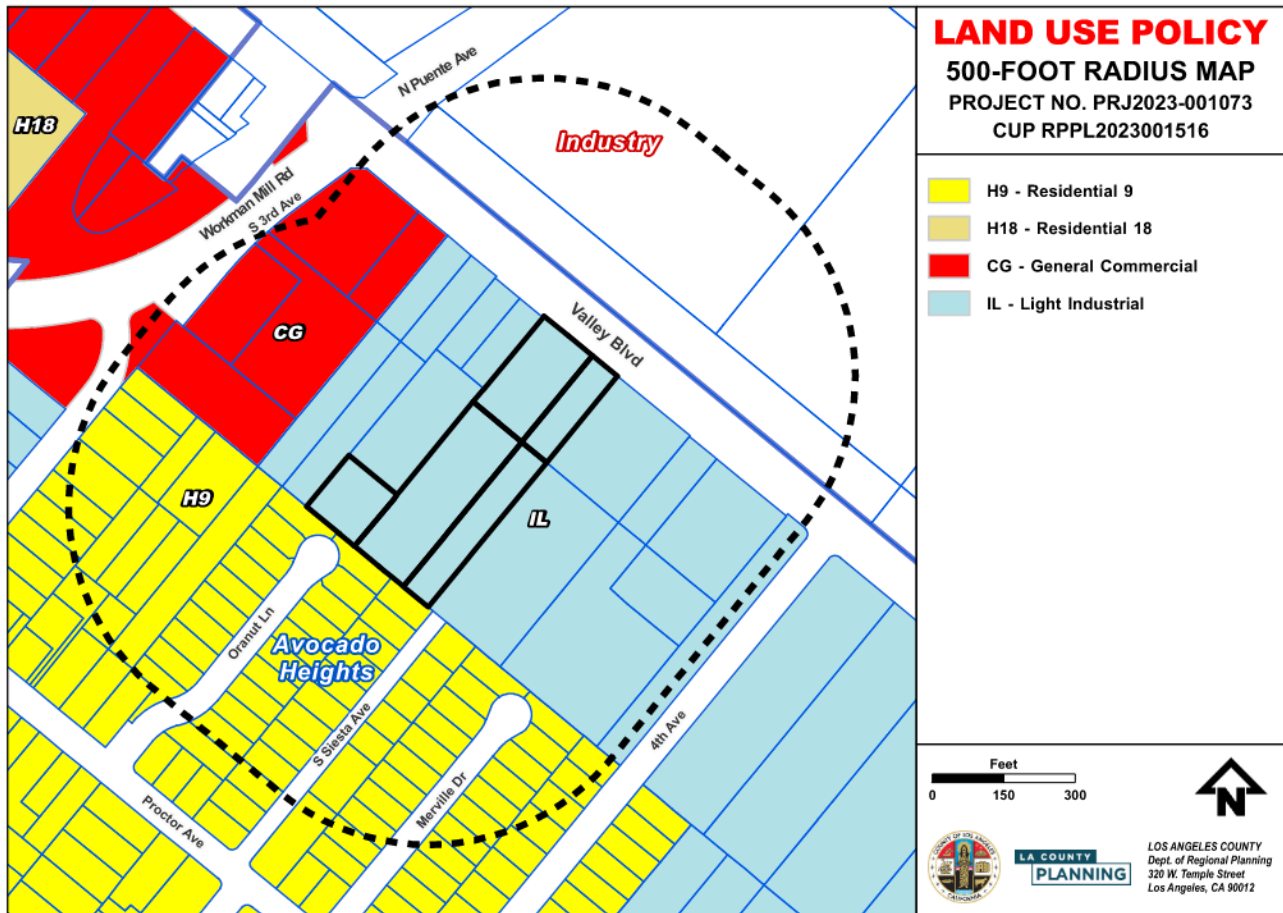
The subject CUP will include Conditions of Approval that, among others, will limit hours of operation, require that all auto repair, and auto body and auto painting activities be conducted within an enclosed building as well as prohibit outdoor storage of vehicles and other items at the Project Site. Some construction of perimeter walls and installation of landscaping will also be required in the future to comply with Green Zones requirements.

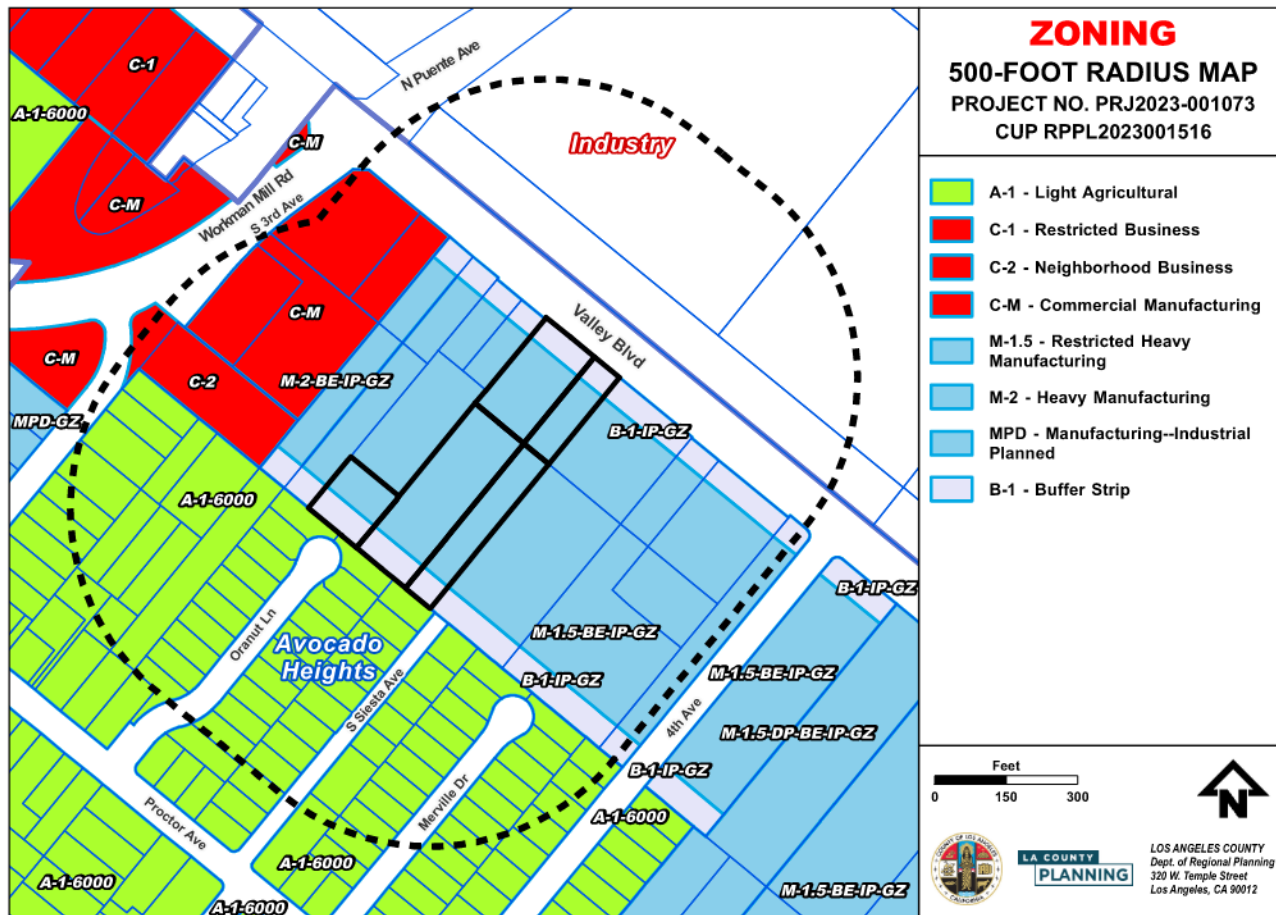
The Project was first noticed for public hearing before the Regional Planning Commission on April 22, 2026, and was continued to May 13, 2026, without opening the public hearing.

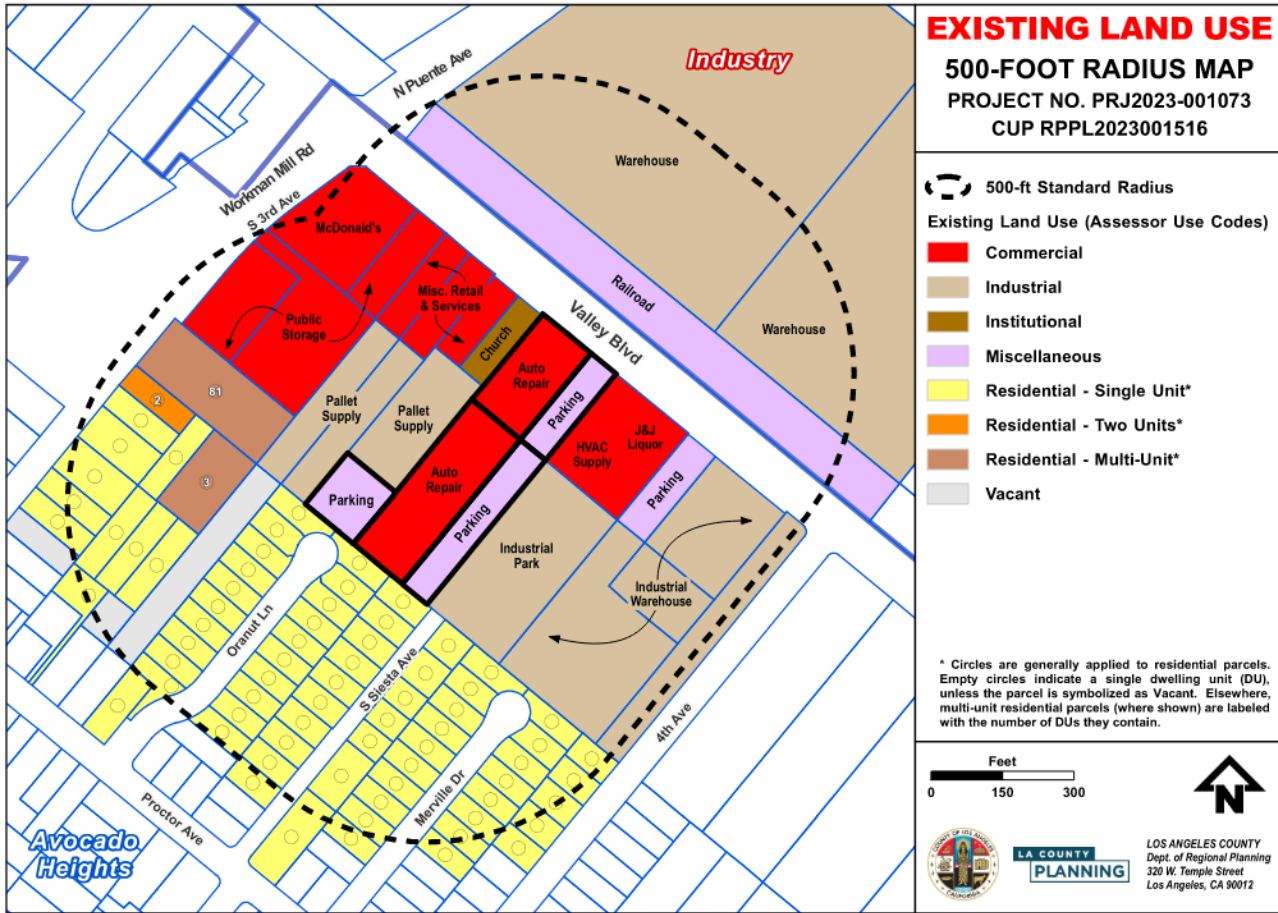
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-BE-IP-GZ	Industrial complex
NORTH	City of Industry	City of Industry	Various industrial uses
EAST	IL, City of Industry	M-1.5-BE-IP-GZ, City of Industry	Various commercial and industrial uses
SOUTH	IL, H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	M-1.5-BE-IP-GZ, A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Various industrial uses, Single-Family Residences (“SFRs”)
WEST	IL, CG (General Commercial)	M-1.5-BE-IP-GZ, M-2-BE-IP-GZ (Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones), C-M (Commercial Manufacturing), C-2 (Neighborhood Commercial)	Various commercial and industrial uses







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4291	A-1 (Light Agricultural)	10/11/1943
5122	C-4 (Restricted Commercial)	5/25/1948
10033	M-1.5 (Restricted Heavy Manufacturing)	6/3/1970
820208z	M-1.5 (Restricted Heavy Manufacturing – Billboard Exclusion)	9/14/1982
2003-0074	Adoption of the Avocado Heights CSD	11/27/2003
20150043z_Avocado Heights	M-1.5-BE-IP (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation)	10/6/2015
2024-0029	Adoption of the East San Gabriel Valley PASD	5/14/2024

2024-0030Z	M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones)	5/21/2024
------------	---	-----------

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP 35844	Development of retail and industrial building	Apply Date: 4/10/1987
Certificate of Compliance (“COC”) 200500615	COC for APNs 8206-010-016, -017, -018, -019	1/13/2006

C. Violations

CASE NO.	VIOLATION	OPEN
RPCE2020000381	Unpermitted auto repair	1/29/2020 (Status: Open)

ANALYSIS

A. Land Use Compatibility

The Project is for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex. The establishments within this industrial complex include auto repair shops, paint and body shops and auto parts stores. Across Valley Boulevard to the north are various warehouses, while to the east and west, on the south side of Valley Boulevard are various commercial and industrial uses as well as a church to the immediate west of the Project Site. To the south are SFRs. The church and the SFRs are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. Approximately 60 feet of Buffer Zone has been established at the southern portion of the property, which limits this area to customer and employee parking only. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for over 40 years with no reported zoning violations or complaints from the community, except for truck parking at the rear of the property which has since been abated, and for operating auto body and auto painting uses without a CUP which will be addressed by this CUP. With the imposition of operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The continuation of the existing auto repair, auto body and auto painting uses at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the business activities are conducted in compliance with the recommended conditions of

Project approval. While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. The church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. Approximately 60 feet of buffer has been established at the southern portion of the property, which limits this area to customer and employee parking only. The subject existing auto repair, auto body and auto painting uses have been operating at the Project Site for almost 40 years with no reported zoning enforcement cases or complaints from the community, except for truck parking at the rear of the Project Site, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses in the existing industrial building at the Project Site is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

C. Design Compatibility

Pursuant to Section 22.22.060 (Development Standards for Industrial Zones) of the County Code, the Project Site is subject to the development standards of the M-1.5 Zone. The existing structures were approved through PP 35844 and developed almost 40 years ago. The Project does not include any proposed physical improvements or modifications at the Project Site at this time. It will have no effect on the design compatibility of the existing structures at the Project Site. The Project Site is also located within the Avocado Heights CSD, but no relevant design regulations or development standards apply to this Project. The Project Site is further located within the East San Gabriel Valley PASD. However, the Project is exempt from the PASD requirements because it was deemed complete prior to the PASD's effectivity date of May 14, 2024.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (CUP Findings and Decisions) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

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 is for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building. No modifications or physical development is being requested at this time, but some minor construction of perimeter walls and installation of landscaping may be necessary in the future to comply with Green Zones requirements. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions. Therefore, staff recommends that the Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Department of Public Works, in a letter dated February 25, 2026, recommended that the Project proceed to public hearing with conditions.
2. The County Fire Department, in a letter dated March 14, 2025, cleared the Project proceed to public hearing.
3. The County Department of Public Health, in a letter dated April 23, 2025, recommended that the Project proceed to public hearing.

B. Other Agency Comments and Recommendations

Staff has not received any comments from non-County agencies at the time of report preparation.

C. Public Comments

Staff has not received any comments from the public at the time of report preparation.

Report
Reviewed By: Michele R. Bush for Maria Masis
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: Susan Tae
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

CONTACT INFORMATION

Owner: THE RENKEN COMPANY INC
MARK SULLIVAN
 Phone: 909-482-1060
 Email: Griffen.wright@renkonco.cm

Drafter: GREENTEAM SERVICES INC
 Phone: (949)-323-4803
 Email: greenteamservices@icloud.com

PROJECT INFORMATION

APN NO. **8206-010-016; 8206-010-017
 8206-010-018; 8206-010-019
 8206-010-038**

SITUS ADDRESS: **13900-13912 VALLEY BLVD
 LA PUENTE, CA 91746-2515**

LEGAL DESCRIPTION **88-LL-0074 LOT A**

OCCUPANCY GROUP **B**
 TYPE OF CONSTRUCTION **III-A**

ZONING **INDUSTRIAL**

FIRE PROTECTION SYSTEMS **SMOKE & FIRE SPRINKLERS**

BUILDING 01 SIZE: **6,000 SF**
 BUILDING 02 SIZE: **21,600 SF**
 BUILDING 03 SIZE: **4,800 SF**
TOTAL: 32,400 SF

TOTAL LOTS SIZE: **125,532 SF**
LOT COVERAGE: 32,400 SF/ 125,532 SF = 25.8%

PARKING PROVIDED: **115 CAR SPACES;
 6 TRUCK TRAILER SPACES
 2 ADA VAN SPACES**

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)

COUNTY OF LOS ANGELES DEVELOPMENT CODE AND ORDINANCES

SCOPE OF WORK

CONDITIONAL USE PERMIT:
 INDUSTRIAL USE COMMERCIAL BUILDING W/ SUITES FOR AUTO SHOP/REPAIR FACILITY OPERATION APPROVAL. VERIFY PARKING CONDITIONS ARE MET WITH COUNTY OF LOS ANGELES.

