

**PROJECT NUMBER**

PRJ2023-003825-(2)

**HEARING DATE**

December 3, 2024

**REQUESTED ENTITLEMENT(S)**

Conditional Use Permit ("CUP") No.

RPPL2023006331

## PROJECT SUMMARY

**OWNER / APPLICANT**

Adam Berger and Patrick Burris

**MAP/EXHIBIT DATE**

August 24, 2023

**PROJECT OVERVIEW**

A CUP for the continued operation and maintenance of an existing automobile body and fender repair shop with a spray booth at 13209 South Inglewood Avenue and a proposed expansion to 13205 and 13207 South Inglewood Avenue. The zoning was changed from M-1 (Light Industrial) to C-3 (General Commercial) in 2015 as part of the General Plan Update. A CUP is required to expand the automobile body and fender repair shop in the C-3 Zone. The business is a small boutique classic automobile and custom automobile restoration service business that primarily restores private vehicle collections. The business employs five people full-time, and the hours of operation are 8:00 a.m. to 5:30 p.m. Monday through Friday. The applicant is proposing to construct new six-foot-tall solid walls on the southern and western property lines adjoining residential uses and to relocate the spray booth from 13209 South Inglewood Avenue to 13205 and 13207 South Inglewood Avenue.

**LOCATION**

13205, 13207, and 13209 S. Inglewood Avenue, Del Aire

**ACCESS**

Inglewood Avenue

**ASSESSORS PARCEL NUMBER(S)**

4144015019 and 4144015020

**SITE AREA**

0.19 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Del Aire

**PLANNING AREA**

South Bay

**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

C-3 (General Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General 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 22.20.040 (Development Standards for Commercial Zones)

**CASE PLANNER:**

Elsa M. Rodriguez

**PHONE NUMBER:**

(213) 262 - 1407

**E-MAIL ADDRESS:**

erodriguez@planning.lacounty.gov