GENERAL NOTES

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 THESE GENERAL NOTES APPLY UNLESS OTHERWISE NOTED ON PLANS CONFORM TO ALL STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS & CBC LAWS ON SITE VERIFICATION OF ALL EXISTING OR OTHER DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE
 ALL WORK SHALL BE OF THE HIGHEST QUALITY. GC IS TO ASSURE THAT ALL WALLS ARE PLUMB AND THE ALL CEILINGS ARE LEVEL AND TRUE. FLOORS ARE TO BE INSTALLED LEVEL WITHIN REASONABLE TOLERANCES OF +1/4", -1/4", UNLESS.
 SEISMIC: PROVIDE SEISMIC RESTRAINTS AND ENGINEERING FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS REQUIRED BY CODE.
 AT THE COMPLETION OF WORK EACH DAY ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION.

THE CONTRACTOR SHALL RELOCATE DRAINAGE AND SEWER LINES, WATER, GAS AND OTHER UTILITY OR ELECTRIC SERVICE LINES, PIPING, OR CONDUITS AND VENTILATION DUCTS IN THE WAY OF NEW WORK, AND SEE THAT ALL SUCH SERVICES WHICH ARE TO BE REMOVED ARE CORRECTLY CAPPED OR PLUGGED AND MADE GAS AND WATER TIGHT ACCORDING TO THE APPLICABLE REQUIREMENTS OF THE GOVERNING AUTHORITIES OR UTILITY FIRMS. SUCH SERVICES TO REMAIN IN PLACE SHALL BE RELOCATED OR REROUTED BY CONTRACTOR AND THIS REQUIREMENT APPLIES TO BOTH EXPOSED AND CONCEALED SERVICES WHETHER OR NOT INDICATED ON DRAWINGS.
 WATTS 3/4 IN EARTQUAKE SHUT OFF VALVE INSTALLED IN ACCORDANCE TO SOCAL GAS STANDARDS AND APPROVAL AFTER INSPECTION.
 ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY THE BUILDING OWNER.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
 OWNER TO TAKE MEASURES DURING CONSTRUCTION TO PROVIDE EROSION CONTROL FROM THE PROPERTY. STRAW WATTLES SHALL BE PLACED IN PROPERTY EDGE TO NEIGHBOR ON THE WEST SIDE AND DRIVEWAY. THE STRAW WATTLE IS PLACE TO PREVENT ANY DUST OR RESIDUE FROM CONSTRUCTION DOES NOT FLOW INTO LOCAL STORMWATER DRAINS.

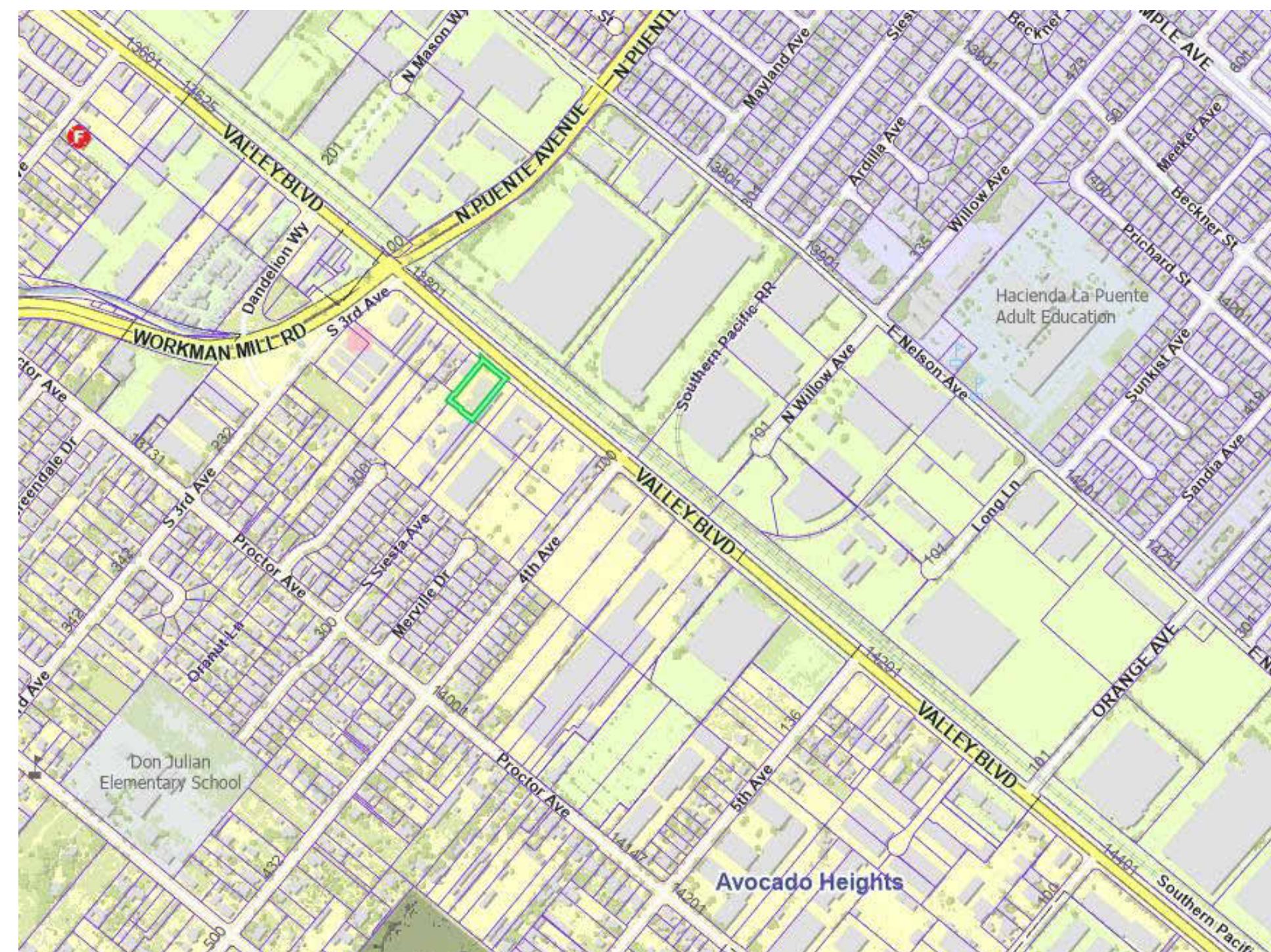
MATERIAL SPECIFICATION

FRAMING 4 LUMBER - ASTM- 245 AND WCLB GRADING RULES
 HORIZ. MEMBERS- DOUGLAS FIR # 2 GRADE OR BETTER
 VERT. MEMBERS- DOUGLAS FIR STD. OR STUD GRADE
 PLYWOOD - U.S. PRODUCT STD. PS - I, CD -X GRADE,
 ELECTRICAL CONDUIT AND WIRING -
 CONDUIT- 1" FLEXIBLE STEEL CONDUIT, GALVANIZED STEEL
 ELECTRICAL WIRE- THHN WIRE 6 GAUGE, COPPER
 WATER PIPING AND INSULATION
 MUELLER STREAMLINE - COPPER TYPE M PIPE
 OCTG FOAM PIPE SLEEVE

Sheet List	
Sheet Number	Sheet Name
A0.1	TITLE SHEET
A1.1.1	SITE PLAN
A1.1.2	RIGHT OF WAY PLAN
A1.2	BUILDING 01 - 13900-13908
A1.3	BUILDING 02 - 13910 SUITE A-C
A1.4	BUILDING 02 - 13910 SUITE D-H
A1.5	BUILDING 02 - 13910 SUITE I-K
A1.6	BUILDING 02 - 13910 SUITE L-N
A1.7	BUILDING 02 - 13910 SUITE O
A1.8	BUILDING 03 - 13912 SUITES A-B
A2.1	BUILDING 01 - ELEVATIONS
A2.2	BUILDING 02 - ELEVATIONS
A2.3	BUILDING 03 ELEVATIONS

VICININTY MAP

EXISTING ADDRESS:
 13900-13912 VALLEY BLVD
 LA PUENTE, CA 91746-2515



VALLEY BUSINESS CENTER
 CONDITIONAL USE
 13900-13912 Valley Blvd., La Puente, CA
 91746

TITLE SHEET

PROPERTY OWNER:
 THE RENKEN
 COMPANY INC.
 MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
 GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@icloud.com

DATE:
 JAN. 06, 2025

SCALE:

SHEET:
 A0.1

Owner: **THE RENKEN COMPANY INC**
MARK SULLIVAN
 Phone: 909-482-1060
 Email: Griffen.wright@renkonco.cm

EXISTING ADDRESS:
 13900-13912 VALLEY BLVD
 LA PUENTE, CA 91746-2515

APN NO. **8206-010-016; 8206-010-017**
8206-010-018; 8206-010-019
8206-010-038
 SITUS ADDRESS: 13900-13912 VALLEY BLVD
 LA PUENTE, CA 91746-2515

LEGAL DESCRIPTION **88-LL-0074 LOT A**

OCCUPANCY GROUP **B**
 TYPE OF CONSTRUCTION **III-A**


ZONING **INDUSTRIAL**

FIRE PROTECTION SYSTEMS **SMOKE & FIRE SPRINKLERS**

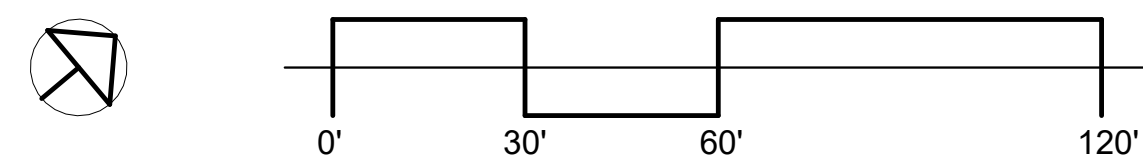
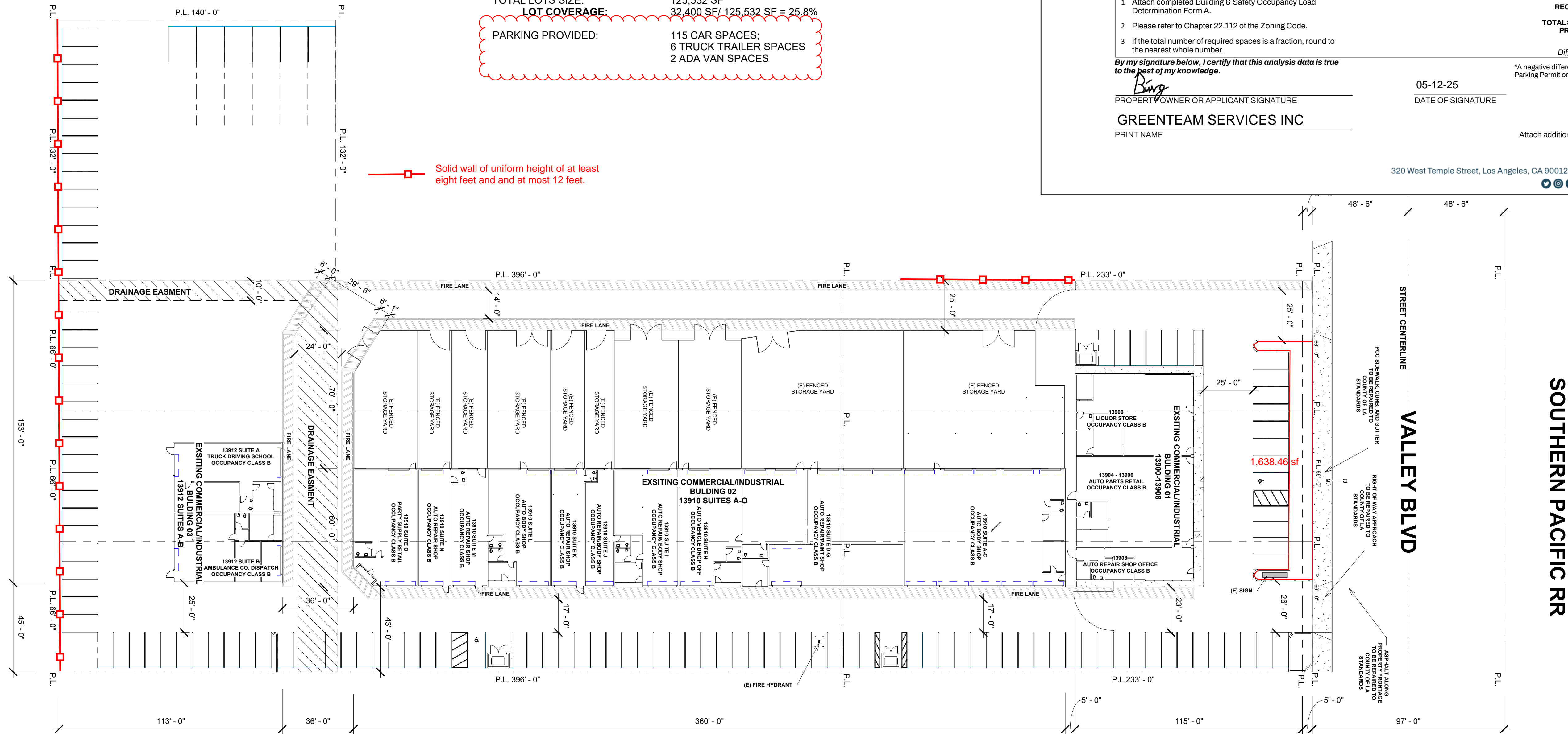
BUILDING 01 SIZE: 6,000 SF
 BUILDING 02 SIZE: 21,600 SF
 BUILDING 03 SIZE: 4,800 SF
TOTAL: 32,400 SF

TOTAL LOTS SIZE: 125,532 SF
LOT COVERAGE: 32,400 SF / 125,532 SF = 25.8%

PARKING PROVIDED: 115 CAR SPACES;
 6 TRUCK TRAILER SPACES
 2 ADA VAN SPACES

 Solid wall of uniform height of at least eight feet and at most 12 feet.

1" = 30'-0"
 ① First Floor



LA COUNTY PLANNING

PARKING MATRIX FORM

PROJECT NO: **PRJ2023-001073** SITE ADDRESS: 13900-13912 Valley Blvd, Bassett, CA 91746
 PERMIT NO: **APN: 8206-010-016; 8206-010-0178206-010-018; 8206-010**

NAME OF BUSINESS	ADDRESS, UNIT OR SUITE NO.	USE (Retail, office, restaurant, residential, etc.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD ¹ (if applicable)	PARKING RATIO	SPACES REQUIRED ²	SPACES PROVIDED
1	Liquor Store	13900-2 VALLEY BLVD	2,460		1 SPACE PER 250 SF	10	11
2	Valley Discount Auto Parts	13904-6 VALLEY BLVD	2,760		1 SPACE PER 500 SF	6	6
3	Celestial Lotus, Inc.	13906-10 VALLEY BLVD	1,090		1 SPACE PER 400	3	14
4	Celestial Lotus, Inc.	13910A-C VALLEY BLVD	4,860		1 SPACE PER 500	10	10
5	ENA Customs Inc.	13910D-G VALLEY BLVD	4,860		1 SPACE PER 500	10	10
6	ENA Customs Inc.	13910H VALLEY BLVD	1,920		1 SPACE PER 500	4	4
7	Hye-Tech Performance	13910I VALLEY BLVD	1,920		1 SPACE PER 500	4	4
8	Jose Alfonso Navas	13910J VALLEY BLVD	900		1 SPACE PER 500	2	3
9	Masa Auto Repair	13910K VALLEY BLVD	960		1 SPACE PER 500	2	3
10	The Goodfellas Bodyshop	13910L VALLEY BLVD	1,860		1 SPACE PER 500	4	4
11	Jose Alfonso Navas	13910M VALLEY BLVD	1,020		1 SPACE PER 500	2	2
12	Fido Auto Tech	13910N VALLEY BLVD	960		1 SPACE PER 500	2	2
13	Festive Holidays, LLC	13910O VALLEY BLVD	1,860		1 SPACE PER 500	4	4
14	E&A Enterprises, Inc.	13912A VALLEY BLVD	1,920		1 SPACE PER 500	4	18
15	Falk Mobile Health Corporation	13912B VALLEY BLVD	1,920		1 SPACE PER 500	4	32

1 Attach completed Building & Safety Occupancy Load Determination Form A.
 2 Please refer to Chapter 22.112 of the Zoning Code.
 3 If the total number of required spaces is a fraction, round to the nearest whole number.

TOTAL SPACES REQUIRED³: 71
TOTAL SPACES PROVIDED: 121
Difference*: 50

By my signature below, I certify that this analysis data is true to the best of my knowledge.

 DATE OF SIGNATURE: 05-12-25
 PROPERTY OWNER OR APPLICANT SIGNATURE: **GREENTEAM SERVICES INC**
 PRINT NAME

*A negative difference may require an authorized Parking Permit or Minor Parking Deviation

Attach additional sheets, if necessary

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292
 @LACDRP • planning.lacounty.gov



VALLEY BUSINESS CENTER
CONDITIONAL USE
 13900-13912 Valley Blvd., La Puente, CA 91746
SITE PLAN

PROPERTY OWNER:
THE RENKEN COMPANY INC.
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@cloud.com

DATE: **JAN. 06, 2025**

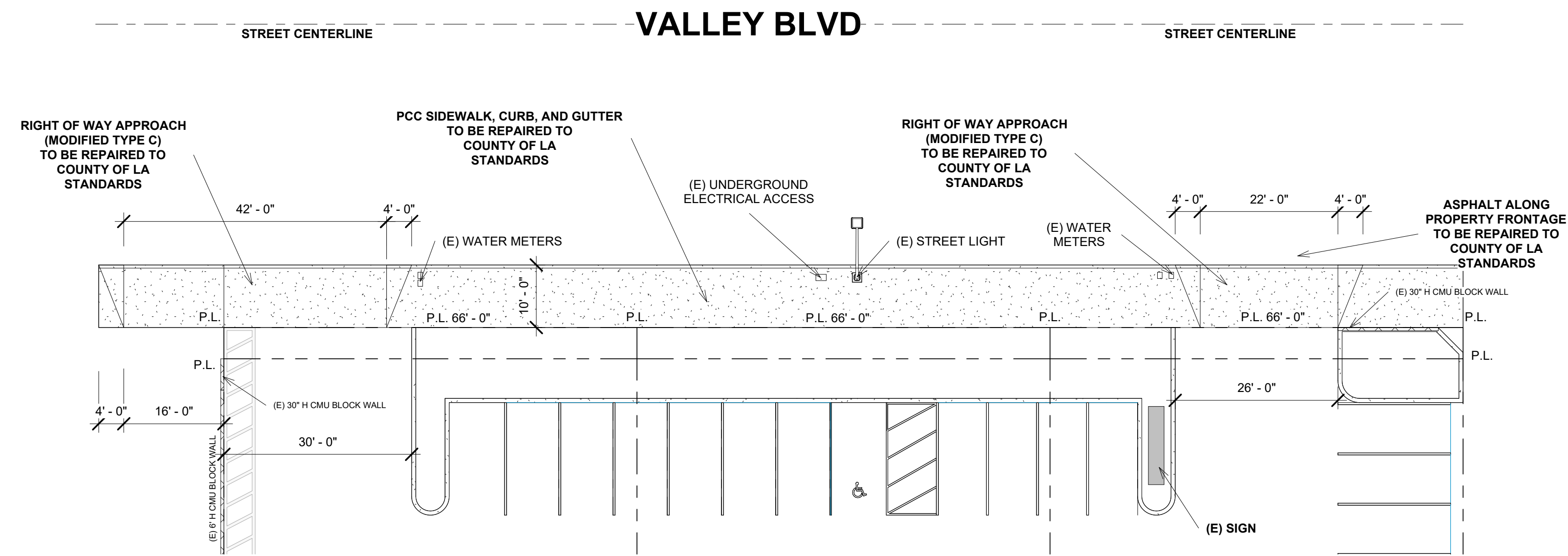
SCALE: **1" = 30'-0"**

SHEET: **A1.1.1**

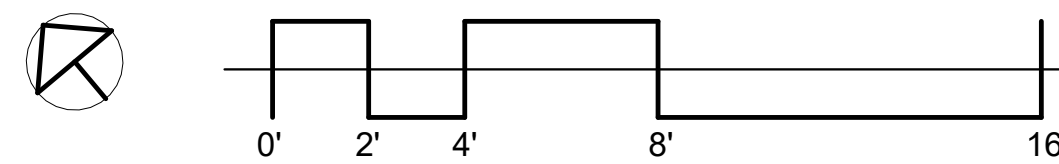
GENERAL NOTES:
 ALL SITE CONDITIONS ON THIS SITE PLAN HAVE BEEN VERIFIED BY FIELD VISIT AND AVAILABLE PROPERTY RECORDS.

ROW AND ROAD IMPROVEMENT NOTES-

- OWNER TO PROVIDE AND MAINTAIN 10'x10' PEDESTRAIN SIGHT TRIANGLES FROM ALL DRIVEWAYS TO THE BACK OF THE SIDEWALK. THIS MEANS THERE SHOULD BE NO SOLID STRUCTURES SUCH AS FENCES, WALLS, OR LANDSCAPING MORE THAN 3.5' HIGH WITHIN THE PEDESTRIAN SIGHT TRIANGLES. RELOCATE ANY AFFECTED UTILITIES.
- REPAIRS WILL CONSTRUCT NEW DRIVEWAY APPROACHES (MODIFIED TYPE C) ALONG VALLEY BOULEVARD TO COMPLY WITH ADA STANDARDS. THE DRIVEWAY MAY NEED TO BE DEPRESSED AT THE BACK OF WALK. ANY DIFFERENCE IN GRADE AS A RESULT OF THIS DEPRESSION WILL NEED TO BE ACCOMMODATED ONSITE.
- ASPHALT ALONG PROPERTY FRONTAGE OF VALLEY BOULEVARD TO BE REPAIRED TO COUNTY OF LA STANDARDS
- ANY CRACKED/DAMAGED SURFACE ALONG PCC SIDEWALK, CURB, AND GUTTER ALONG THE SOUTH-EAST DRIVEWAY TO BE REPAIRED TO COUNTY OF LA STANDARD.
- ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO BE REPAIRED AND/OR REPLACED.
- UNDERGROUND ALL NEW UTILITY LINES TO THE SATISFACTION OF LOS ANGELES COUNTY PUBLIC WORKS AND SOUTHERN CALIFORNIA EDISON.
- PLANT STREET TREES (24" MIN BOX) AND PROVIDE IRRIGATION ALONG THE PROPERTY FRONTAGE ON VALLEY BOULEVARD. DEFERRED IN SEPARATE LANDSCAPE PLAN SUBMITTAL.
- A COVENANT FOR PRIVATE MAINTENANCE OF CURB/PARKWAY DRAINS TO BE EXECUTED IF DETERMINED NECESSARY AT REVIEW.
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, COMPLETE ALL REQUIRED DEDICATIONS AND IMPROVEMENTS.
- OWNER TO SUBMIT STREET IMPROVEMENT PLANS AND ACQUIRE STREET PLAN APPROVAL OR DIRECT CHECK STATUS BEFORE OBTAINING A GRADING PERMIT. IF NECESSARY.



1 RIGHT OF WAY PLAN
 1 : 180



**VALLEY BUSINESS CENTER
 CONDITIONAL USE**
 13900-13912 Valley Blvd., La Puente, CA
 91746

RIGHT OF WAY PLAN

PROPERTY OWNER:
**THE RENKEN
 COMPANY INC.**
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@icloud.com

DATE:
 JAN. 06, 2025

SCALE:
 1 : 180

SHEET:
A1.1.2

LISTED TENANTS:

SUITE 13900-2 Paramjit Singh and Sagandeep Kaur Retail- Liquor Store
parma02@yahoo.com
714-482-5278

SUITE 13904-6 Phat Van Thai Retail Auto Parts
phatvthai@gmail.com
626-937-6666

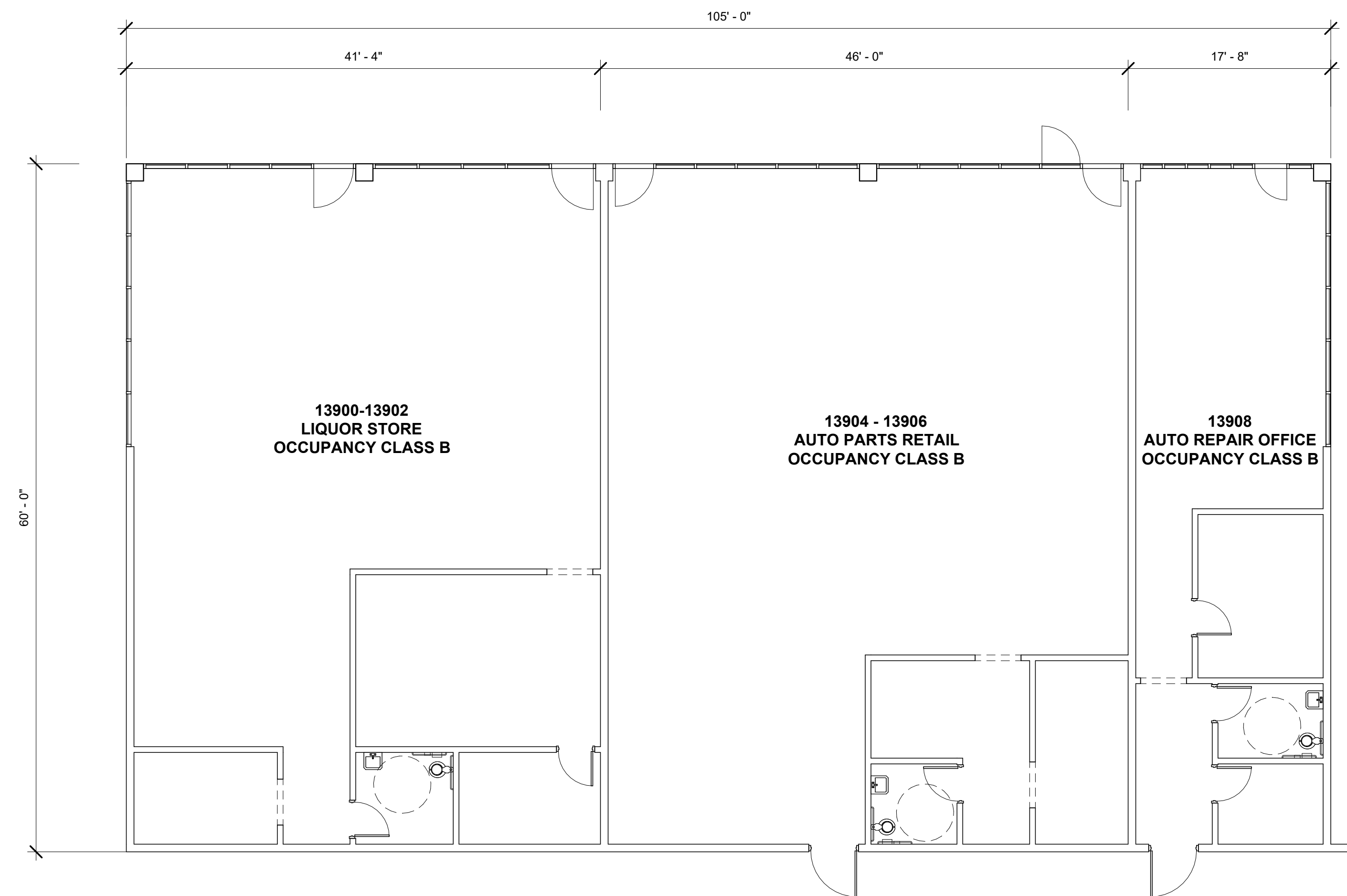
SUITE 13908 Celestial Lotus, Inc. Auto Repair
ltjapauto@verizon.net
626-333-1950

GENERAL NOTES:

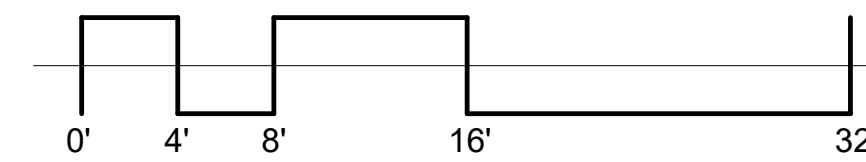
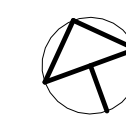
ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.



① Building 01 - Suites 13900-13908
1/8" = 1'-0"



VALLEY BUSINESS CENTER
CONDITIONAL USE
13900-13912 Valley Blvd., La Puente, CA
91746
BUILDING 01 - 13900-13908

PROPERTY OWNER:
THE RENKEN
COMPANY INC.
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
4420 E. Miraloma Ave, Suite J
Anaheim, CA 92807
greenteamservices@icloud.com

DATE:
JAN. 06, 2025

SCALE:
1/8" = 1'-0"

SHEET:
A1.2

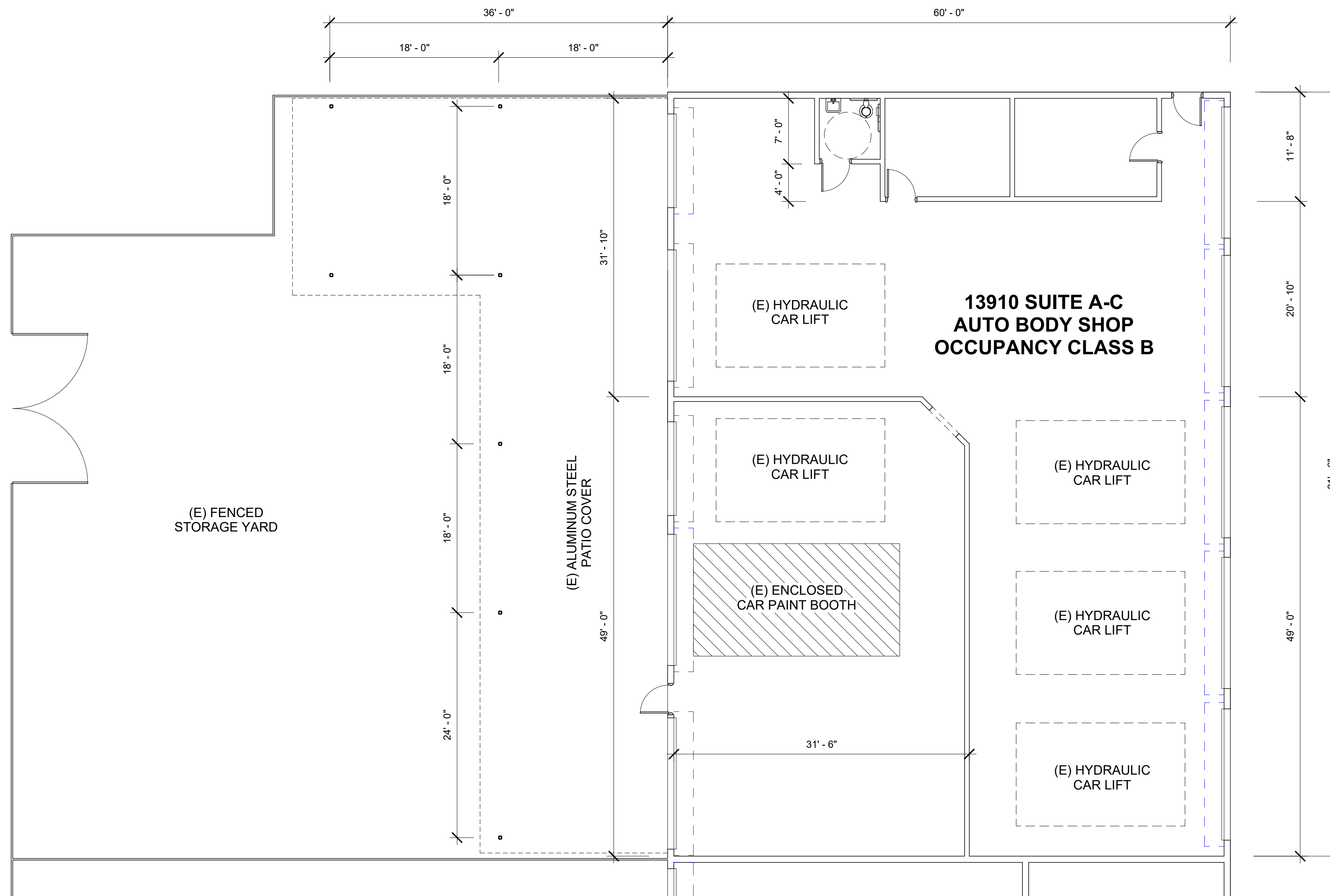
LISTED TENANTS:
 SUITE 139010 A-C Celestial Lotus, Inc. Auto Repair
 ltjapauto@verizon.net
 626-333-1950

GENERAL NOTES:
 ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

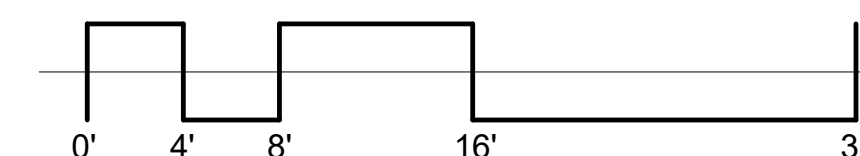
PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.

ALL MOTOR OILS AND PAINT WASTE MATERIAL TO BE DISPOSED IN ENCLOSED STEEL DRUM BARRELS AT SITE AND TO BE PICKED-UP BY 3RD PARTY HAULER. PROOF RECEIPTS FROM 3RD PARTY HAULER TO BE PROVIDED AT REQUEST FROM COUNTY OF LOS ANGELES.



① BUILDING 02 - 13910 SUITE A-C
 1/8" = 1'-0"



**VALLEY BUSINESS CENTER
 CONDITIONAL USE**
 13900-13912 Valley Blvd., La Puente, CA
 91746
BUILDING 02 - 13910 SUITE A-C

PROPERTY OWNER:
**THE RENKEN
 COMPANY INC.**
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservices@icloud.com

DATE:
 JAN. 06, 2025

SCALE:
 1/8" = 1'-0"

SHEET:
A1.3

LISTED TENANTS:

SUITE 13910D-G ENA Customs Inc. & Andy Lu & Eric Liu Auto Repair
enacustomsinc@gmail.com
626-617-9028
SUITE 13910H ENA Customs Inc. & Eric H. Liu & Andy Lu Auto Repair
enacustomsinc@gmail.com
626-617-9028

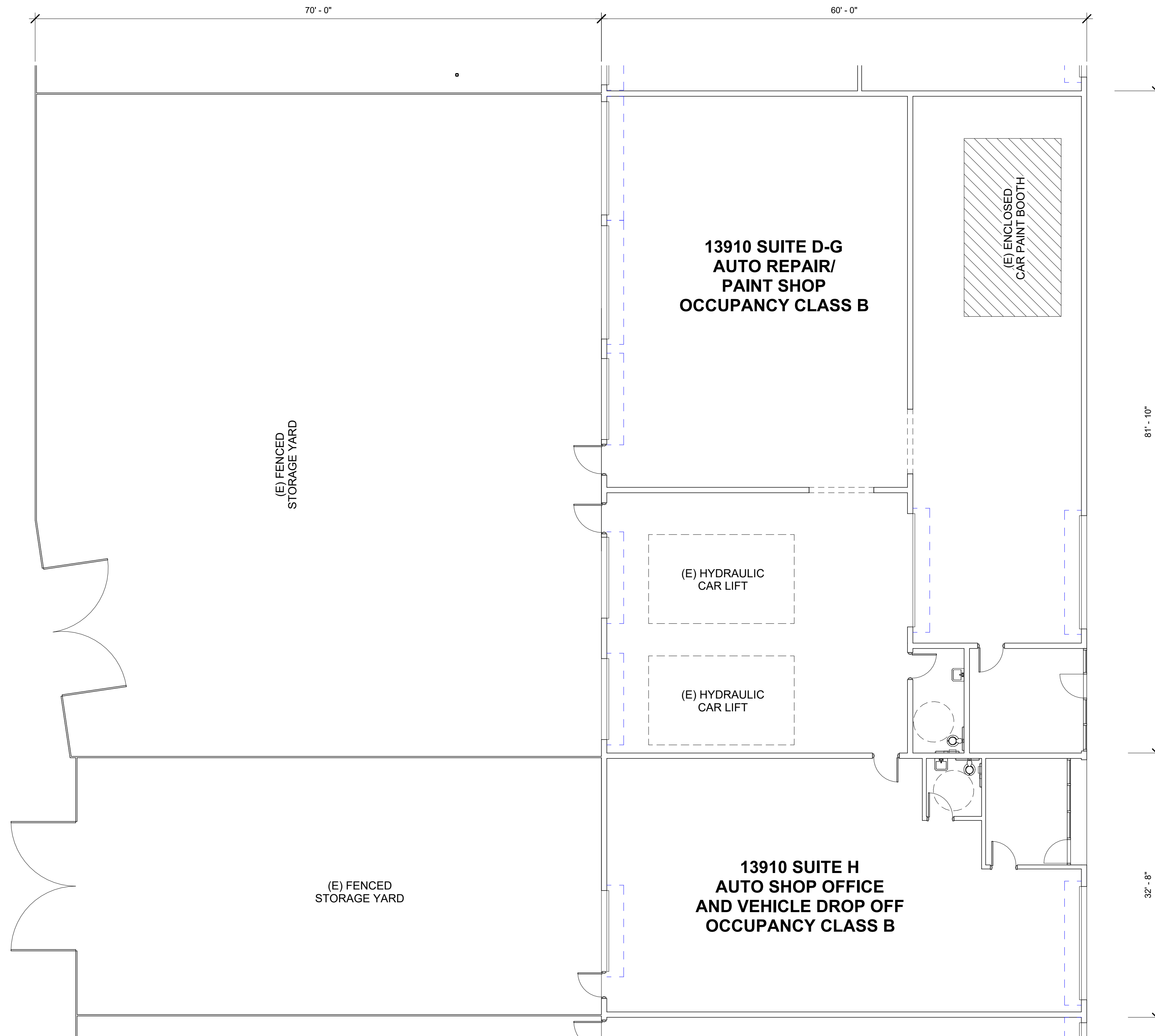
GENERAL NOTES:

ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

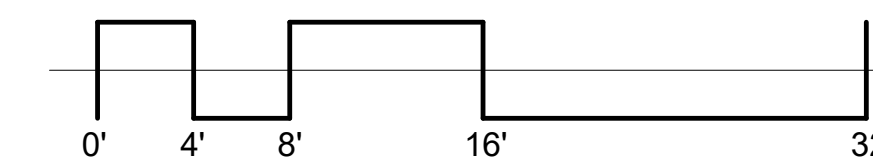
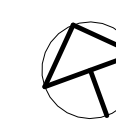
PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.

ALL MOTOR OILS AND PAINT SHOP WASTE MATERIAL TO BE DISPOSED IN ENCLOSED BARRELS AT SITE AND TO BE PICKED-UP BY 3RD PARTY HAULER. PROOF RECEIPTS FROM 3RD PARTY HAULER TO BE PROVIDED AT REQUEST FROM COUNTY OF LOS ANGELES.



1 BUILDING 02 - 13910 SUITE D-H
1/8" = 1'-0"



**VALLEY BUSINESS CENTER
CONDITIONAL USE**
13900-13912 Valley Blvd., La Puente, CA
91746
BUILDING 02 - 13910 SUITE D-H

PROPERTY OWNER:
**THE RENKEN
COMPANY INC.
MATTHEW SULLIVAN**

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
4420 E. Miraloma Ave, Suite J
Anaheim, CA 92807
greenteamservice@icloud.com

DATE:
JAN. 06, 2025

SCALE:
1/8" = 1'-0"

SHEET:
A1.4

LISTED TENANTS:

SUITE 13910I Hye-Tech Performance Auto Repair
sodbogosian@hotmail.com
626-855-1154

SUITE 13910J Jose Alfonso Naves Auto Body Repair
jnaves16@yahoo.com
626-201-9268

SUITE 13910K Masa Auto Repair and Masaaki Chinen Auto Repair
masaauto007@gmail.com
909-753-8850

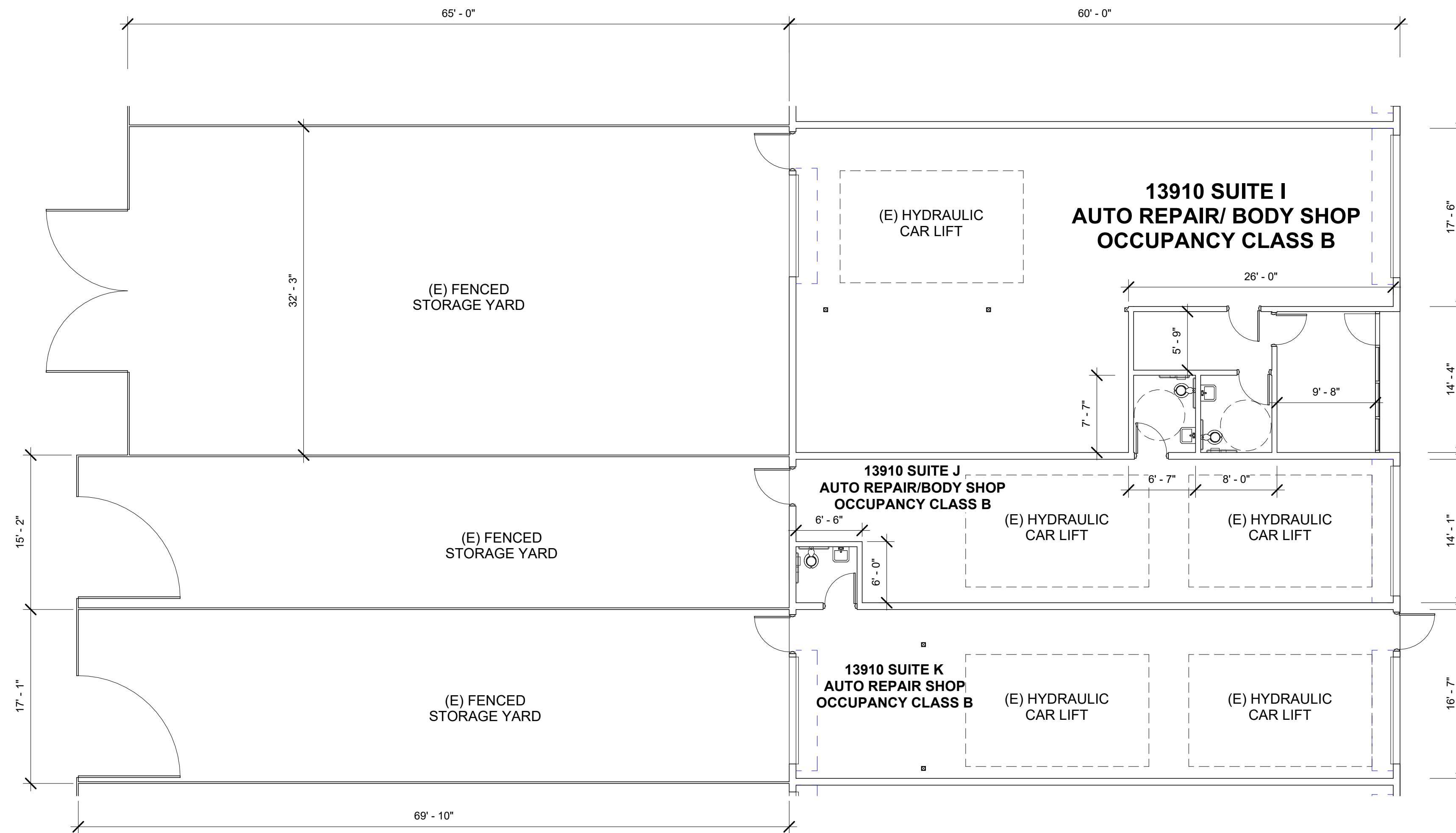
GENERAL NOTES:

ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.

ALL MOTOR OILS AND PAINT WASTE MATERIAL TO BE DISPOSED IN ENCLOSED STEEL DRUM BARRELS AT SITE AND TO BE PICKED-UP BY 3RD PARTY HAULER. PROOF RECEIPTS FROM 3RD PARTY HAULER TO BE PROVIDED AT REQUEST FROM COUNTY OF LOS ANGELES.



① BUILDING 02 - 13910 SUITE I-K
1/8" = 1'-0"



VALLEY BUSINESS CENTER
CONDITIONAL USE
13900-13912 Valley Blvd., La Puente, CA
91746
BUILDING 02 - 13910 SUITE I-K

PROPERTY OWNER:
THE RENKEN
COMPANY INC.
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
4420 E. Miraloma Ave, Suite J
Anahiem, CA 92807
greenteamservice@icloud.com

DATE:
JAN. 06, 2025

SCALE:
1/8" = 1'-0"

SHEET:
A1.5

LISTED TENANTS:

SUITE 13910L Jose Alfonso Naves Auto Body Repair
 jnaves16@yahoo.com
 626-201-9268

SUITE 13910M Jose Alfonso Naves Auto Body Repair
 jnaves16@yahoo.com
 626-201-9268

SUITE 13910N Jose Alfonso Naves Auto Body Repair
 jnaves16@yahoo.com
 626-201-9268

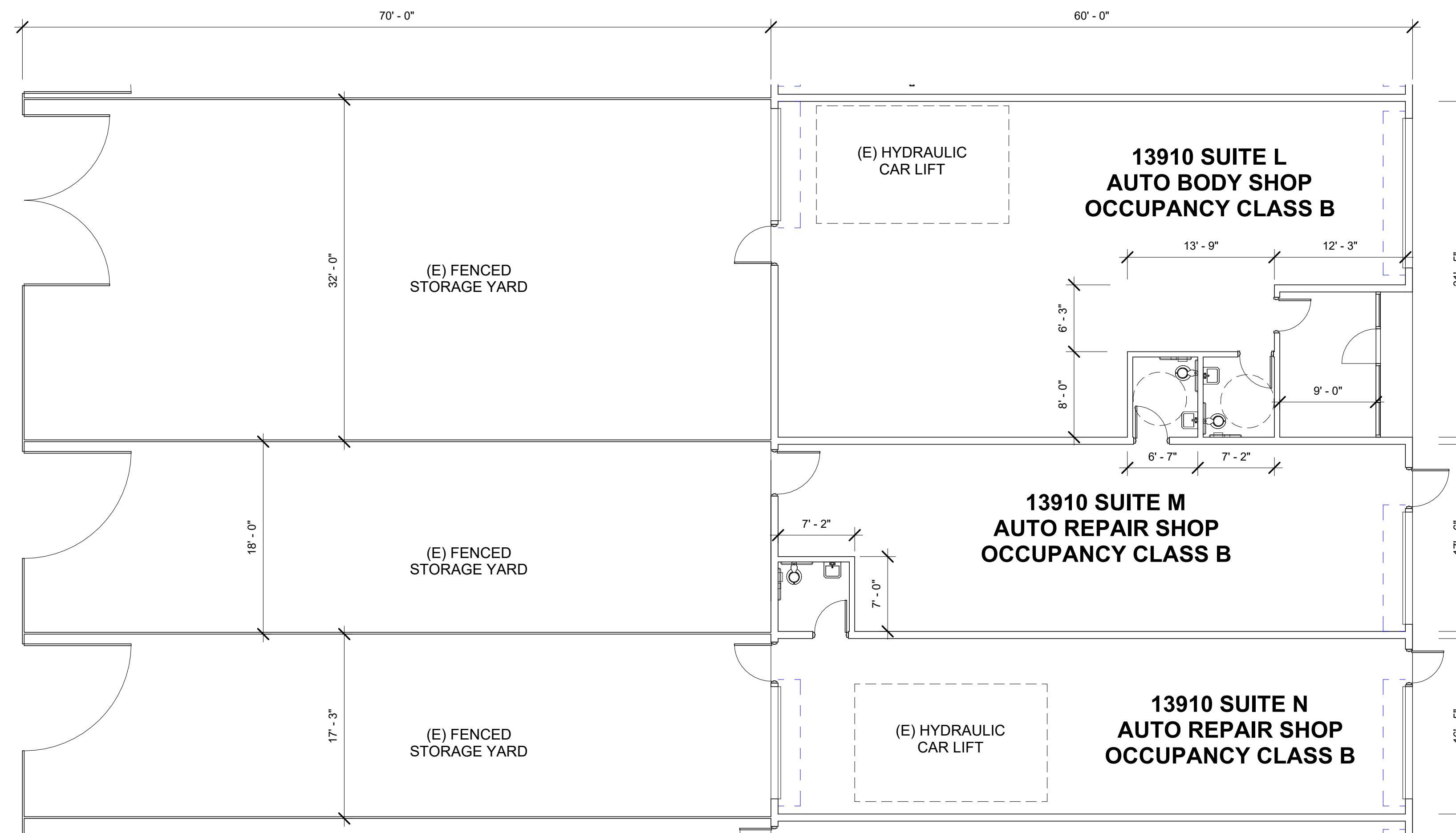
GENERAL NOTES:

ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

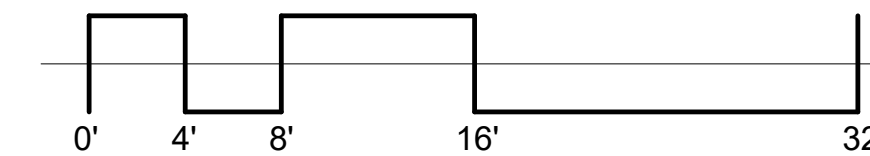
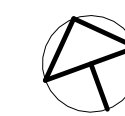
PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.

ALL MOTOR OILS AND PAINT WASTE MATERIAL TO BE DISPOSED IN ENCLOSED STEEL DRUM BARRELS AT SITE AND TO BE PICKED-UP BY 3RD PARTY HAULER. PROOF RECEIPTS FROM 3RD PARTY HAULER TO BE PROVIDED AT REQUEST FROM COUNTY OF LOS ANGELES.



1 BUILDING 02 - 13910 SUITE L-N
 1/8" = 1'-0"



VALLEY BUSINESS CENTER
 CONDITIONAL USE
 13900-13912 Valley Blvd., La Puente, CA
 91746
 BUILDING 02 - 13910 SUITE L-N

PROPERTY OWNER:
 THE RENKEN
 COMPANY INC.
 MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
 GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservices@icloud.com

DATE:
 JAN. 06, 2025

SCALE:
 1/8" = 1'-0"

SHEET:
 A1.6

LISTED TENANTS:

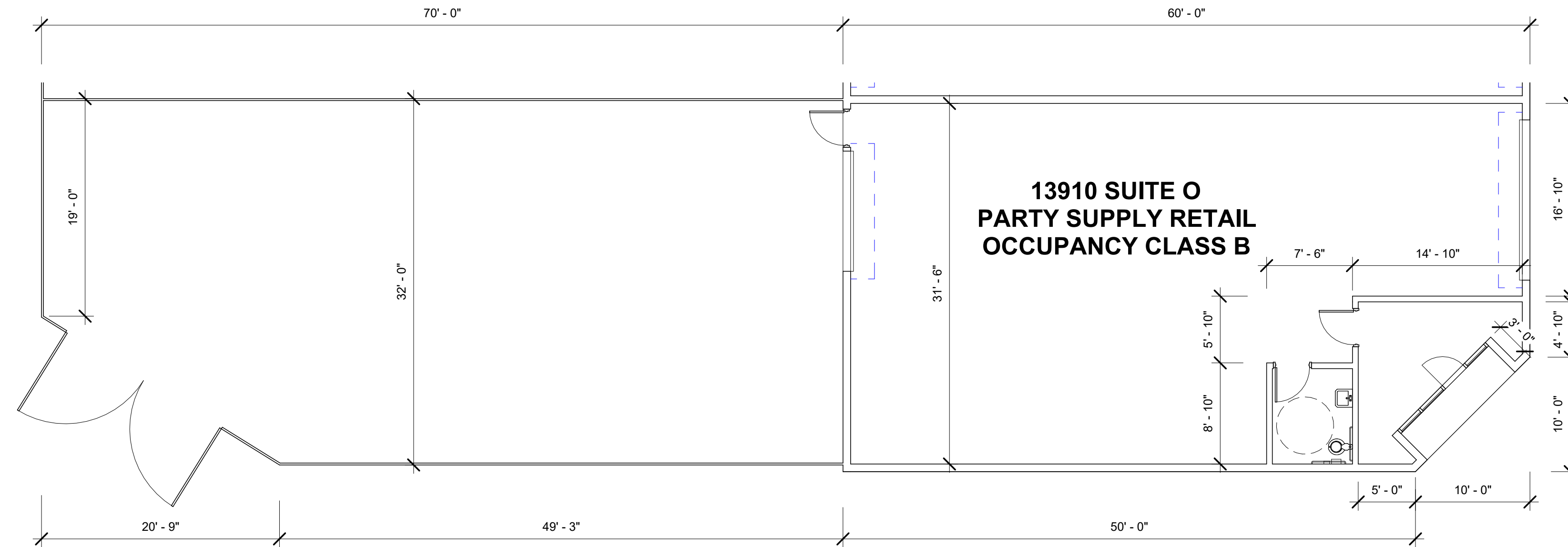
SUITE 139100 Festive Holidays, LLC & Anthony Day Event Rental
anthony@festiveholidays.us
626-384-8367

GENERAL NOTES:

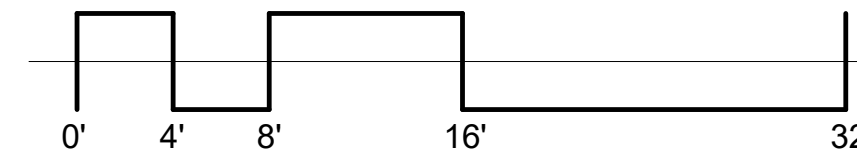
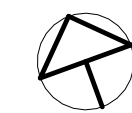
ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.



① BUILDING 02 - 13910 SUITE O
1/8" = 1'-0"



VALLEY BUSINESS CENTER
CONDITIONAL USE
13900-13912 Valley Blvd., La Puente, CA
91746
BUILDING 02 - 13910 SUITE O

PROPERTY OWNER:
THE RENKEN
COMPANY INC.
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
4420 E. Miraloma Ave, Suite J
Anaheim, CA 92807
greenteamservices@icloud.com

DATE:
JAN. 06, 2025

SCALE:
1/8" = 1'-0"

SHEET:
A1.7

LISTED TENANTS:

SUITE 13912A E&A Enterprise, Inc. & Essy Lopez Truck Driving School
 essylopez407@gmail.com
 209-338-4519

SUITE 13912B Falck Mobile Health Corporation Ambulance Service
 apqueries.us@falck.com
 714-288-3800

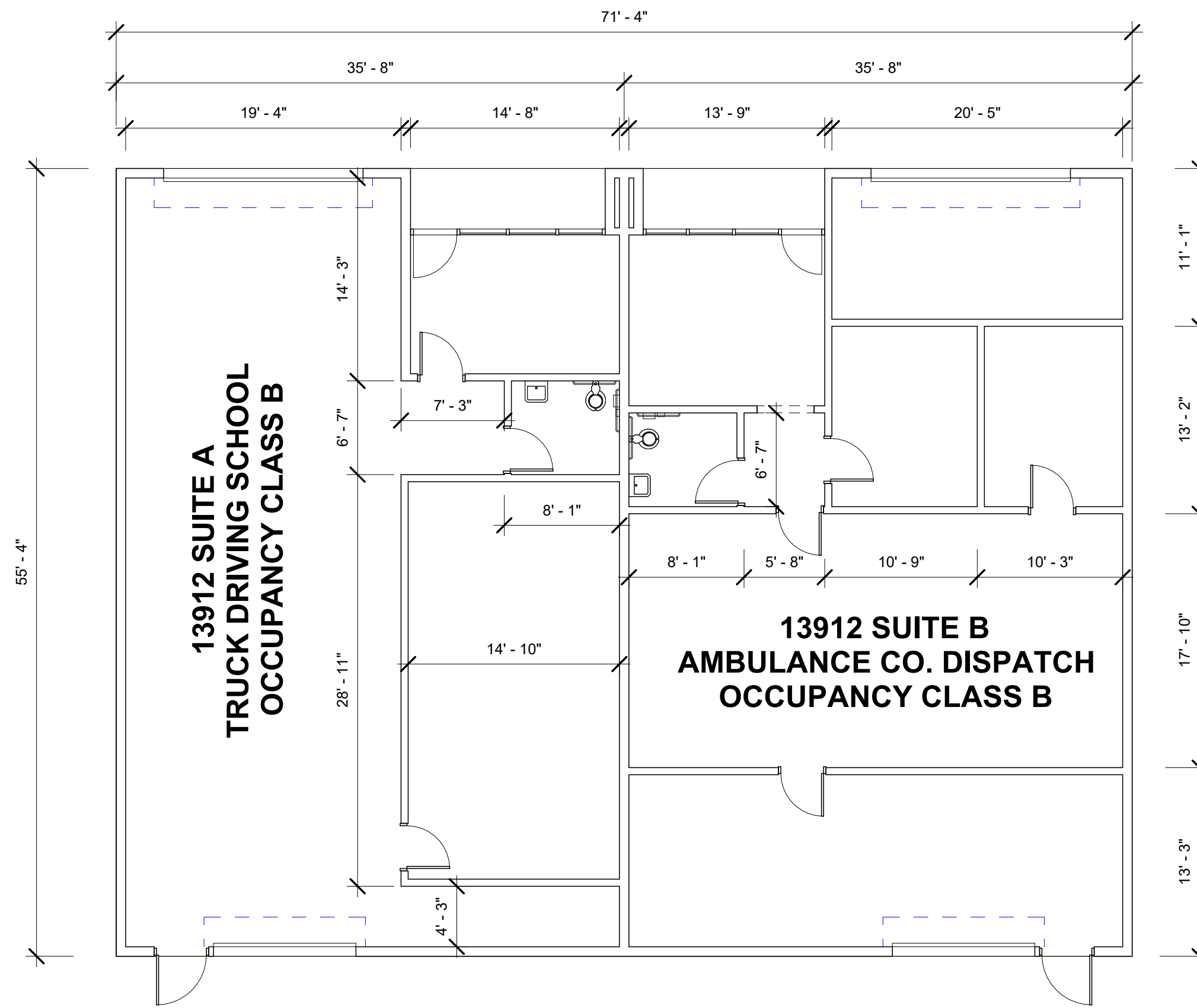
GENERAL NOTES:

ALL TENANTS SHALL PROVIDE EXISTING BUSINESS AND OTHER REQUIRED LICENSES FOR REQUESTED USE OF SPACE TO COUNTY OF LOS ANGELES UPON REQUEST.

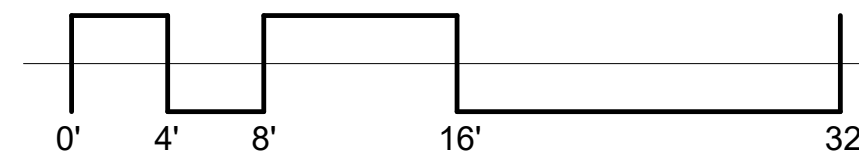
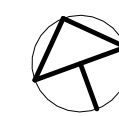
PER CA FIRE CODE AND LOCAL ORDINANCES ALL TENANT SPACES ARE EQUIPPED WITH REQUIRED FIRE EXTINGUISHERS AT AN EASILY ACCESSIBLE LOCATION.

FLOOR PLANS ARE DRAWN TO GENERAL LAYOUT.

ALL MOTOR OILS AND PAINT WASTE MATERIAL TO BE DISPOSED IN ENCLOSED STEEL DRUM BARRELS AT SITE AND TO BE PICKED-UP BY 3RD PARTY HAULER. PROOF RECEIPTS FROM 3RD PARTY HAULER TO BE PROVIDED AT REQUEST FROM COUNTY OF LOS ANGELES.



① BUILDING 03 - 13912 SUITES A-B
 1/8" = 1'-0"



**VALLEY BUSINESS CENTER
 CONDITIONAL USE**
 13900-13912 Valley Blvd., La Puente, CA
 91746

BUILDING 03 - 13912 SUITES A-B

PROPERTY OWNER:
 THE RENKEN
 COMPANY INC.
 MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservices@icloud.com

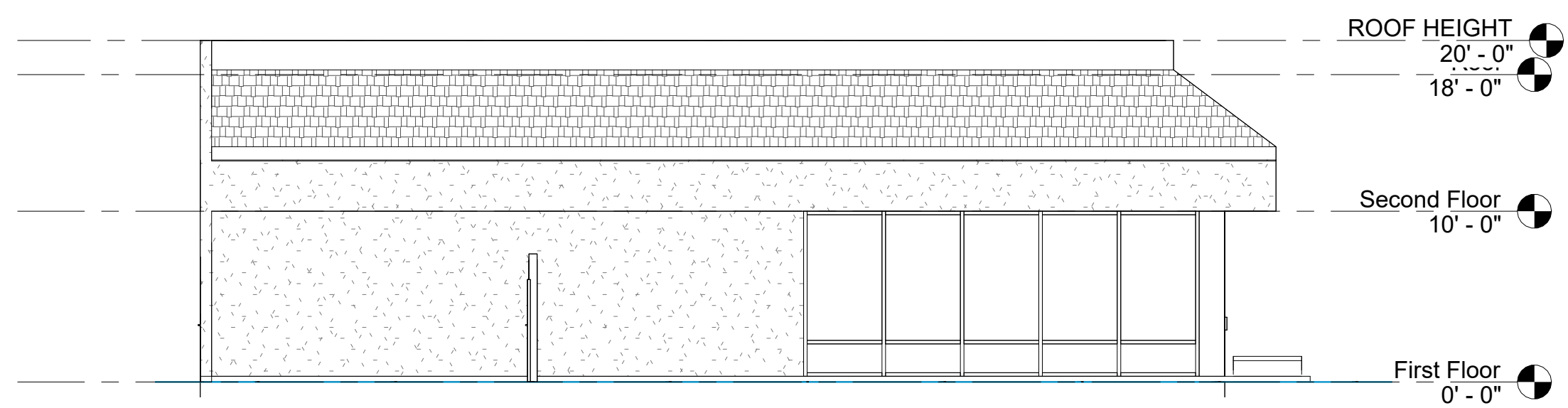
DATE:
 JAN. 06, 2025

SCALE:
 1/8" = 1'-0"

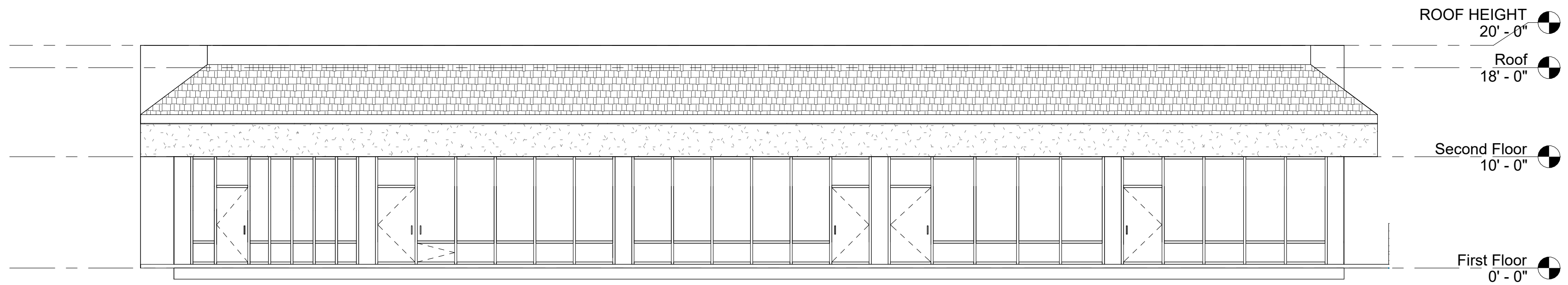
SHEET:
 A1.8

GENERAL NOTES:
ALL SITE CONDITIONS ON THIS SITE PLAN HAVE BEEN VERIFIED BY FIELD VISIT AND AVAILABLE PROPERTY RECORDS.

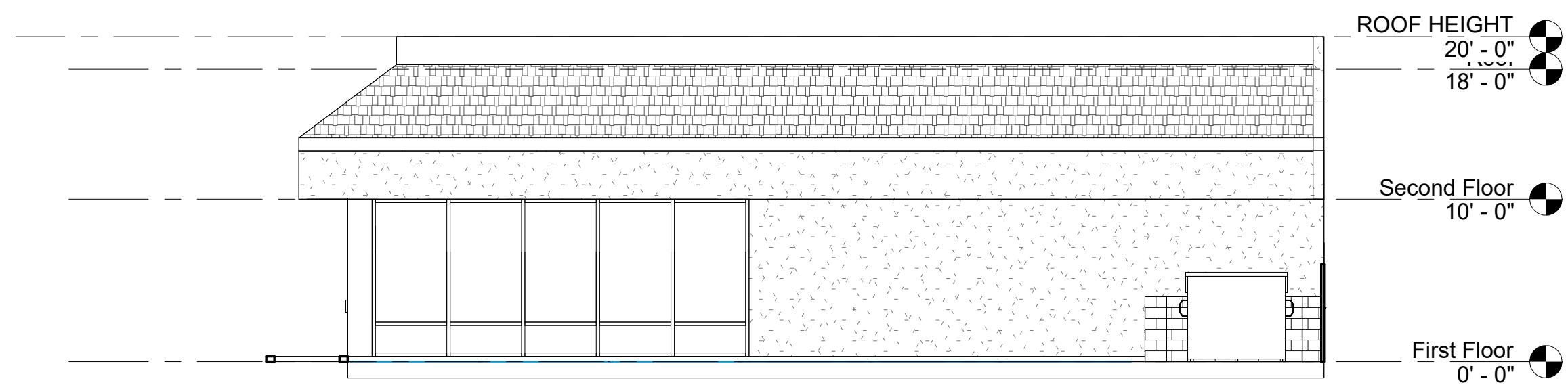
NO CHANGES PROPOSED TO EXISTING ELEVATIONS FOR PROPERTY BUILDINGS
 PREFABRICATED STUCCO PANELS FINISH FOR EXISITNG EXTERIOR WALLS. TORCHED ON ROLL ROOFING



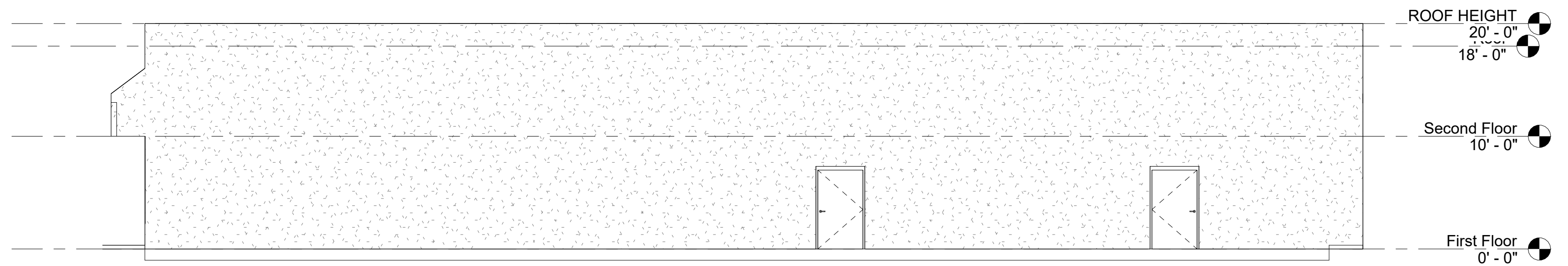
① BUILDING 01 - EAST ELEVATION
 1/8" = 1'-0"



② BUILDING 01 - NORTH ELEVATION
 1/8" = 1'-0"



④ BUILDING 01 - WEST ELEVATION
 1/8" = 1'-0"



③ BUILDING 01 - SOUTH ELEVATION
 1/8" = 1'-0"



**VALLEY BUSINESS CENTER
 CONDITIONAL USE**
 13900-13912 Valley Blvd., La Puente, CA
 91746

BUILDING 01 - ELEVATIONS

PROPERTY OWNER:
**THE RENKEN
 COMPANY INC.
 MATTHEW SULLIVAN**

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@icloud.com

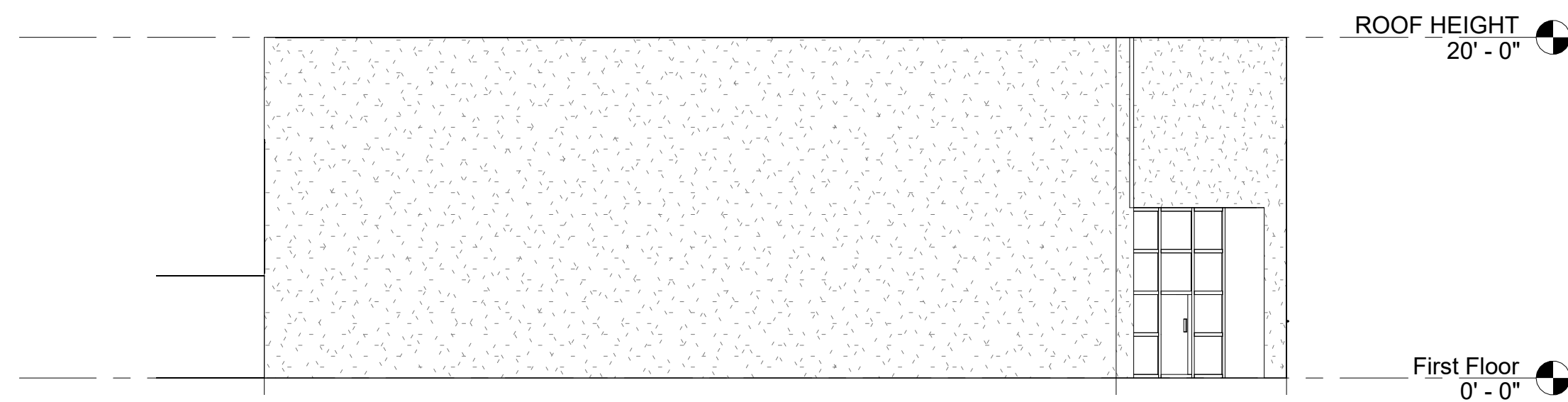
DATE:
 JAN. 06, 2025

SCALE:
 1/8" = 1'-0"

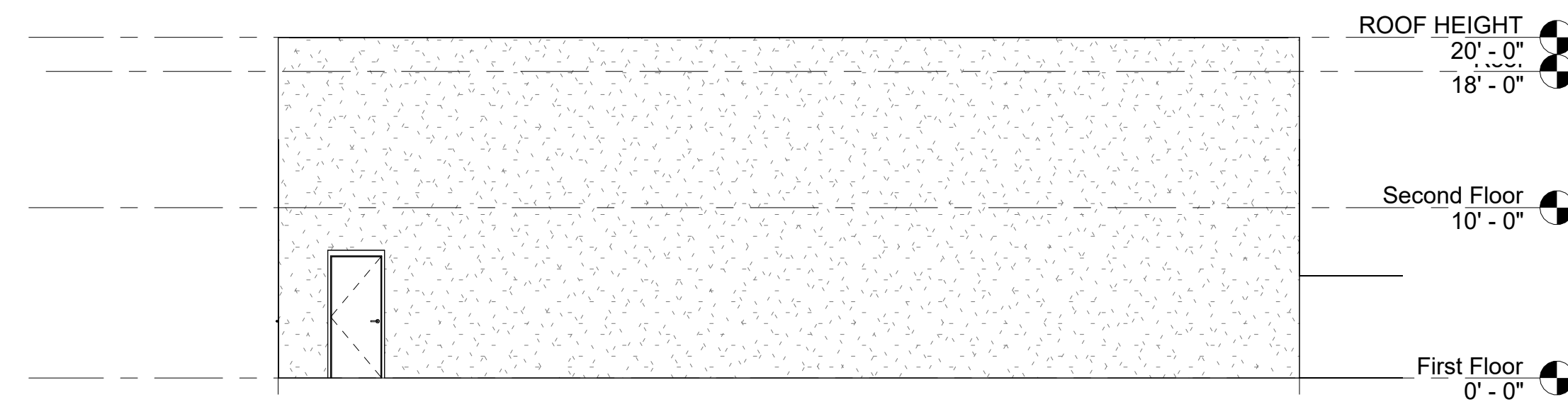
SHEET:
 A2.1

GENERAL NOTES:
ALL SITE CONDITIONS ON THIS SITE PLAN HAVE BEEN VERIFIED BY FIELD VISIT AND AVAILABLE PROPERTY RECORDS.

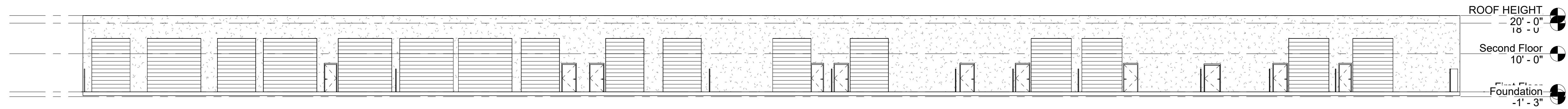
NO CHANGES PROPOSED TO EXISTING ELEVATIONS FOR PROPERTY BUILDINGS
 PREFABRICATED STUCCO PANELS FINISH FOR EXISITNG EXTERIOR WALLS. TORCHED ON ROLL ROOFING



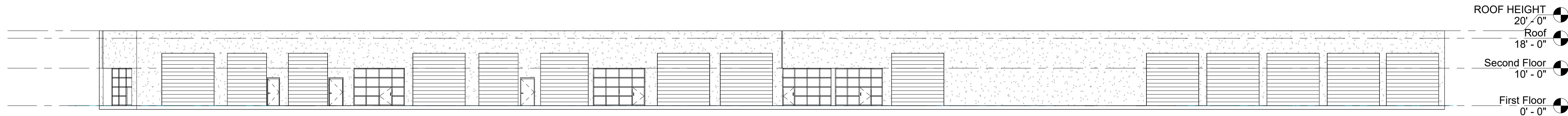
① BUILDING 02 - SOUTH ELEVATION
 1/8" = 1'-0"



③ BUILDING 02 - NORTH ELEVATION
 1/8" = 1'-0"



④ BUILDING 02 - WEST ELEVATION
 1/16" = 1'-0"



② BUILDING 02 - EAST ELEVATION
 1/16" = 1'-0"



**VALLEY BUSINESS CENTER
 CONDITIONAL USE**
 13900-13912 Valley Blvd., La Puente, CA
 91746
BUILDING 02 - ELEVATIONS

PROPERTY OWNER:
**THE RENKEN
 COMPANY INC.**
MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@icloud.com

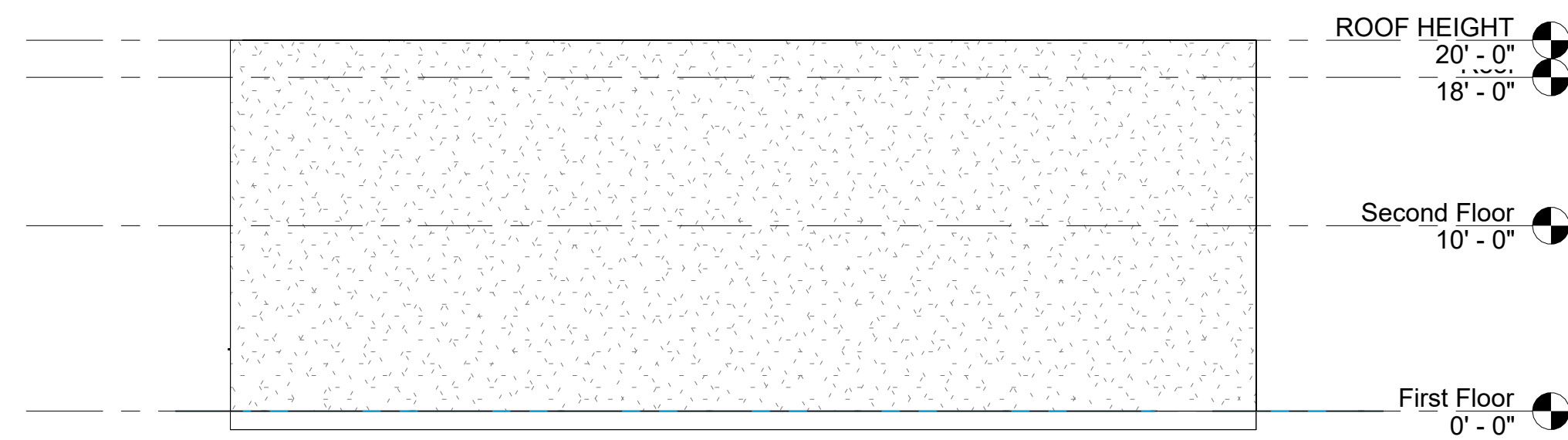
DATE:
 JAN. 06, 2025

SCALE:
 As indicated

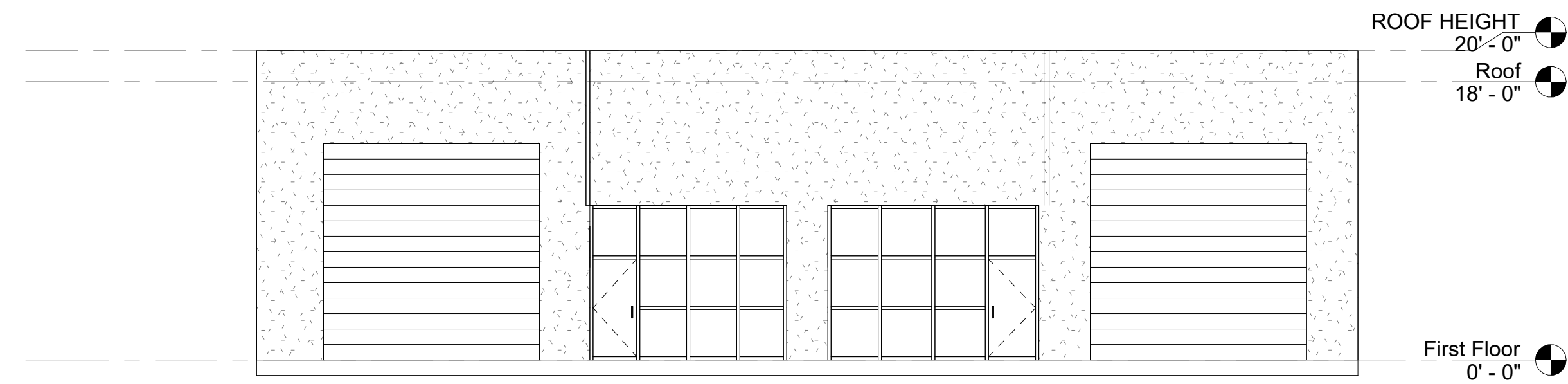
SHEET:
 A2.2

GENERAL NOTES:
ALL SITE CONDITIONS ON THIS SITE PLAN HAVE BEEN VERIFIED BY FIELD VISIT AND AVAILABLE PROPERTY RECORDS.

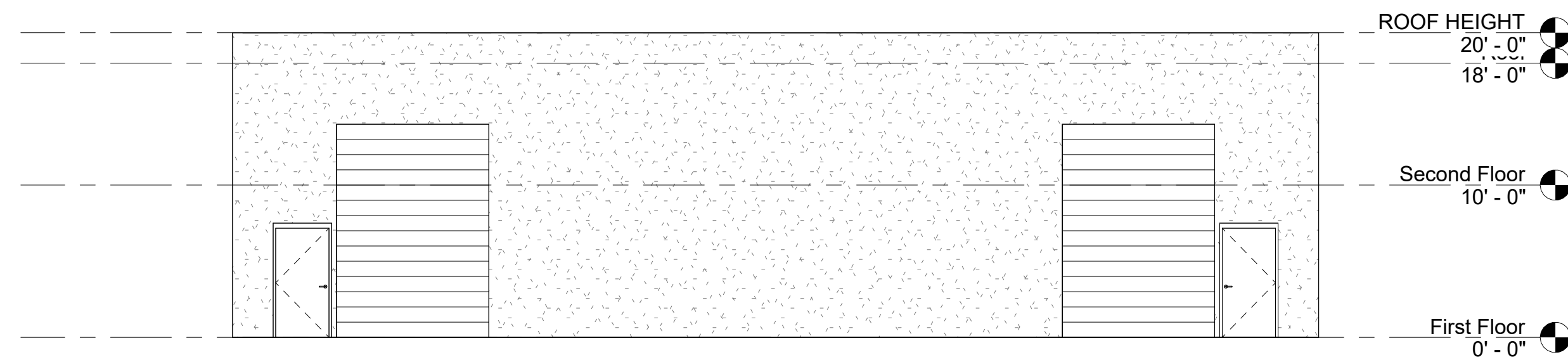
NO CHANGES PROPOSED TO EXISTING ELEVATIONS FOR PROPERTY BUILDINGS
 PREFABRICATED STUCCO PANELS FINISH FOR EXISITNG EXTERIOR WALLS. TORCHED ON ROLL ROOFING



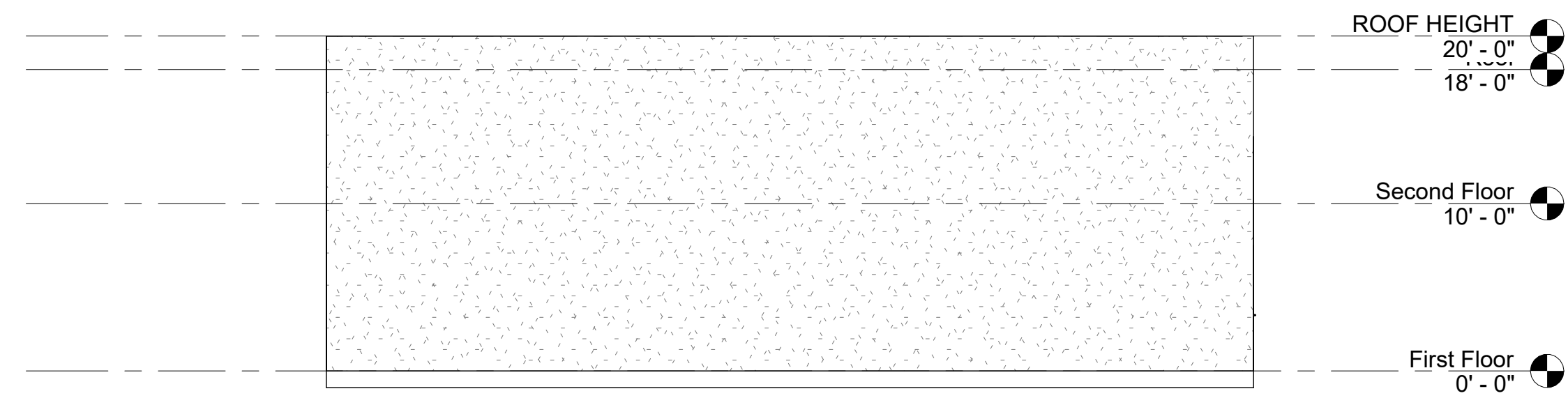
① BUILDING 03 - EAST ELEVATION
 1/8" = 1'-0"



② BUILDING 03 - NORTH ELEVATION
 1/8" = 1'-0"



③ BUILDING 03 - SOUTH ELEVATION
 1/8" = 1'-0"



④ BUILDING 03 - WEST ELEVATION
 1/8" = 1'-0"



Green Team
 VALLEY BUSINESS CENTER
 CONDITIONAL USE
 13900-13912 Valley Blvd., La Puente, CA
 91746
 BUILDING 03 ELEVATIONS

PROPERTY OWNER:
 THE RENKEN
 COMPANY INC.
 MATTHEW SULLIVAN

DRAWINGS PROVIDED BY:
GREENTEAM SERVICE INC.
 4420 E. Miraloma Ave, Suite J
 Anaheim, CA 92807
 greenteamservice@icloud.com

DATE:
 JAN. 06, 2025

SCALE:
 1/8" = 1'-0"

SHEET:
 A2.3



PROJECT NUMBER **HEARING DATE**
 PRJ2023-001073-(1) 5/13/2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023001516

PROJECT SUMMARY

OWNER / APPLICANT The Renken Company, Inc.	MAP/EXHIBIT DATE 1/6/2025
--	-------------------------------------

PROJECT OVERVIEW
 Conditional Use Permit (“CUP”) for the legalization of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing commercial complex

LOCATION 13860 Valley Boulevard, La Puente, CA 91746	ACCESS Valley Boulevard
--	-----------------------------------

ASSESSORS PARCEL NUMBER(S) 8206-010-018, 019, 038, 016, 017	SITE AREA 3.31 Acres
---	--------------------------------

GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
---	---------------------------------	---

LAND USE DESIGNATION IL (Light Industrial)	ZONE M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones), B-1-IP-GZ (Buffer Strip – Industrial Preservation – Green Zone)
--	---

PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	PLANNING AREA / COMMUNITY STANDARDS DISTRICT East San Gabriel Valley / Avocado Heights
------------------------------	---------------------------------	--

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.22.060 (Development Standards for Industrial Zones)Section 22.366.080 (Avocado Heights Community Standards District)

CASE PLANNER: Carl Nadela	PHONE NUMBER: (213) 893 – 7010	E-MAIL ADDRESS: cnadela@planning.lacounty.gov
-------------------------------------	--	---

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER

PROJECT NO. PRJ2023-001073-(1)
CONDITIONAL USE PERMIT NO. RPPL2023001516

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023001516** on May 13, 2026. The matter was previously scheduled for April 22, 2026, but was continued to May 13, 2026, without opening the public hearing.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, J&J The Renken Company, Inc. (“Permittee”), requests the CUP to authorize the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building (“Project”) on a property located at 13860 Valley Boulevard in the unincorporated community of Avocado Heights (“Project Site”) in the M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zone) Zone pursuant to County Code Section 22.366.080 (Avocado Heights Community Standards District (“CSD”) and Chapter 22.84 (Green Zone).
4. **PREVIOUS ENTITLEMENT(S).** The development of the existing industrial building auto repair, auto body and auto painting uses at the Project Site was first authorized on April 10, 1987, with the approval of Plot Plan (“PP”) 35844.

On November 27, 2003, the Avocado Heights CSD was adopted, which required a CUP for auto body repair and painting uses at the Project Site because it is zoned M-1 and located in the Valley Boulevard Area, as described in the CSD. The amortization period for the then existing auto body repair and painting uses at the Project ended on November 27, 2008, this necessitating this CUP. The Project Site is also subject to the requirement of County Code Chapter 22.84 (Green Zones), which requires a CUP for auto repair, auto body and auto painting starting on July 14, 2027. This CUP will also satisfy this requirement.

5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE-IP-GZ, except for a 60-foot strip at the southern portion which is zoned B-1-IP-GZ (Buffer Strip – Industrial Preservation – Green Zone). The Project Site is located within the Avocado Heights CSD. Pursuant to County Code Section 22.366.080 (Avocado Heights CSD), a CUP is required for auto body repair and auto

painting at the Project Site because it is zoned M-1 and located in the Valley Boulevard Area, as described in the CSD.

The Project Site is also located within the Green Zone combining zone. Pursuant to County Code Chapter 22.84 (Green Zone), a CUP is required for auto repair, auto body and auto painting uses effective July 14, 2027.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	City of Industry	City of Industry	Various industrial uses
EAST	IL, City of Industry	M-1.5-BE-IP-GZ, City of Industry	Various commercial and industrial uses
SOUTH	IL, H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	M-1.5-BE-IP-GZ, A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required lot Area)	Various industrial uses, Single-Family Residences (“SFRs”)
WEST	IL, CG (General Commercial)	M-1.5-BE-IP-GZ, M-2-BE-IP-GZ (Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones) C-M (Commercial Manufacturing), C-2 (Neighborhood Commercial)	Various commercial and industrial uses

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site encompasses a total of 3.11 acres and is composed of five parcels that together are developed with an existing industrial complex center comprised of three existing single-story industrial buildings located near the eastern, southern and northern portions of the combined property. The subject auto repair, auto body and auto painting uses are located in the eastern industrial building. The southern industrial building is currently occupied by a truck driving school and an ambulance dispatch. The northern industrial building is occupied by an auto retail store and a liquor store. The northern and eastern portions of the combined property are developed with a common parking lot serving the various tenants of the industrial complex.

B. Site Access

The Project Site is accessible via Valley Boulevard to the north, a 97-to-102-foot-wide Major Highway as designated by the County Master Plan of Highways.

Primary access to the Project Site is via two ingress/egress driveways off of Valley Boulevard to the north.

C. Site Plan

The Site Plan depicts the entire industrial complex where the Project Site is located. It depicts the three existing industrial structures located near the eastern, southern and northern portions of the combined properties that compose the industrial complex. A common parking lot with 123 parking spaces is depicted in the northern and eastern portions of the property. Ingress and egress to the Project Site is provided by two driveways off of Valley Boulevard to the north. A separate Floor Plan shows the interior layout of three existing industrial buildings.

D. Parking

There are a total of 123 parking spaces in a common parking lot located in the northern and eastern portions of the subject property. A total of 71 parking spaces are required for the whole industrial complex per the Parking Matrix submitted by the Permittee as part of this CUP application and is incorporated into the Exhibit "A" of the CUP.

9. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, LA County 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 is for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex. No modifications or physical development is being requested at this time, but some minor construction of perimeter walls and installation of landscaping may be necessary in the future to comply with Green Zones requirements. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions.

10. PUBLIC COMMENTS.

No comments were received from the public about the proposed Project.

11. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works ("DPW"): Recommended approval with conditions in a letter received on February 25, 2026.
- B. County Fire Department ("FD"): Recommended approval with no conditions in a letter received on March 14, 2025.

C. County Department of Public Health (“DPH”): Recommended approval with conditions in a letter received on April 23, 2025.

12. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 5, 2025, a total of 209 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the Area Plan. While the IL land use category is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, it also allows other compatible uses that are allowed in the underlying zone. The M-1.5 zone allows for auto repair, auto body and auto painting uses.

14. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan.

General Plan

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*

A variety of commercial and industrial uses have been established along Valley Boulevard, which is a heavily travelled transportation corridor. The continuation of the existing auto repair, auto body and auto painting uses at the Project Site will allow the existing auto repair, auto body and auto painting uses, which have been operating at the Project for almost 40 years, to continue contributing to the variety and diversity of commercial uses in the area that cater to both regional and local needs.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

There are several commercial and industrial uses in the vicinity of the Project Site. The existing auto repair, auto body and auto painting uses complements these uses as well as the other surrounding commercial, industrial and institutional uses, as it contributes to the economic activity in the area. While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the church nor the residential neighborhood. The church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for almost 40 years with no reported zoning violations or complaints from the community, aside from truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of new operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site will not create any negative impacts on the surrounding neighborhoods.

Area Plan

- *Policy LU-3.20: Industrial- and Manufacturing-Supporting Uses. Allow for the integration of compatible land uses within industrial and manufacturing centers to service the needs of business and employees, foster creativity, and reduce the need to travel off-site during business hours, including such uses as administrative office space, financial services, business support services, restaurants, tasting rooms, health services and recreational services.*

The Project Site is located within a major industrial area. The existing auto repair, auto body and auto painting uses serve the needs of the businesses and employees in the area as well as the needs of the larger regional market.

- *Policy LU-3.21: Residential/Industrial Interface. Ensure that industrial developments incorporate adequate landscape and noise buffers to minimize any negative impacts to surrounding neighborhoods and development and adequately address on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses.*

While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the church nor the residential neighborhood. The

church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The existing auto repair, auto body and auto painting uses do not result in any significant on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for almost 40 years with no reported zoning violations or complaints from the community, aside from truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of new operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses will not create any negative impacts on the surrounding neighborhoods.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with the M-1.5 zoning classification as the existing auto repair, auto body and auto painting uses are permitted by right pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The Project Site is also located within the Avocado Heights CSD. Pursuant to County Code Section 22.366.080 (Avocado Heights CSD), a CUP is required for the auto body and auto painting uses at the Project Site because it is zoned M-1 and located in the Valley Boulevard Area, as described in the CSD. A 60-foot strip at the southern portion of the Project Site is zoned B-1, which shall be used as guest and employee parking spaces only.

The Project Site is also located in the Green Zone combining zone. Pursuant to County Code Chapter 22.84 (Green Zone), a CUP is required for auto repair, auto body and auto painting starting on July 14, 2027. This CUP will also satisfy this requirement.

16. FLOOR AREA RATIO (“FAR”). The Commission finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (Development Standards for Industrial Zones). While the Project is a request for continuation of the existing auto repair, auto body and auto painting uses within the existing industrial building the Project Site, the existing structures at the Project Site total to approximately 0.68 acres. This results in an FAR of 0.21 for the approximately 3.31 acres of the whole industrial complex, which is in compliance with the maximum FAR of 1.0 for the M-1.5 Zone.

17. PARKING. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). There are a total of 123 parking spaces in a common parking lot located in the northern and eastern portions of the subject property. A total of 71 parking spaces are required for the whole industrial complex as per the Parking Matrix submitted by the Permittee as part of this CUP application.

18. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). While the Project is a request for continuation of the existing auto repair, auto body and auto painting uses, an existing pole sign at the Project Site that is approximately 12 feet by 10 feet and 21 feet high is in compliance with the 42 feet maximum height and 223.5 square feet of maximum surface area for the 198 feet of frontage of the Project Site as per County Code Section 22.114.100 (Business Signs – In Commercial and Industrial Zones).
19. **PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley PASD). The East San Gabriel Valley PASD has no additional relevant additional regulations or development standards that apply to the Project.
20. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the Project is consistent with the standards identified in Section 22.366.080 (Avocado Heights CSD). Aside from the requirement of the CUP, the Avocado Heights CSD has no additional relevant additional regulations or development standards aside from those already previously discussed, such as FAR, parking and signs.
21. **GREEN ZONE.** The Commission finds that the Project is consistent with the standards identified in Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Per County Code Section 22.84.050 (Green Zone – Schedule for Compliance for Existing Uses), the Project Site is required to be in compliance with the required development standards in the Green Zone combining zone by July 14, 2027. These include the provision of eight-to-12-foot solid walls along the perimeter of the Project Site that are adjacent to sensitive uses, the planting of trees along the street frontage and the posting of Perimeter Identification Signs. These have been included as Conditions of Approval of the CUP.

CONDITIONAL USE PERMIT FINDINGS

22. **The Commission finds that the proposed continuation of the existing auto repair, auto body and auto painting uses, with the transfer of an existing ABC license from its previous location to its new location 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.** The existing auto repair, auto body and auto painting uses have been operating at the Project Site for over 40 years with no reported zoning violations or complaints from the community, except for truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site will not have any negative impacts on the surrounding areas.

23. **The Commission finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing industrial buildings at the Project Site were first authorized on April 10, 1987, with the approval of PP35844, which determined compliance of the existing industrial buildings with the development standards in effect at that time. The Project currently proposes no physical improvements. The subject property as well as the overall industrial complex were developed in accordance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code at the time. The Project Site is also located within the Avocado Heights CSD, but no relevant regulations apply to this Project. No physical changes are proposed to the exterior of the buildings, landscaping, parking or walls, but some minor construction of perimeter walls and installation of landscaping may be necessary in the future to comply with Green Zones requirements.
24. **The Commission finds that 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.** Vehicular access is provided by Valley Boulevard, a 97-to-102-foot-wide Major Highway as identified by the County Master Plan of Highways to the north. It is of sufficient width to provide public access to the Project Site and accommodate traffic generated by the Project. The Project is a request for continuation of the existing auto repair, auto body and auto painting uses at the Project Site and is not anticipated to generate additional traffic trips aside from what is already currently being generated at the Project Site.
25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

SUPPLEMENTAL FINDINGS (GREEN ZONES)

26. **The Commission finds that the proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.** Across Valley Boulevard to the north are various warehouses, while to the east and west, on the south side of Valley Boulevard are various commercial and industrial uses, as well as a church to the immediate west of the Project Site. To the south are SFRs. The church and the SFRs are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. Approximately 60 feet of buffer area has been established at the southern portion of the property, which limits this area to customer and employee parking only. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for over 40 years with no reported zoning violations or complaints from the community, except for truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of operational controls such as

limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site will not create negative impacts on the surrounding neighborhood.

27. The Commission finds that the proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses. While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the west is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the nearby residential neighborhood. The church and residential neighborhood is sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. Approximately 60 feet of buffer area has been established at the southern portion of the property, which limits this area to customer and employee parking only. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for over 40 years with no reported zoning violations or complaints from the community, except for truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site will not have any negative impacts on the surrounding residential neighborhoods.

28. The Commission finds that the proposed use and development of land protects public health and safety and promotes environmental sustainability. The existing auto repair, auto body and auto painting uses have been operating at the Project Site for over 40 years with no reported zoning violations or complaints from the community, except for truck parking at the rear of the property, which has since been abated, and for operating auto body and auto painting uses without a CUP, which will be addressed by this CUP. With the imposition of operational controls such as limitations in operating hours, the requirement to conduct all repair work inside an enclosed building, and the prohibition of outdoor storage of vehicles and other items at the Project Site, the continuation of the existing auto repair, auto body and auto painting uses at the Project Site protects public health and safety and promotes environmental sustainability.

ENVIRONMENTAL FINDINGS

29. The Commission finds that the Project is exempt from the CEQA pursuant to State CEQA Guidelines section 15301 (Class 1 - Existing Facilities categorical exemption). The Project is for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex. No modifications or physical development is being requested at this time, but some minor construction of perimeter walls and installation of landscaping may be necessary in the future to comply with Green Zones requirements. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed exemption and thus, the Project qualifies for the categorical exemption.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County 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 Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed continuation of the existing auto repair, auto body and auto painting uses at the Project Site with the attached conditions will be consistent with the adopted General Plan and Area Plan.
- B. The proposed continuation of the existing auto repair, auto body and auto painting uses at the Project 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 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.
- E. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.

- F. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.
- G. The proposed use and development of land protects public health and safety and promotes environmental sustainability

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the CEQA pursuant to State CEQA Guidelines section 15301 (Class 1 - Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023001516**, subject to the attached conditions.

ACTION DATE: May 13, 2026

MM:CN

3/8/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-001073-(1)
CONDITIONAL USE PERMIT NO. RPPL2023001516

PROJECT DESCRIPTION

The project is for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing commercial complex subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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 decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This grant shall terminate on April 22, 2041.** 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 application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this 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 auto-repair, auto-body and auto-painting uses at the property and satisfaction of Condition No. 2 shall be considered use of this grant.

10. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$3,760.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
15. **Maintenance.** 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. **Graffiti.** 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 LA County 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 48 hours, 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. **Revisions to the Exhibit "A".** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **June 22, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** 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.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning Staff. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

20. **Scope of Approval.** This grant shall authorize the continuation of the existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex.
21. **Required Vehicle Parking.** The Permittee shall provide vehicle parking as required by the County Code, calculated at the parking ratios indicated in the associated Parking Matrix. The various uses at the Project Site would require not less than 71 spaces be provided based on the applicable ratios.

If the uses at the Project Site 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 provide less parking than the minimum requirement, 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.

22. **Hours of Operations.** Operating hours shall be from 8:00 am to 6:00 pm daily.
23. **Outdoor Repair.** No auto repair, auto body or auto painting shall be conducted outside of an enclosed building. No open vehicle hood shall be permitted outside of the building.
24. **Outdoor Storage.** Any materials, vehicles, or equipment that are stored outdoors shall not be visible beyond the surrounding wall or fence from a line of sight from the public right-of-way or nearby sensitive use, shall be fully contained within the property boundaries, and shall not spill over onto public rights-of-way.
25. **Storage of Materials and Waste.** All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.
26. **Site Maintenance.** Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.
27. **Public Works.** The Permittee shall comply with all conditions set forth in the attached Public Works letter dated February 25, 2026.
28. **County Department of Public Health (“Public Health”).** The Permittee shall comply with all conditions set forth in the attached Public Health letter dated April 23, 2025.

29. **Green Zone Requirements.** The following provisions shall take effect on July 14, 2027, and shall be implemented on or before that date:
- a. Solid walls of uniform height of at least eight feet and at most 12 feet shall be installed on the entire length of the southern property line and the portion of the eastern property line south of the commercial building on the front (north) of the property and adjacent to the church property to the east, as indicated on the approved Exhibit "A".
 - b. Seventeen (17) 15-gallon trees shall be planted in the front landscaped area, as indicated in the approved Exhibit "A", in accordance with the requirements of County Code Section 22.84.040.b (Landscaping on Street Frontage).
 - c. Perimeter Identification Signs shall be installed in compliance with the requirements of County Code Section 22.84.040.j (Perimeter Identification Signs). A Revised Exhibit "A" shall be submitted to the Department Regional Planning indicating the location and dimensions of these signs.

Attachments:

- Exhibit D-1 Public Works Letter dated February 25, 2026
- Exhibit D-2 Public Health Letter dated April 23, 2026



MARK PESTRELLA, Director

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>

ADDRESS ALL CORRESPONDENCE TO:

P.O. BOX 1460

IN REPLY PLEASE

REFER TO FILE: LD-4

February 25, 2026

TO: Maria Masis
Puente Whittier Development Services
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon 
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023001516)
13860 VALLEY BOULEVARD
ASSESSOR'S MAP BOOK 8206, PAGE 10, PARCELS 16, 17, 18, 19, AND 38
UNINCORPORATED NORTH WHITTIER**

As requested, Public Works reviewed the zoning permit application and site plan to legalize an existing auto repair, auto body, and auto painting shop in an existing industrial building located at 13860 Valley Boulevard in unincorporated North Whittier.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflect the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are

provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.1.1. Reconstruct driveway approaches on Valley Boulevard as Modified Type-C to meet current Americans with Disabilities Act guidelines. The driveway may need to be depressed at the back of the sidewalk. Any difference in grade because of this depression will need to be accommodated on-site.
- 1.1.2. Reconstruct any damaged street improvements, such as sidewalk, curb and gutter, and pavement to the street centerline, along the property frontage on Valley Boulevard.
- 1.1.3. Plant street trees along the property frontage on Valley Boulevard. Contact Public Works, Road Maintenance Division, Maintenance District No. 1 (La Puente office), at (626) 335-2798 to obtain the desirable tree species.
- 1.1.4. Repair and replace any improvements damaged during construction.
- 1.1.5. Rehabilitate pavement to the street centerline along the property frontage on Valley Boulevard.
- 1.1.6. Underground all new utility lines less than 50,000 volts.
- 1.1.7. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5-feet-high within the pedestrian sight triangles.
- 1.1.8. Execute a covenant for any privately maintained drainage devices.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements or execute an Agreement to Improve.

For questions regarding the street conditions, please contact Alyssa Eckley of Public Works, Land Development Division, at (626) 458-4921 or aeckley@pw.lacounty.gov.

2. Building and Safety

2.1. Prior to issuance of a building permit or Certificate of Occupancy:

- 2.1.1. Submit building plans to Public Works, Building and Safety Division, (La Puente District office) for review and approval.
- 2.1.2. Obtain approval from all State and Federal Agencies, as applicable. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Jonathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or jolam@pw.lacounty.gov.

If you have any questions or require additional information, please contact Milad Hashemi of Public Works, Land Development Division, at (626) 458-7102 or mihashemi@pw.lacounty.gov.

DK:tb



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 23, 2025

TO: Maria Masis
Supervising Regional Planner
Department of Regional Plann

Attention: Carl Nadela

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Environmental Health Services Manager
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2023001516
13860 VALLEY BLVD. LA PUENTE CA 91746**

Thank you for the opportunity to review the application for this project. The applicant is requesting to legalize an auto repair, auto body and auto painting uses in an existing industrial building.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a current water bill from Industry Public Utilities dated 4/1/2025.

For questions regarding the comment above, please contact Bharat Dungrani at (626) 430-5420 or waterquility@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill’s direct assessment information, the property utilizes a sewer for sewer for wastewater disposal. The Los Angeles County Sanitation Districts currently service the project site.

For questions regarding the comment above, please contact Tigran Khachatryan at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390 and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Recommendation and Requirements

3.2.1 Based on the proposed plan and findings, activities from the proposed business should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles. The following activities should be monitored closely to avoid noise impact to neighbors.

1. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay: Shall not exceed 70 dBA at residential property, 80 dBA at the commercial property and 90 dBA at the industrial property.
 - a. Hammering
 - b. Pneumatic tool usage
 - c. Engagement of vehicle backup alarms
2. Outdoor mechanical work
3. Operation of stationary/nonstationary equipment especially motorized.
4. PA system
5. Vehicle idling for a prolonged period.
6. Outdoor unloading and loading.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at varanda@ph.lacounty.gov.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>B.3 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.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

LA County Green Zone Districts Statement of Additional Findings

Pursuant to County Code Section [22.84.030.B](#) (Additional Findings), when a Conditional Use Permit or a Minor Conditional Use Permit is required by Chapter [22.84](#) (Green Zone Districts) the applicant shall substantiate the following:

B.1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.

The subject property is located within an already urbanized industrial zone area consisting of general manufacturing and storage uses, general automotive parts/repair shops, and commercial uses. The proposed use does not involve new construction or physical expansion of the property and will operate within an existing legally established building. All existing operational measures and standard regulatory compliance will ensure all uses will not create adverse effects related to odor, noise, aesthetics, soil contamination, or air quality. All current activities will continue to operate within the designated building and will comply with applicable Los Angeles County regulations and State of California environmental, health, and safety standards. The exterior appearance of the property will remain consistent with existing commercial uses onsite. No changes to the existing building or site layout are proposed beyond County code compliance requirements. As such, the project will not result in any new site disturbance, grading, or development activities that could impact soil conditions or surrounding properties.

B.2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.

The proposed use will operate entirely within an existing, legally established building and does not involve new construction, grading, or new site expansion. As a result, no construction-related impacts would occur. The existing onsite operational uses will continue to incorporate appropriate operational and environmental best practices to minimize potential impacts on nearby sensitive uses. The existing buffer zones will remain to ensure surrounding residential uses and/or sensitive uses would not be subject to any environmental impacts.

B.3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

The proposed use will operate within an existing, legally established building and the new CUP permit does not involve new construction, grading, change of use, or land disturbance. The existing use operation will comply with all applicable Los Angeles County regulations and State of California health, safety, and environmental standards. All activities will occur indoors in a controlled environment designed to ensure safe operations and prevent impacts on surrounding

properties. With no new development and no change to existing uses will occur, the project will not introduce any impacts that could affect public health, safety, or the environment and the project minimizes resource consumption and avoiding the environmental impacts associated with new development.

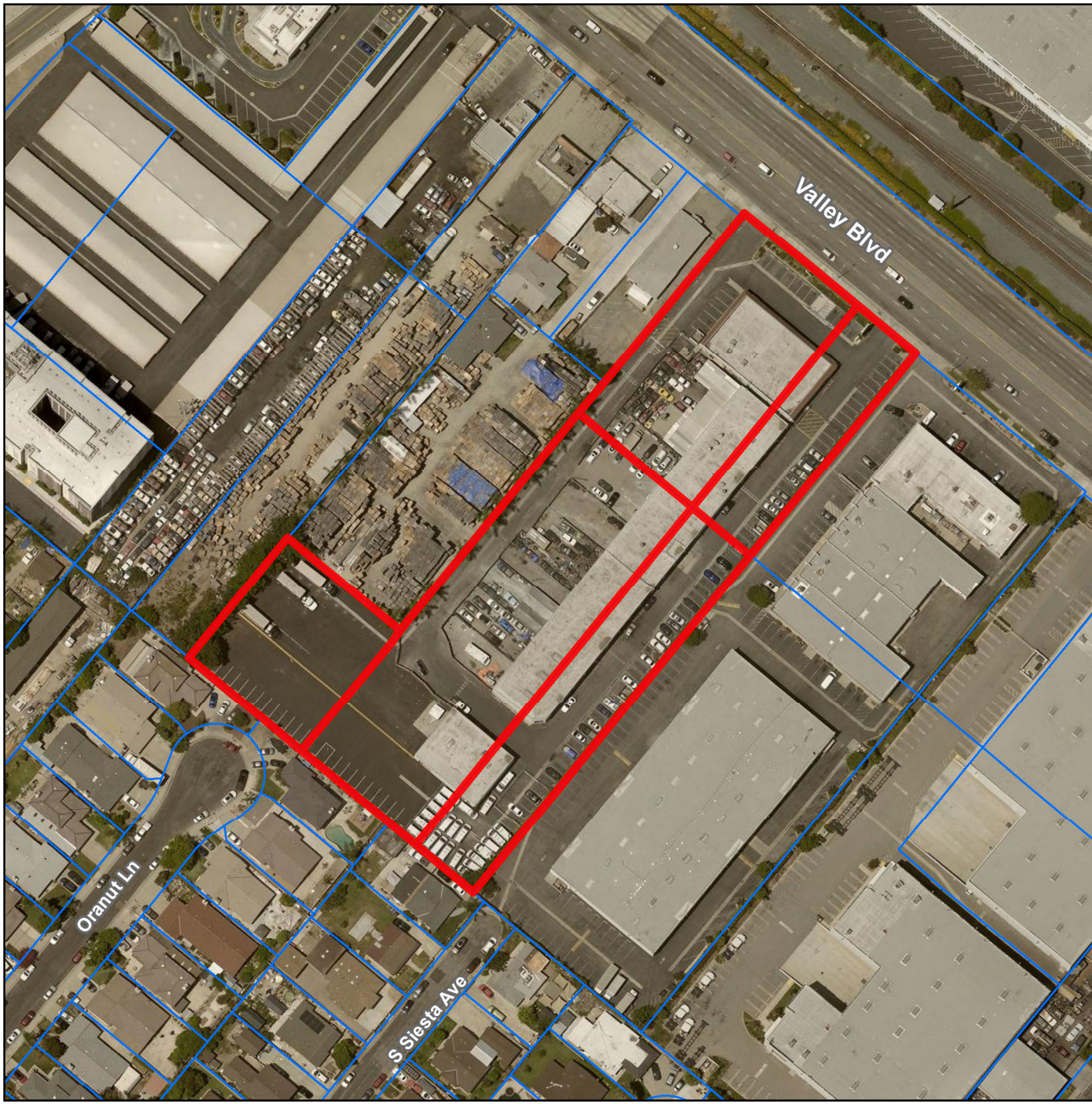
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 9, 2026
PROJECT NUMBER: PRJ2023-001073-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2023001516
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 13860 Valley Blvd., Avocado Heights, CA 91746
OWNER: Jossi Peloquin Family Limited Partnership
APPLICANT: The Renken Group
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301.

The Project involves the legalization of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex. No modifications or physical development are being requested at this time, but some minor construction of perimeter walls and installation of landscaping may be necessary in the future to comply with Green Zones requirements.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption identified above.



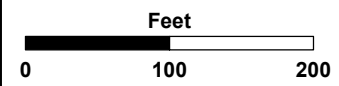
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-001073

CUP RPPL2023001516

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

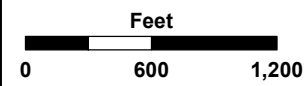
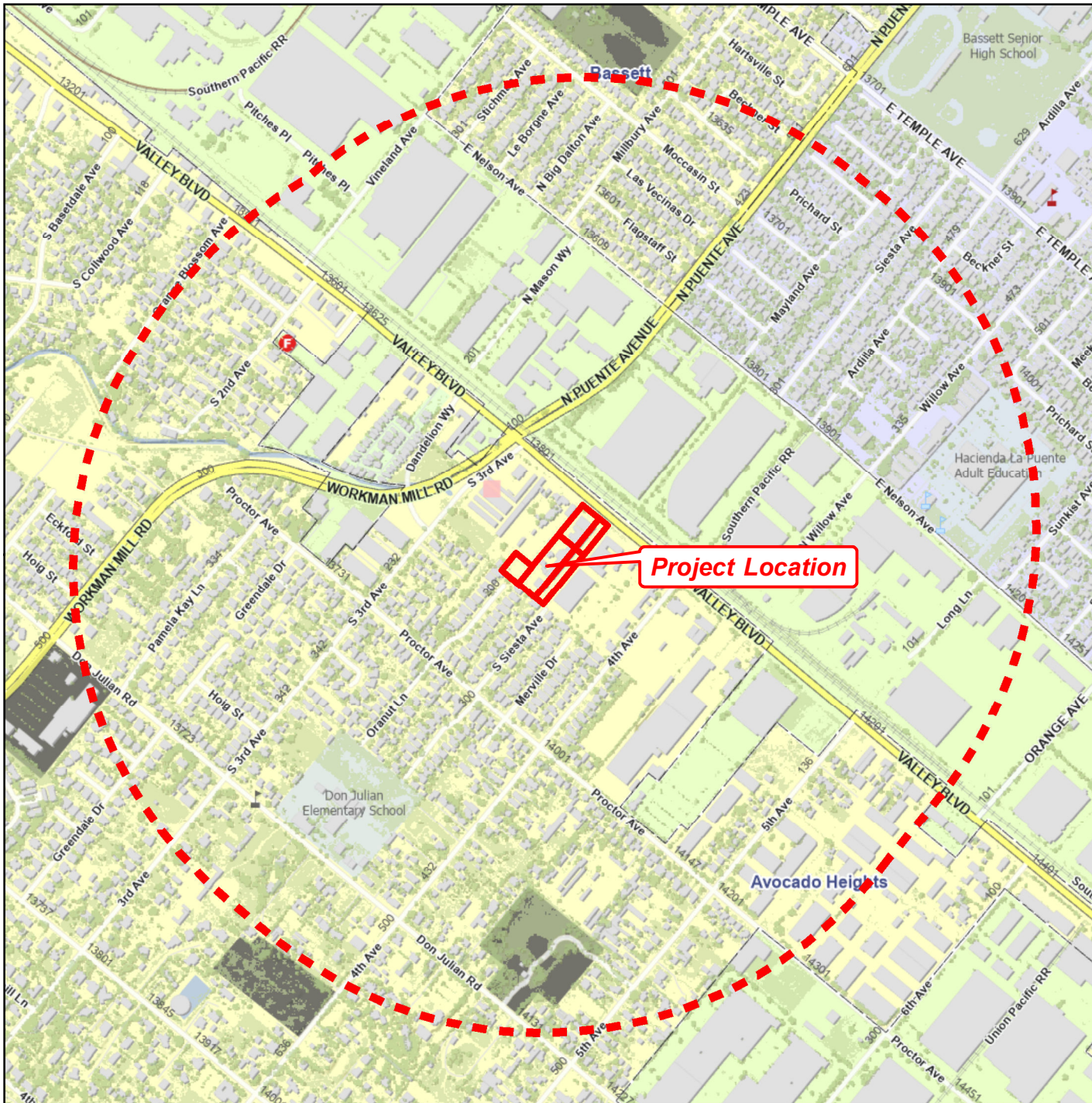
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-001073

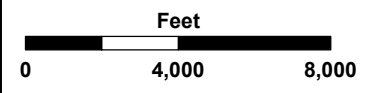
CUP RPPL2023001516



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

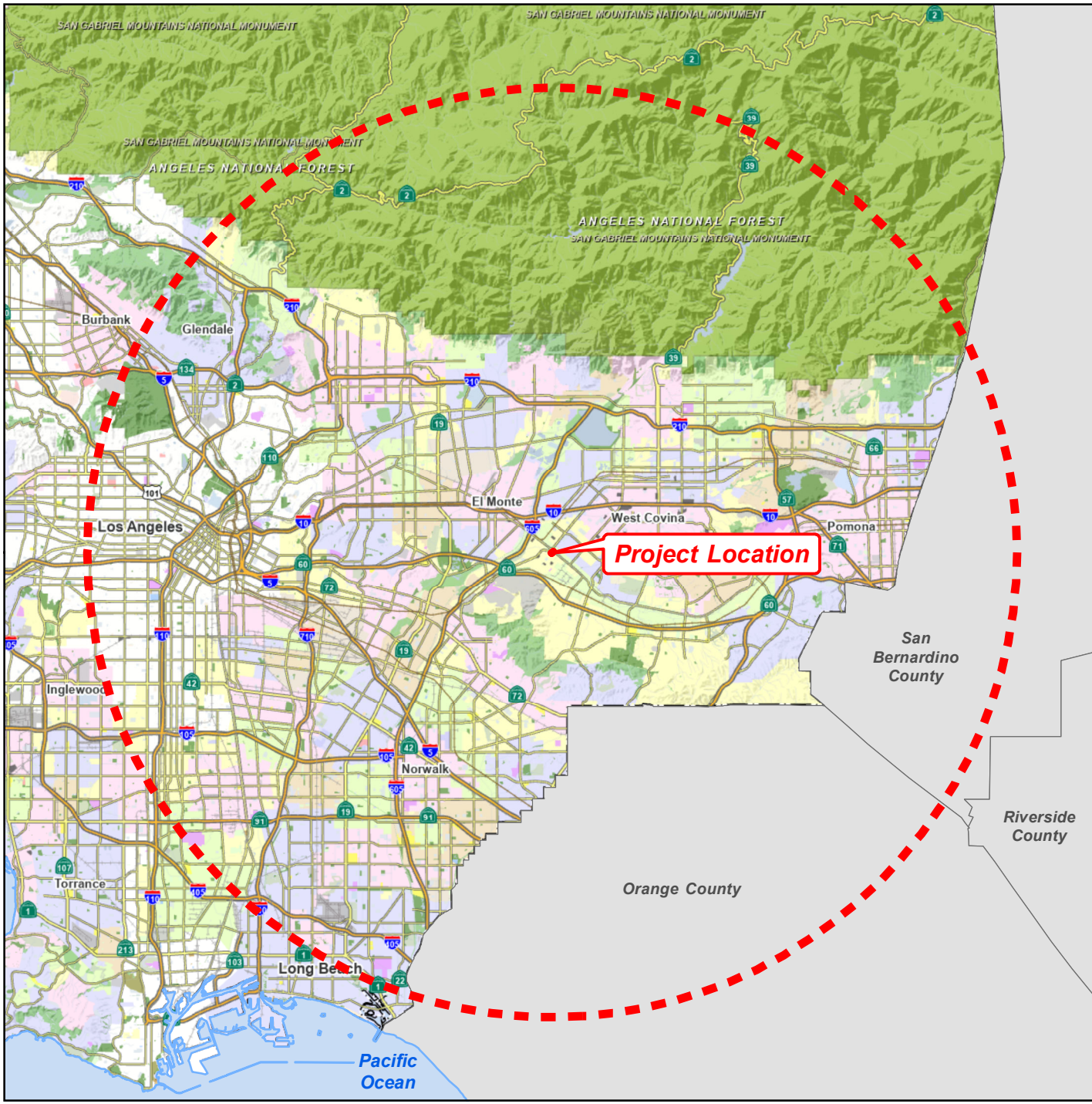
3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-001073
CUP RPPL2023001516



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2023-001073
CUP RPPL2023001516



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Photographs for PRJ2023-001073-(1) Conditional Use Permit RPPL2023001516

View of Subject Property from the Northwest (Front)



View of Western Property Wall



Exterior View of the Existing Auto Repair Industrial Building from the West



View of the Existing Truck Driving School at the South (Rear)



View of the Perimeter Wall at the South (Rear)



View of Ambulance Dispatch Office at the Southeast (Rear)



View of Auto Repair Industrial Building and Parking Spaces from the Southeast (Rear)



Interior View of Auto Repair Industrial Building from the East



View of Auto Repair Industrial Building and Parking Spaces from the Northeast (Front)



View of Subject Property from the Northeast (Front)





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 23, 2025

TO: Maria Masis
Supervising Regional Planner
Department of Regional Plann

Attention: Carl Nadela

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Environmental Health Services Manager
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2023001516
13860 VALLEY BLVD. LA PUENTE CA 91746**

Thank you for the opportunity to review the application for this project. The applicant is requesting to legalize an auto repair, auto body and auto painting uses in an existing industrial building.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a current water bill from Industry Public Utilities dated 4/1/2025.

For questions regarding the comment above, please contact Bharat Dungrani at (626) 430-5420 or waterquility@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill’s direct assessment information, the property utilizes a sewer for sewer for wastewater disposal. The Los Angeles County Sanitation Districts currently service the project site.

For questions regarding the comment above, please contact Tigran Khachatryan at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390 and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Recommendation and Requirements

3.2.1 Based on the proposed plan and findings, activities from the proposed business should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles. The following activities should be monitored closely to avoid noise impact to neighbors.

1. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay: Shall not exceed 70 dBA at residential property, 80 dBA at the commercial property and 90 dBA at the industrial property.
 - a. Hammering
 - b. Pneumatic tool usage
 - c. Engagement of vehicle backup alarms
2. Outdoor mechanical work
3. Operation of stationary/nonstationary equipment especially motorized.
4. PA system
5. Vehicle idling for a prolonged period.
6. Outdoor unloading and loading.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at varanda@ph.lacounty.gov.



MARK PESTRELLA, Director

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>

ADDRESS ALL CORRESPONDENCE TO:

P.O. BOX 1460

IN REPLY PLEASE

REFER TO FILE: LD-4

February 25, 2026

TO: Maria Masis
Puente Whittier Development Services
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon 
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023001516)
13860 VALLEY BOULEVARD
ASSESSOR'S MAP BOOK 8206, PAGE 10, PARCELS 16, 17, 18, 19, AND 38
UNINCORPORATED NORTH WHITTIER**

As requested, Public Works reviewed the zoning permit application and site plan to legalize an existing auto repair, auto body, and auto painting shop in an existing industrial building located at 13860 Valley Boulevard in unincorporated North Whittier.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflect the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are

provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.1.1. Reconstruct driveway approaches on Valley Boulevard as Modified Type-C to meet current Americans with Disabilities Act guidelines. The driveway may need to be depressed at the back of the sidewalk. Any difference in grade because of this depression will need to be accommodated on-site.
- 1.1.2. Reconstruct any damaged street improvements, such as sidewalk, curb and gutter, and pavement to the street centerline, along the property frontage on Valley Boulevard.
- 1.1.3. Plant street trees along the property frontage on Valley Boulevard. Contact Public Works, Road Maintenance Division, Maintenance District No. 1 (La Puente office), at (626) 335-2798 to obtain the desirable tree species.
- 1.1.4. Repair and replace any improvements damaged during construction.
- 1.1.5. Rehabilitate pavement to the street centerline along the property frontage on Valley Boulevard.
- 1.1.6. Underground all new utility lines less than 50,000 volts.
- 1.1.7. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5-feet-high within the pedestrian sight triangles.
- 1.1.8. Execute a covenant for any privately maintained drainage devices.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements or execute an Agreement to Improve.

For questions regarding the street conditions, please contact Alyssa Eckley of Public Works, Land Development Division, at (626) 458-4921 or aeckley@pw.lacounty.gov.

2. Building and Safety

2.1. Prior to issuance of a building permit or Certificate of Occupancy:

- 2.1.1. Submit building plans to Public Works, Building and Safety Division, (La Puente District office) for review and approval.
- 2.1.2. Obtain approval from all State and Federal Agencies, as applicable. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Jonathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or jolam@pw.lacounty.gov.

If you have any questions or require additional information, please contact Milad Hashemi of Public Works, Land Development Division, at (626) 458-7102 or mihashemi@pw.lacounty.gov.

DK:tb



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

EPIC-LA NUMBER: RPPL2023001516 PROJECT NUMBER: Legalize Existing Auto
Repair, Body and
Painting @ 13860
Valley Blvd
CITY/COMMUNITY: Avocado Heights STATUS: Cleared
PROJECT ADDRESS: 13860 Valley Boulevard DATE: 03/14/2025
La Puente, CA 91746

CONDITIONS

1. The proposed CUP to legalize existing Auto Repair, Auto Body and Auto Painting uses in an existing industrial building is cleared. Submit plans to the Fire Department Building Plan Check Unit for review and approval.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by: