

# REPORT TO THE HEARING OFFICER

DATE ISSUED: November 21, 2024

HEARING DATE: December 3, 2024 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-003825-(2)

PERMIT NUMBER: Conditional Use Permit ("CUP") RPPL2023006331

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 13205 -13209 South Inglewood Avenue

OWNER: Adam Berger and Patrick Burris

APPLICANT: Lawrence Andrews

CASE PLANNER: Elsa M. Rodriguez, Principal Planner

erodriguez@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 PRJ2023-003825-(2), CUP Number RPPL2023006331, 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 motions:

### CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023006331 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

# PROJECT DESCRIPTION

# A. Entitlement Requested

 A CUP for the expansion and continued operation of an existing automobile body and fender repair shop in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030-B (Principal Use Regulations for Commercial Zones) at 13205-13209 South Inglewood Avenue ("Project Site").

# **B.** Project

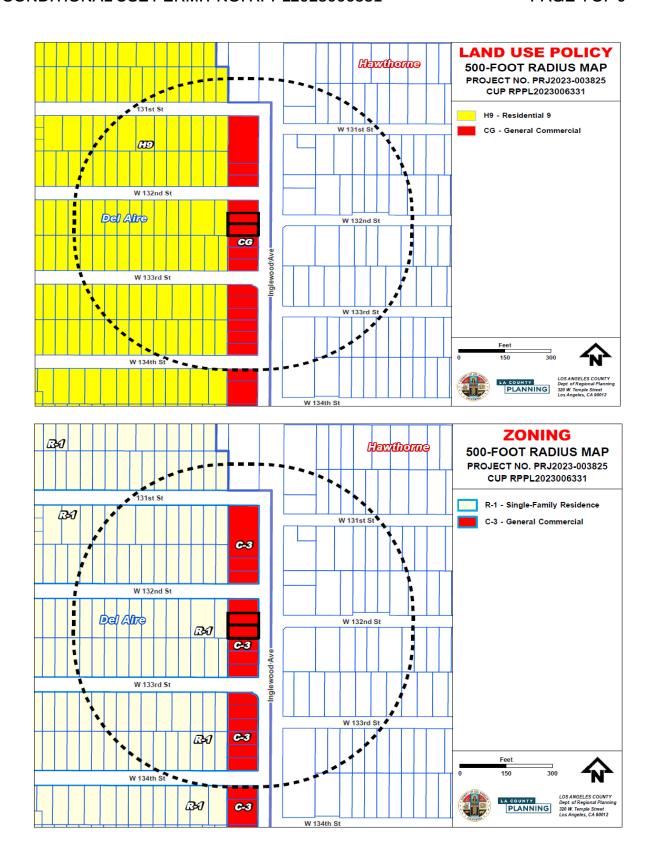
The Project is the expansion and continued operation of an existing automobile body and fender repair shop with a spray booth. The business, Automotive Restoration Services ("ARS"), is expanding into the building immediately to the north of its current location. ARS is a small boutique classic automobile 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. All work is conducted, and will continue to be conducted, in an enclosed structure. All vehicles that need repairs and panel adjustments are assembled or disassembled in an indoor workshop. To reduce noise pollution, the primary tools are electric instead of air pneumatic. Typically, one or two vehicles are painted per day.

There is no change in floor area proposed to either building or any interior connection proposed between the two buildings, but the two buildings will operate as one business. The existing spray booth will be relocated from the building at 13209 South Inglewood Avenue to the newly acquired building at 13205 and 13207 South Inglewood Avenue to provide an additional buffer between the spray booth and the adjoining residential uses. The applicant will voluntarily construct a new six-foot-tall solid concrete masonry unit (CMU) wall on the southern and western property lines adjoining the residential uses. The existing chain link fence will be removed.

The Project Site is 0.19 acres in size and consists of two parcels with two one-story buildings totaling 5,280 square feet. The two parcels will be tied together through a covenant after the CUP is approved and before Staff approves the Exhibit "A." Vehicles enter and exit the Project Site from Inglewood Avenue via 11-foot-wide and 16-foot-and-11-inch-wide driveways. The portion of the Project Site at 13209 South Inglewood Avenue includes a building that was originally authorized as a machine shop in 1947 via Building Permit No. 91586. The portion of the Project Site at 13205 and 13207 South Inglewood Avenue includes a building that was originally authorized as a retail store in 1957 via Building Permit No. 99957. A woodworking shop currently operates there. The zoning was M-1 (Light Manufacturing) when both buildings were authorized and no parking or landscaping was required for retail or industrial uses at the time. The existing buildings were built in accordance with the standards applicable at the time. Therefore, the Project Site is nonconforming with respect to parking and landscaping. Employees and customers share six parking spaces located between the front property line and the existing buildings, and no landscaping exists.

<u>SUBJECT PROPERTY AND SURROUNDINGS</u>
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Automobile Body and Fender Repair Shop with Spray Booth
NORTH	CG	C-3	Liquor Store; Beauty Salon
EAST	City of Hawthorne	City of Hawthorne	Restaurant; Lodge; Automobile Repair
SOUTH	CG	C-3	Multifamily Residences; Automobile Sales
WEST	H9 (Residential 9, maximum density of nine dwelling units per one net acre)	R-1 (Single-Family Residence)	Single-Family Residences



# **PROPERTY HISTORY**

# A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5100	M-1 and B-1	March 10, 1948
20150043Z	C-3	October 6, 2015

# **B. Previous Cases**

No previous LA County Planning entitlements are associated with the Project Site.

### C. Violations

No zoning violations exist.

# **ANALYSIS**

# A. Land Use Compatibility

The portion of the Project Site at 13209 South Inglewood Avenue includes a building that was originally authorized as a machine shop in 1947. Beginning in 1965, a machine shop that manufactured go-carts and restored aeronautical parts operated onsite. The automobile body and fender repair shop with a spray booth has operated onsite since 1995. The portion of the Project Site at 13205 and 13207 South Inglewood Avenue includes a building that was originally authorized as a retail store in 1957. A woodworking shop currently operates.

Other automobile-oriented uses, such as automobile sales and automobile repair, exist to the south and north of the Project Site on Inglewood Avenue. The existing spray booth is fully enclosed. The applicant is voluntarily relocating the spray booth from the building at 13209 South Inglewood Avenue to the newly acquired building at 13205 and 13207 Inglewood Avenue to further separate the booth from the adjoining residential uses. The Project is not expected to result in additional traffic, noise, and business activities than already exist because no additional spray booths are proposed and there will be no increase in staff. The newly acquired building will be used primarily to store vehicles waiting to be repaired indoors. Therefore, the Project will have minimal impacts on the adjoining residential uses to the south and to the west and will be compatible with other automobile-oriented uses and commercial uses along Inglewood Avenue.

# **B.** Neighborhood Impact (Need/Convenience Assessment)

The longevity of the existing business demonstrates that it serves a need and demand in the local community and the larger region. Inglewood Avenue is a highly traveled Secondary Highway lined with many diverse automobile-oriented uses and retail uses that serve the region. Due to the business establishment's long history of operation at the Project Site and no records of any citations that may pose public health and safety

concerns to the surrounding area, the continued operation and maintenance of this business is not anticipated to result in substantial adverse effects. All spray-painting activities are conducted entirely within an enclosed booth. Additionally, the applicant will voluntarily construct a solid CMU wall between the Project Site and the adjoining residential uses to the south and to the west to further buffer the business from the residential uses. Lastly, the existing operation has a permit from the South Coast Air Quality Management District ("AQMD") and is subject to the permit's operating conditions, which ensure proper maintenance of equipment and emissions controls. It is unlikely that the Project would result in new or unforeseen impacts to the surrounding neighborhood.

# C. Design Compatibility

There are no proposed physical changes to the two buildings. However, the two buildings will operate as one business. The existing buildings were bult in 1947 in accordance with the standards applicable at the time. The applicant is voluntarily constructing a new six-foot-tall solid CMU wall along the southern and western boundaries of the Project Site to further buffer the business from the adjoining residential uses.

# D. Grant Term

Staff recommends no grant term for the CUP due to the following factors:

- The Project Site has been occupied by industrial and commercial uses since the late 1940s and 1950s.
- The automobile body and fender repair shop with a spray booth has operated on the Project Site since 1995 without any issues.
- The existing business's longevity demonstrates that it serves a need and demand in the local community and the larger region.
- Other automobile-oriented uses, such as automobile sales and automobile repair, exist to the south and north of the Project Site on Inglewood Avenue.
- The applicant is voluntarily relocating the existing spray booth to further separate it from the adjoining residential uses.
- The applicant is voluntarily constructing a new six-foot-tall solid CMU wall along the southern and western boundaries of the Project Site to further buffer the business from the adjoining residential uses.
- The Project will continue to require an AQMD permit with operating conditions that ensure proper maintenance of equipment and emissions controls.

Having no grant term for the CUP also simplifies future permitting, considering two zone changes related to long-range planning efforts that impact the Project Site, which both make the use nonconforming in different ways and trigger two different amortization periods.

The Project Site's zoning was changed from M-1 (Light Manufacturing) to C-3 (General Commercial) on October 6, 2015, as part of the General Plan Update. The existing use required a Ministerial Site Plan Review ("SPR") in the M-1 Zone but required a CUP in the C-3 Zone. Therefore, the existing use became nonconforming pursuant to County Code Section 22.14.020-B because the existing structures were designed for a use that was reclassified from one permit or review, which is in this case was a Ministerial SPR, to a more restrictive permit or review, which in this case was a CUP.

The building permit for the existing building where the use currently operates indicates Type V construction. Pursuant to County Code Section 22.172.050.B.1.f (Termination Conditions and Time Limits), the amortization period for a building with Type V construction that is nonconforming due to use is 25 years. Therefore, the continued operation of the existing automobile body and fender repair shop with a spray booth in the C-3 Zone would require a CUP in 2040 (2015, plus 25 years due to Type V construction, is 2040). However, a CUP is required now because the applicant is expanding the automobile body and fender repair shop into the building next door.

Staff anticipates that the Project Site's zoning will change again, from C-3 to Mixed Use (MXD), in 2025 as part of the South Bay Area Plan. Automobile body and fender repair shops are not allowed in the MXD Zone. Therefore, the continued operation of the existing automobile body and fender repair shop with a spray booth in the MXD Zone will require a Nonconforming Review ("NCR") in 2050 (2025, plus 25 years due to Type V construction, is 2050). Given the factors listed above, Staff anticipates that the existing use will continue to serve a need and demand in the local community and the larger region, and will continue to be compatible with surrounding uses, well beyond 2050.

If the CUP is approved with no grant term, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the CUP if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance (see Condition 10).

# GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General 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 County Code Section 22.158.050. 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 Categorical Exemptions (Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is exempt because physical changes are limited to relocating an existing spray booth, constructing a new six-foot-tall solid CMU wall on the southern and western property lines, and installing new signage. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area or on a hazardous waste site, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. The Project has operated onsite for several decades, and all worked is performed in an enclosed structure. Therefore, Staff recommends that the Hearing Officer 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 Department of Public Works did not require review of this Project and recommended that the Project proceed to a public hearing on December 28, 2023.
- 2. The Fire Department, in a letter dated January 25, 2024, recommended that the Project proceed to a public hearing.
- 3. The Health Department, in a letter dated January 27, 2024, recommended that the Project proceed to a public hearing.

# B. Other Agency Comments and Recommendations

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

### C. Public Comments

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

Report

Carmen Sainz Reviewed By:

Carmen Sainz, Supervising Regional Planner

Report

Approved By:

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS				
EXHIBIT A	Plans			
EXHIBIT B	Project Summary Sheet			
EXHIBIT C	Findings			
EXHIBIT D	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			

# 13205, 13207 & 13209 S Inglewood Ave Hawthorne, CA 90250

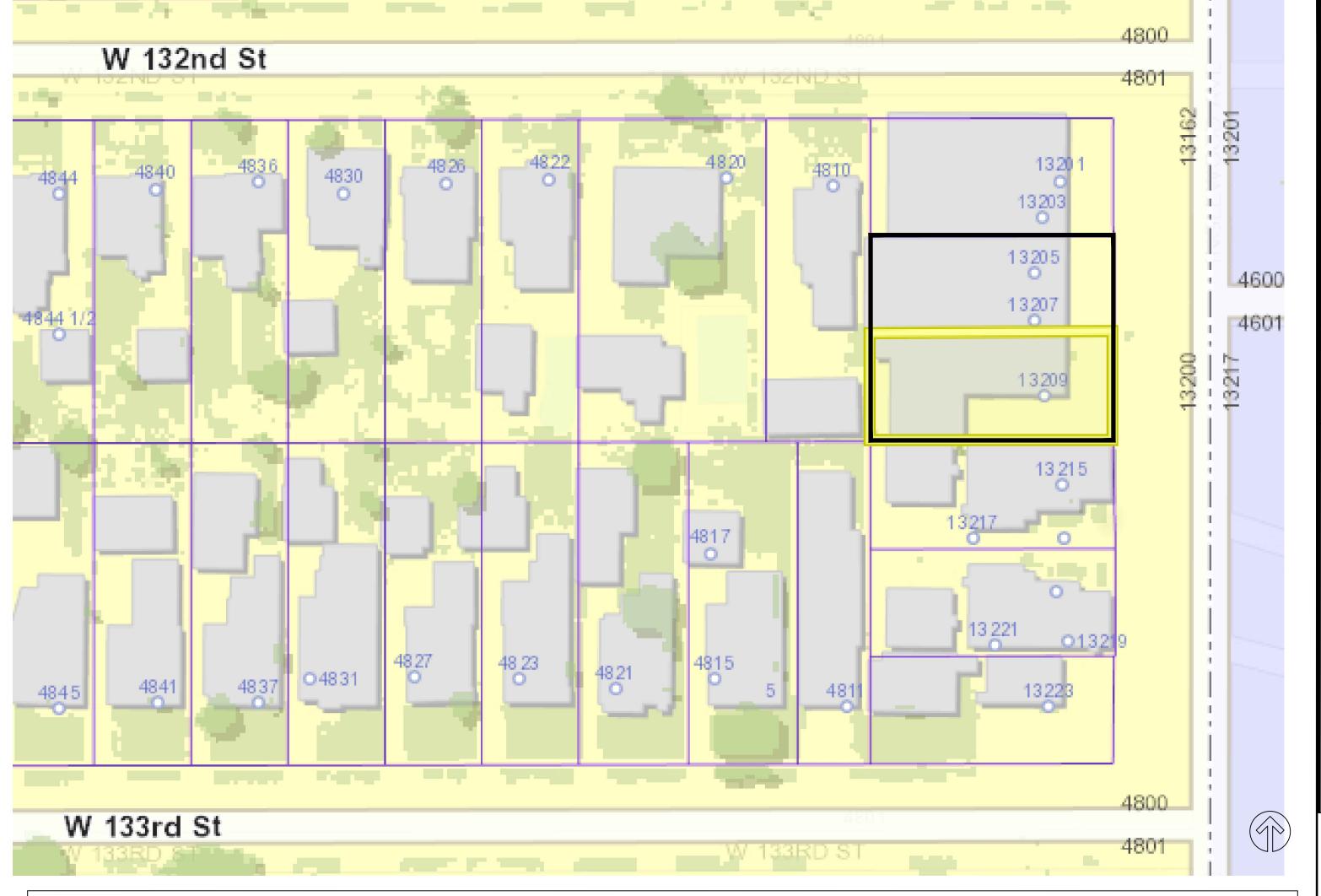
# SCOPE Scope of work "Existing Auto Body repair shop with spray booth to obtain CUP.... to operate onsite no changes are proposed. demolished and spray booth to be relocated to the workshop area. No interior connection between buildings. NO OAK TREES NO GRADING IS PROPOSED 13205 & 13207 INGLEWOOD AVE HAWTHORNE CA 90250 Property Information Assessor's ID No:4144-015-019 The owner of 13205&7 is Adam Berger Lot area (sf) net and gross 4022 (sf) Acre 0.09 Address:13207 INGLEWOOD AVE HAWTHORNE Property Type:Commercial / Industrial Region / Cluster:26 / 26640 Tax Rate Area (TRA):16806 Property Boundary Description TRACT # 5755 S 40 FT EX OF ST OF LOT 8 BLK 15 **Building Description** Building Improvement 1 Square Footage:2,880 Year Build / Effective Year Built:1957 / 1957 Bedrooms / Bathroomso / o 13209 INGLEWOOD AVE HAWTHORNE CA 90250 The owner of 13209 is Patrick O. Burris Property Information Assessor's ID No:4144-015-020 Address:13209 INGLEWOOD AVE HAWTHORNE Lot area (sf) net and gross 4400 (sf) Acre 0.10 CA 90250 Property Type:Commercial / Industrial Region / Cluster:26 / 26815 Tax Rate Area (TRA):16806 Property Boundary Description TRACT # 5755 EX OF ST LOT 9 BLK 15 Building Description Building Improvement 1 Square Footage:1,025 Year Build / Effective Year Built:1973 / 1973 Bedrooms / Bathroomso / o Building Improvement 2 Square Footage:1,290

Year Build / Effective Year Built:1965 / 1965

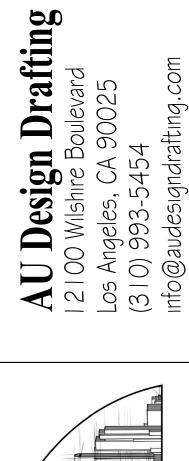
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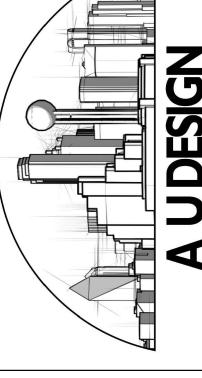
# VICINITY MAP INGLEWOOD AVE

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12.12	Full Site Plan	R					
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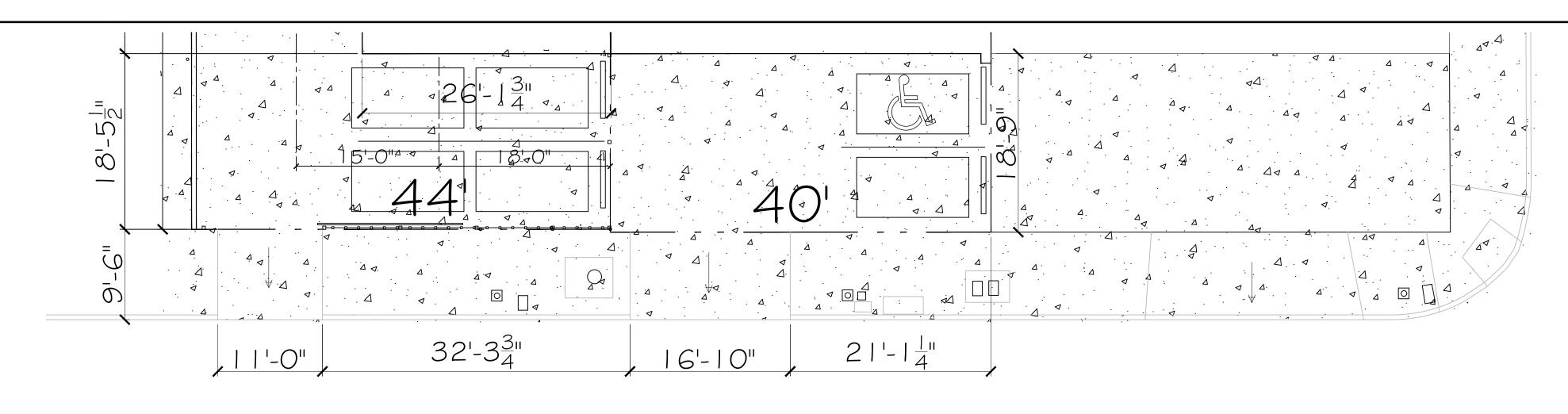
DATE: 8-24-2023

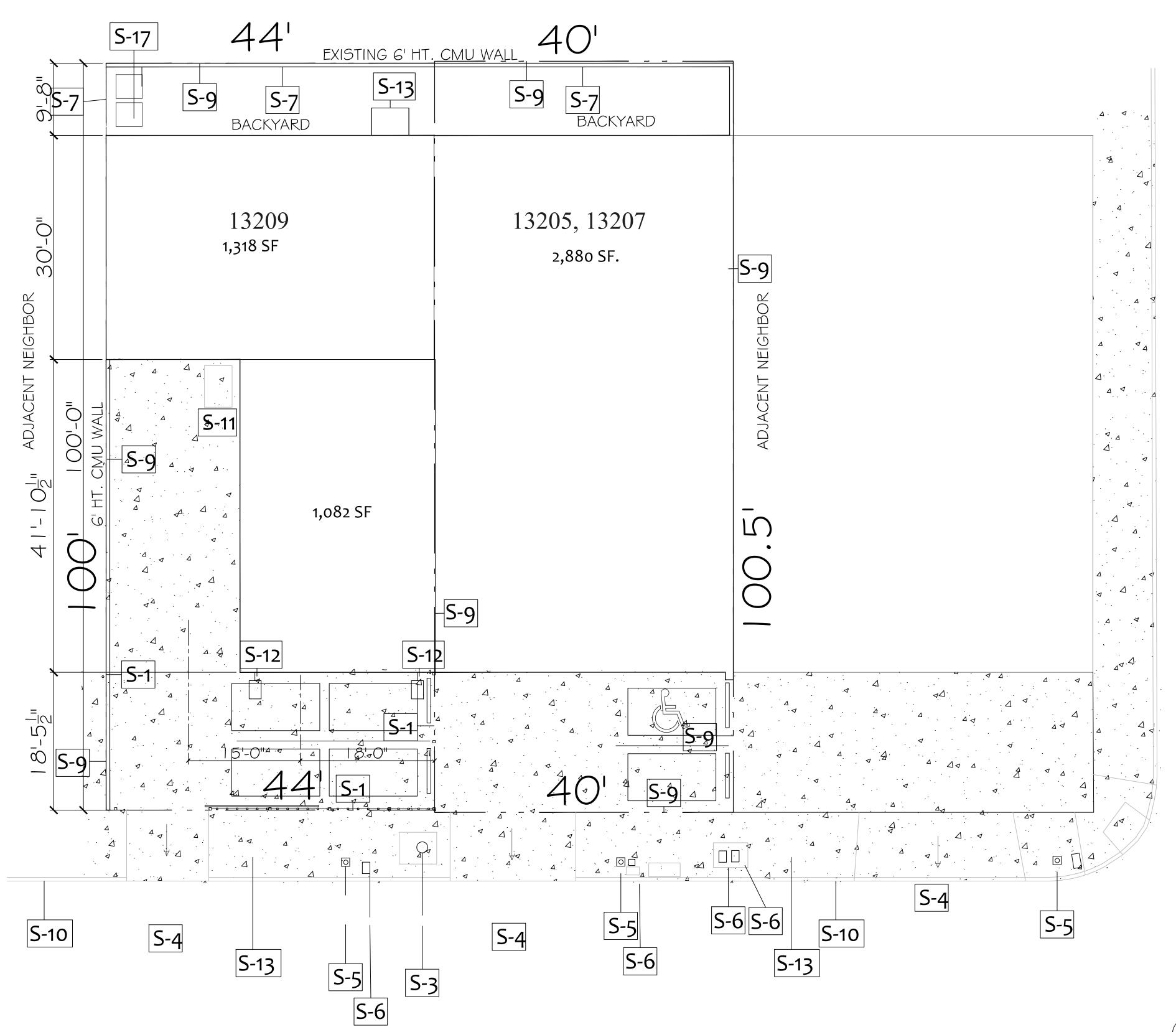
AREA TABLE				
LOCATION SIZE (sq.ft.) SIZE (Acre)				
13209	4400	0.10		
13205 & 13207	4022	0.09		

Lot Coverage. 2,400 sf + 2,880 sf / 8,422 sf = 63% FAR: 2,400 sf + 2,880 sf / 8,422 sf = 0.63

CHAIN LINK FENCE  - ELECTRICAL POLE DRIVEWAY TRAFFIC LIGHT ELECTRICAL BOX FOR THE CITY CMU WALL WOOD FENCE PROPERTY LN.
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PROPERTY LN.
EXISTING CURBS
TRASH/RECYCLING
EXTERIOR LIGHTING
SIDEWALKS
EXSTING STORAGE
10' line of sight triangle, max 42 inch wall/fence/gate
patio cover/storage
areas to be demolished"
TRASH BIN

PARKING				
LOCATION	SIZE (sq.ft.)			
13209	1,988			
13205 & 13207	1,146			
Total: 3,134				





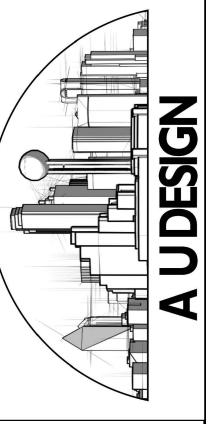
DRAWN BY: Jason S. Pishva DATE: ISSUED FOR: COMMENTS:

CHK'D BY: I3205-13209 S INGLEWOOD AVE

HAWTHORNE, CA 90250.DWG

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J Design Drafting
OO Wilshire Boulevard
Angeles, CA 90025
O) 993-5454



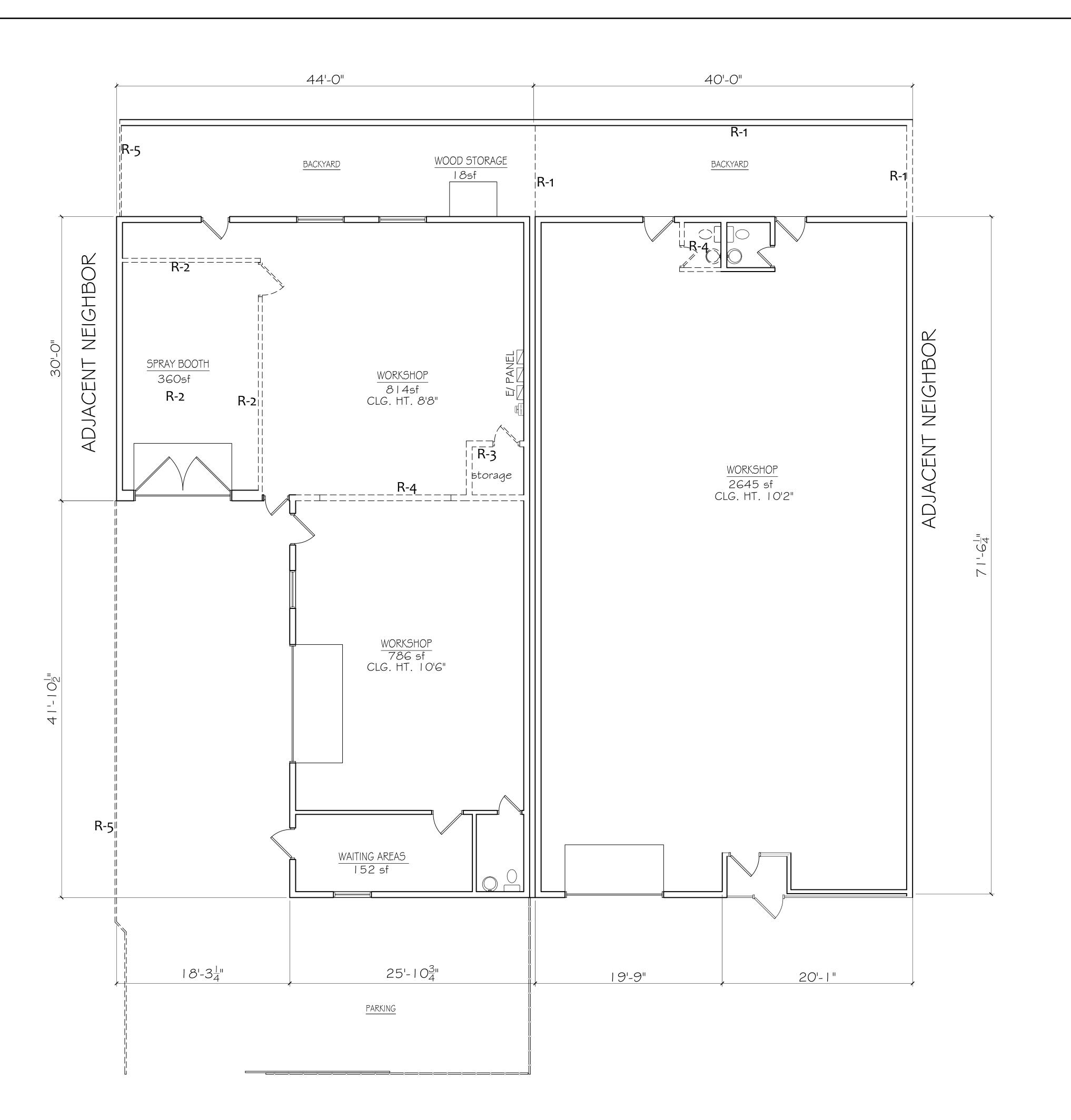
CHANGE USE
13205, 13207&13209

Stration S Inglewood Ave
Hawthorne, CA 90250

1 SITE PLAN

I2.12

DATE: 08-08-2024



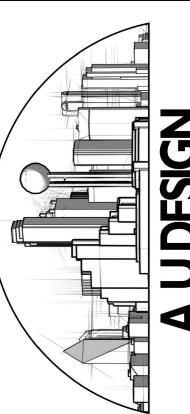
# LEGEND:

EXISTING WALL DEMO NEW WALL AREA WORK

D	EMOLITION LEGEND:					
NO.						
R-1	PATIO COVER/STORAGE					
	AREAS TO BE DEMOLISHED					
R-2	SPRAY BOOTH					
R-3	STORAGE					
R-4	BATHROOM TO					
	BE DEMOLISHED					
R-5	CHAIN LINK FENCE TO					
	TO BE REMOVED					

	LIVIOLITION LLGLIND:
NO.	
R-1	PATIO COVER/STORAGE
	AREAS TO BE DEMOLISHED
R-2	SPRAY BOOTH
R-3	STORAGE
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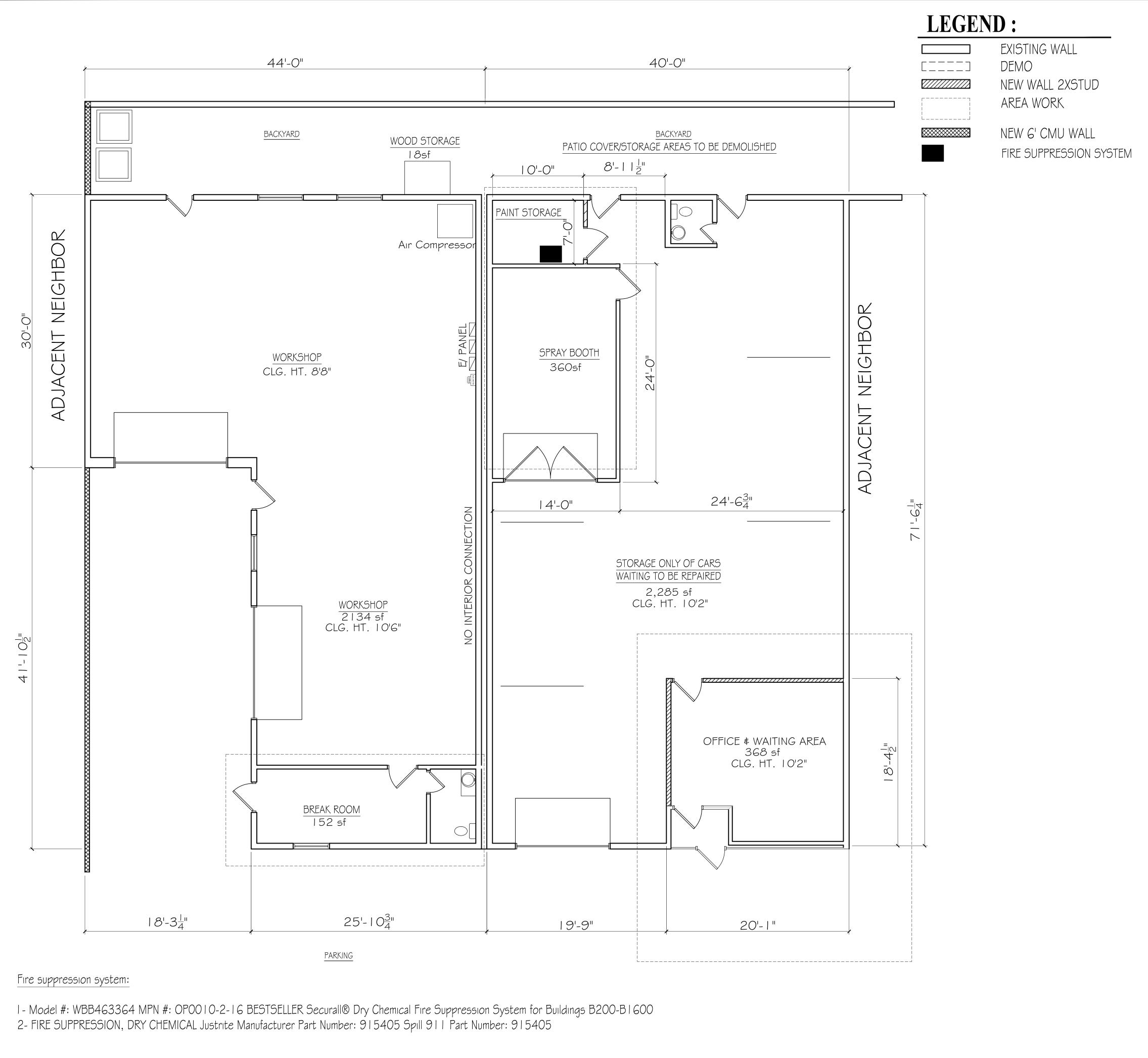


CHANGE USE 13205, 13207&13209 S Inglewood Ave Hawthorne, CA 90250 SHEET CONTENTS:

DEMOLITION PLAN,

DATE: 08-08-2024

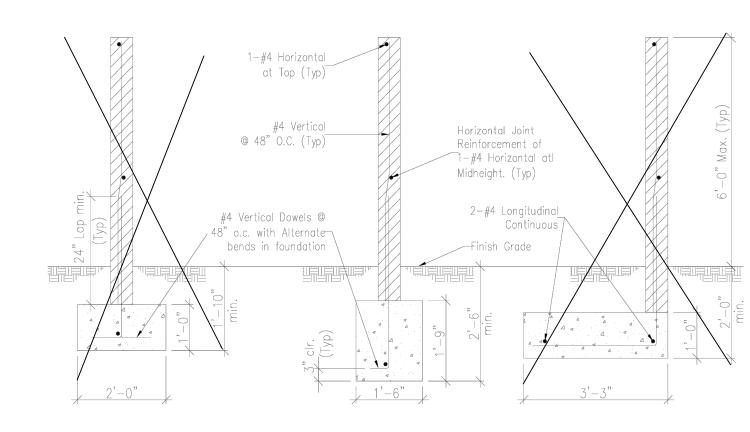
**I3.01** 



1 PROPOSED FLOOR PLAN

INFORMATION BULLETIN / PUBLIC - BUILDING CODE **REFERENCE NO.:** Effective: 01-01-2020 **DOCUMENT NO.: P/BC 2020-096** Previously Issued As: P/BC 2017-096

# **6" CONCRETE BLOCK MASONRY WALL DETAIL** (6'-0" HEIGHT MAXIMUM)

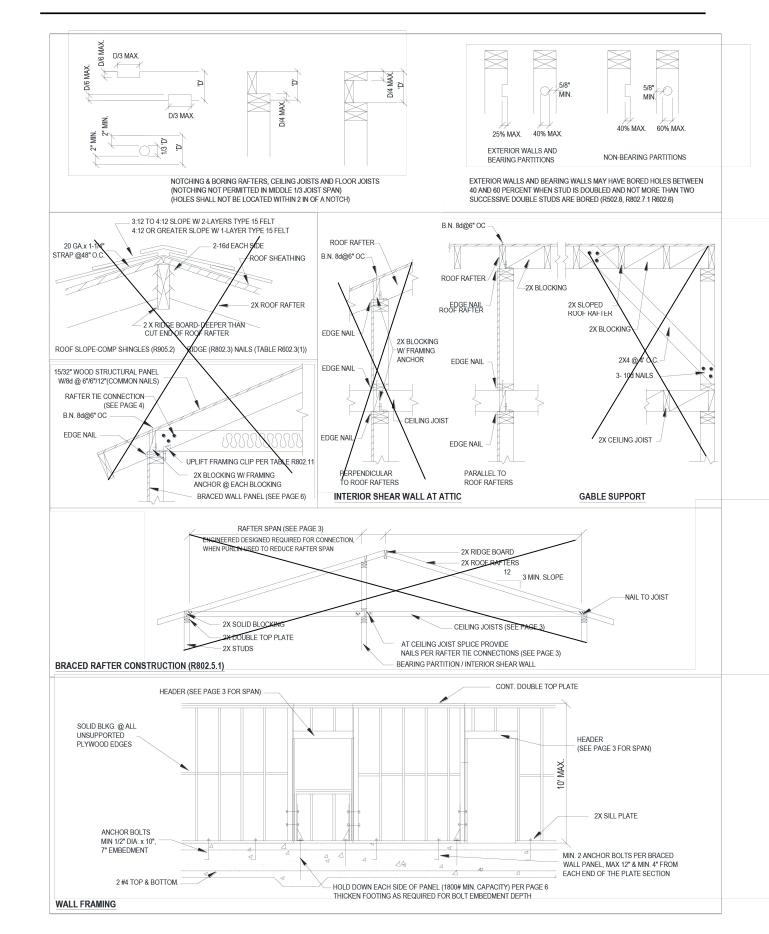


# **GENERAL SPECIFICATIONS:**

- 1. Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a maximum of 7.5 gallons of water per sack of cement/ Minimum  $f_c = 2,500$  psi.
- 2. Concrete block units shall conform to ASTM C90.
- Concrete block trills shall conform to ASTM C90.
   Reinforcing steel to be deformed and conformed to ASTM Standard A615 Grade 40 or Grade 60
   Rebar shall be centered in the concrete block cell in which it is located
   Concrete block units shall be placed in a running band with head joints in successive courses horizontally offset at least one-quarter the unit
- 6. Concrete block units to have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal
- reinforcement). Cells not containing reinforcing shall not be grouted. Mortar mix for concrete to be 1 part cement to 0.5 part lime to 3 parts damp loose sand. 8. Grout mix for concrete block wall to be 1 part cement to 3 parts sand to which may be added not more than 0.1 part lime. Sufficient water to be
- added to produce consistency for pouring without segregation of constituents. The grout may contain 2 parts pea gravel, maximum size 3/8". 9. Block fence may be placed in the center of the "I" type foundation and at either edge to "L" type foundation. 10. A first inspection is required when trenches are ready for concrete and all required steel is tied in place. A second inspection is required when
- first horizontal bar and all vertical bars are in place but not grouted. 11. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls on all types of foundation.
- 12. Masonry or concrete fences over 3'-6" in height measured from adjacent grade shall require a building permit. 13. Height of fence shall comply with all provisions of the zoning code.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 1 of 1

# P/BC 2020-004



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page **6** of **9** 

**I3.01** 

SHEET CONTENTS:

PROPOSED FLOOR

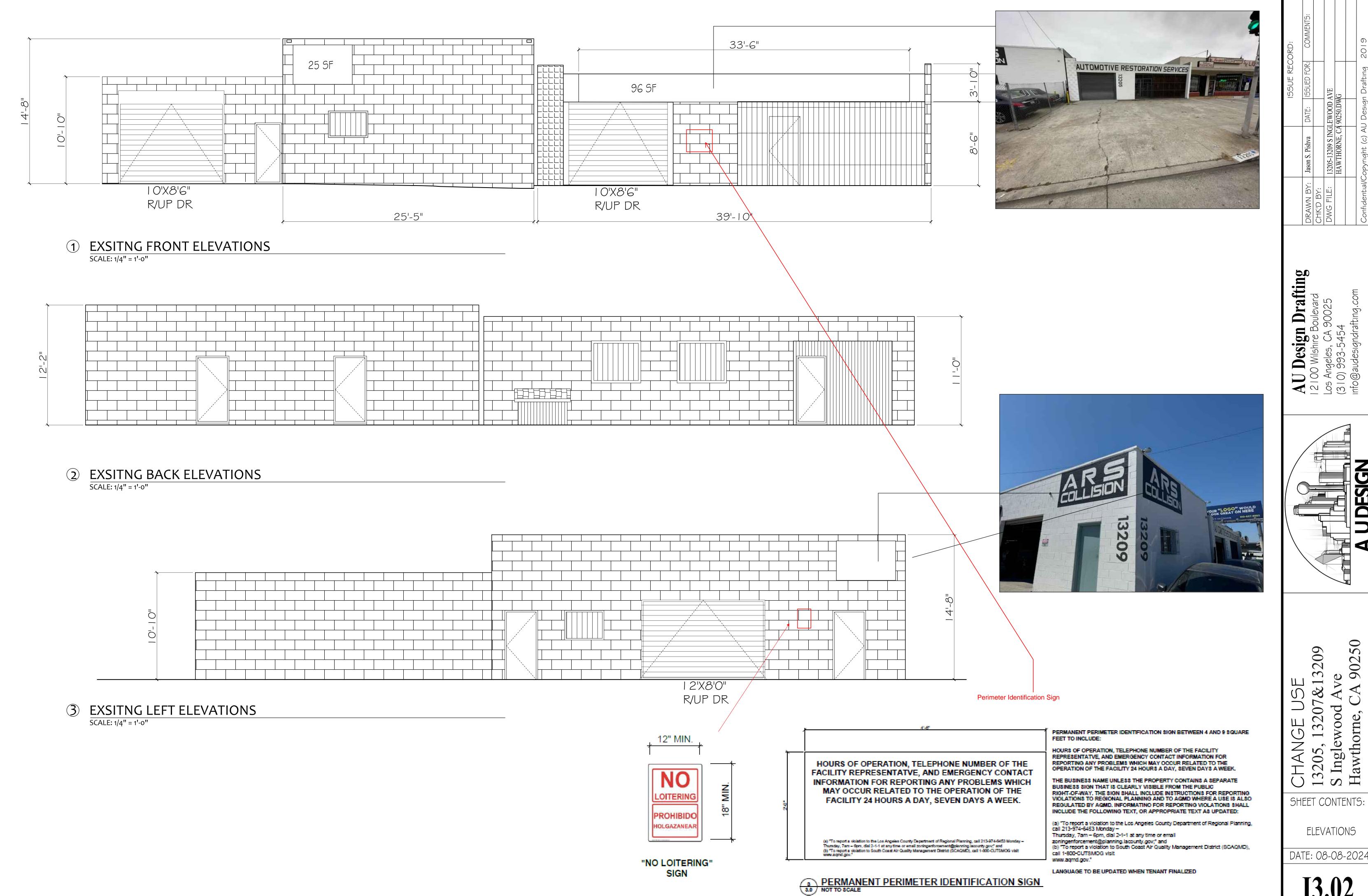
PLAN

DATE: 08-08-2024

13205-13209 S INGLI HAWTHORNE, CA 9

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**Drafting** 



AU Design Drafting 12100 Wilshire Boulevard Los Angeles, CA 90025 (310) 993-5454 info@audesigndrafting.com

**%**1 13207 13205, 13207, S Inglewood A Hawthorne, C CHANGE 13205, 132

SHEET CONTENTS:



**PROJECT NUMBER** 

**HEARING DATE** 

PRJ2023-003825-(2)

December 3, 2024

### REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No. RPPL2023006331

# **PROJECT SUMMARY**

OWNER / APPLICANT MAP/EXHIBIT DATE

Adam Berger and Patrick Burris 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.

<b>LOCATION</b> 13205, 13207, and 13209	S. Inglewood Avenue, Del Aire	ACCESS Inglewood Avenue		
<b>ASSESSORS PARCEL</b> 4144015019 and 4144015	• •	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)		<b>ZONE</b> C-3 (General Commerc	ial)	
PROPOSED UNITS MAX DENSITY/UNITS N/A 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:
  - o Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.20.040 (Development Standards for Commercial Zones)

CASE PLANNER: PHONE NUMBER: E-MAIL ADDRESS:

Elsa M. Rodriguez (213) 262 - 1407 erodriguez@planning.lacounty.gov

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

# FINDINGS OF THE HEARING OFFICER AND ORDER

PROJECT NO. PRJ2023-003825-(2)
CONDITIONAL USE PERMIT NO. RPPL2023006331

# **RECITALS**

- 1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2023006331** ("CUP") on December 3, 2024.
- 2. **HEARING PROCEEDINGS.** Reserved.
- 3. **ENTITLEMENT REQUESTED.** The Permittee, Adam Berger and Patrick Burris ("Permittee"), requests the CUP to expand an existing automobile body and fender repair shop ("Project") on a property located at 13209 South Inglewood Avenue onto a property located at 13205 and 13207 South Inglewood Avenue in the unincorporated community of Del Aire ("Project Site") in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Principal Use Regulations for Commercial Zones).
- 4. **ENTITLEMENT REQUIRED**. The CUP is required to expand an existing automobile body and fender repair shop in the C-3 Zone pursuant to County Code Section 22.20.030 (Principal Use Regulations for Commercial Zones).
- 5. **LOCATION.** The Project is located at 13205, 13207, and 13209 South Inglewood Avenue within the Del Aire Zoned District and South Bay Planning Area.
- 6. **PREVIOUS ENTITLEMENTS.** There are no previous land use entitlements associated with the Project Site. Building Permit No. 91586 authorized a machine shop on the portion of the Project Site at 13209 South Inglewood Avenue in 1947. A building permit from 1995 authorized a prefabricated spray booth in its place. Building Permit No. 99957 authorized a retail store on the portion of the Project Site at 13205 and 13207 South Inglewood Avenue in 1957.
- 7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use designation of the General Plan Land Use Policy Map.
- 8. **ZONING.** The Project Site is located in the Del Aire Zoned District and is zoned C-3 (General Commercial). Pursuant to County Code Section 22.20.030 (Principal Use Regulations for Commercial Zones), a CUP is required for automobile body and fender repair shop.

# 9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Auto Body Shop and Fender Repair Shop with Spray Booth
NORTH	CG	C-3	Liquor Store; Beauty Salon;
EAST	City of Hawthorne	City of Hawthorne	Restaurant; Lodge; Automobile Repair
SOUTH	CG	C-3	Multifamily Residences; Automobile Sales
WEST	H9 (Residential 9, maximum density of nine dwelling units per one net acre)	R-1 (Single-Family Residence)	Single-Family Residences

### 10. PROJECT AND SITE PLAN DESCRIPTION.

# A. Existing Site Conditions

The Project Site is 0.19 net acres in size and consists of two legal lots. The two lots will be tied together through a covenant after the CUP is approved and before LA County Department of Regional Planning ("LA County Planning") staff ("Staff") approves the Exhibit "A." The Project Site is rectangular in shape with flat topography and is developed with an automobile body and fender repair shop with a spray booth on the portion of the Project Site at 13209 South Inglewood Avenue and a woodworking shop on the portion of the Project Site at 13205 and 13207 South Inglewood Avenue.

# B. Site Access

The Project Site is accessible via Inglewood Avenue to the east. Primary access to the Project Site is via 11-foot-wide and 16-foot-and-11-inch-wide driveways on Inglewood Avenue.

# C. Site Plan

The Project Site includes two existing one-story buildings totaling 5,280 square feet in size, a new six-foot-tall solid ("CMU") concrete masonry unit wall along the southern and western property lines, and six automobile parking spaces on an 8,422 square foot property. Ingress and egress is provided via two existing 11-foot-wide and 16-foot-and-11-inch-wide driveways on Inglewood Avenue. There is no change in floor area proposed to either building or any interior connection proposed between the two buildings, but the two buildings will operate as one business. The interior of the buildings include a workshop that includes one spray booth, a

automobile storage area, a bathroom, an employee break room and a waiting area. The spray booth will be relocated from the building at 13209 South Inglewood Avenue to the building at 13205 and 13207 South Inglewood Avenue.

# D. Parking

The Project Site has six automobile parking spaces that are nonconforming due to standards.

- 11. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, Staff determined that the Project qualified for Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, categorical exemptions 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 physical changes are limited to relocating an existing spray paint booth, constructing a six-foot-tall solid CMU wall on the southern and western property lines, and installing new signage. The Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area or on a hazardous waste site, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. The Project has operated onsite for several decades, and all worked is performed in an enclosed structure.
- 12. **COMMUNITY OUTREACH.** Staff are not aware of any community outreach conducted for the Project prior to the public hearing.
- 13. **PUBLIC COMMENTS.** No public comments were received regarding the Project.
- 14. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at 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 Metro Services Section, LA County Planning.

# 15. AGENCY RECOMMENDATIONS.

- The County Department of Public Works did not require review of this Project and recommended that the Project proceed to a public hearing on December 28, 2023.
- The County Fire Department, in a letter dated January 25, 2024, recommended that the Project proceed to a public hearing.
- The County Health Department, in a letter dated January 27, 2024, recommended that the Project proceed to a public hearing.

16. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper [Daily Journal], Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 28, 2024, a total of 139 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Del Aire Zoned District and to any additional interested parties.

# **GENERAL PLAN CONSISTENCY FINDINGS**

- 17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the General Commercial land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services. The Hearing Officer further finds that the Project promotes a desired service for the community. The automobile body and fender repair shop has operated onsite for over 30 years without any recorded complaints from the community or zoning enforcement actions. Prior to October 6, 2015, the Project Site was zoned M-1 (Light Manufacturing). The building on the portion of the Project Site at 13209 South Inglewood Avenue was originally authorized as a machine shop in 1947. Beginning in 1965, the machine shop manufactured gocarts and restored aeronautical parts onsite. The building on the portion of the Project Site at 13205 and 13207 South Inglewood Avenue was originally authorized as a retail store in 1957.
- 18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.
  - Policy LU 5.2 (Land Use Element): Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
  - Policy ED 2.7 (Economic Development Element): Incentivize economic development and growth along existing transportation corridors and in urbanized areas

The longevity of the existing business demonstrates that it serves a need or demand in the local community and larger region. South Inglewood Avenue is a highly traveled transportation corridor with many diverse commercial, retail and automobile-oriented services that not only serve the Del Aire community but also the larger South Bay Planning Area. The Project provides a desired service in an urbanized area.

# **ZONING CODE CONSISTENCY FINDINGS**

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as automobile body and fender repair shops are permitted in such zone with a CUP pursuant to County Code Section 22.20.030-B (Principal Use Regulations for Commercial Uses).

- 20. FLOOR AREA RATIO. The Hearing Officer finds that the Project is consistent with the standards identified in the General Plan Land Use Policy Table, which allows a maximum Floor Area Ratio ("FAR") of 1.00 in the General Commercial land use designation. The lot area for the Project Site is 8,422 square feet and the total square footage of the two existing buildings is 5,280 square feet. No change to the floor area of the existing buildings is proposed. Therefore, the total FAR is 0.63 at the Project Site, which is within the maximum allowable FAR.
- 21. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Uses), which allows the maximum height to be 13 times the property's buildable area. The existing buildings are all one-story, with a maximum height of 14 feet and eight inches, and no changes are proposed to the heights of the existing buildings.
- 22. PARKING. The Hearing Officer finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires that one automobile parking space be provided for every 500 square feet of automobile repair services. The portion of the Project Site at 13209 South Inglewood Avenue includes a building that was originally authorized as a machine shop in 1947 via Building Permit No. 91586. The portion of the Project Site at 13205 and 13207 South Inglewood Avenue includes a building that was originally authorized as a retail store in 1957 via Building Permit No. 99957. The zoning was M-1 (Light Manufacturing) when both buildings were authorized and no parking was required for retail or industrial uses at the time. Therefore, the Project is legally nonconforming with regard to this standard. There are no automobiles used in conjunction with the business and there are currently five employees during the largest shift and six automobile parking spaces onsite.
- 23. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Wall Business Signs), which allows a maximum of three square feet of wall sign area for each one linear foot of building frontage. The maximum allowed wall sign area is 193 square feet. The Project Site includes a total of 120 square feet of wall signs that are painted onto the buildings.
- 24. LANDSCAPING. The Hearing Officer finds that the Project is inconsistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Uses), which requires that a minimum of 10 percent of net lot area be landscaped with lawn, shrubbery, flowers, or trees. However, no landscaping was required at the time the buildings on the Project Site were built in 1947 and 1957. Therefore, the Project is legally nonconforming with regard to this standard. No increase in floor area is proposed and therefore no landscaping is required.
- 25.**LOT COVERAGE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Uses), which allows a maximum 90 percent of the net lot area to be covered. The lot area for the Project Site is 8,422 square feet and the total square footage of both buildings is 5,280 square feet. Therefore, the lot coverage is 63 percent at the Project Site.

# **CONDITIONAL USE FINDINGS**

- 26. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The automobile body and fender repair shop was legally established in 1995 before the Project Site was rezoned from M-1 (Light Manufacturing) to C-3 (General Commercial) in 2015. The expansion and continued operation of this business is not anticipated to result in substantial adverse effects due to the business's longevity in the community and no record of any violations that could pose public health and safety concerns to the surrounding area. All spray painting is conducted inside a spray booth within an enclosed structure. The structure is secured by a six-foot-tall solid CMU wall, which acts as a physical buffer between the adjoining residential uses to the south and west of the Project Site. The business is also regulated by the South Coast Air Quality Management District ("AQMD") and is subject to operating conditions related to proper equipment maintenance, emissions controls and use of coatings, reducers, thinners and clean-up solvents. Lastly, this CUP's conditions of approval require the Permittee to install a perimeter identification sign on the Project Site that provides an emergency contact, the hours of operation for the business, and instructions on how to submit a complaint to LA County Planning and the AQMD. It is unlikely the Project will produce new or unforeseen impacts on the surrounding neighborhood.
- 27. The Hearing Officer 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. No yard setbacks, parking or landscaping were required at the time the buildings on the Project Site were constructed in 1947 and in 1957. Building Permit No. 91586 authorized a machine shop on the portion of the Project Site located at 13209 South Inglewood Avenue in 1947. Building Permit No. 99957 authorized a retail store on the portion of the Project Site located at 13205 and 13207 South Inglewood Avenue in 1957. The Project Site provides enough parking spaces for the business's current number of employees. The Project complies with other development standards related to fencing and walls, signage, height, lot coverage and floor area ratio.
- 28. The Hearing Officer 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. There are no expansions in floor area or additional spray booths proposed at the Project Site. The physical improvements are limited to relocating an existing spray paint booth, installing a six-foot-tall solid CMU wall on the southern and western property lines, and a new perimeter identification sign on the building. These improvements do not impact traffic or any public or private infrastructure nearby.

29. The Hearing Officer finds that it is not necessary to impose a grant term for the **CUP.** The Project Site has been occupied by industrial and commercial uses since the late 1940s and 1950s. The automobile body and fender repair shop with a spray booth has operated on the Project Site since 1995 without any issues. The existing business's longevity demonstrates that it serves a need and demand in the local community and the larger region. Other automobile-oriented uses, such as automobile sales and automobile repair, exist to the south and north of the Project Site on Inglewood Avenue. The Permittee is voluntarily relocating the existing spray booth to further separate it from the adjoining residential uses. The Permittee is voluntarily constructing a new six-foot-tall solid CMU wall along the southern and western boundaries of the Project Site to further buffer the business from the adjoining residential uses. The Project will continue to require an AQMD permit with operating conditions that ensure proper maintenance of equipment and emissions controls. Pursuant to CUP Condition No. 10, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the CUP if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in 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.

# THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption); 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023006331**, subject to the attached conditions.

EXHIBIT C FINDINGS PAGE 8 OF 8

**ACTION DATE: December 3, 2024** 

MG:CS:EMR

November 21, 2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

# CONDITIONS OF APPROVAL PROJECT NO. PRJ2023-003825-(2) CONDITIONAL USE PERMIT NO. RPPL2023006331

### PROJECT DESCRIPTION

The Project is a CUP for the expansion and continued operation of an existing automobile body and fender repair shop with a spray booth subject to the following conditions of approval. The business is expanding into the building immediately to the north of its current location. There is no change in floor area proposed to either building or any interior connection proposed between the two buildings, but the two buildings will operate as one business.

# **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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
- 3. 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.
- 4. **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.

# EXHIBIT D CONDITIONS OF APPROVAL PAGE 2 OF 6

# PROJECT NO. PRJ2023-003825-(2) CONDITIONAL USE PERMIT NO. RPPL2023006331

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.

- 5. **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.
- 6. **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 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.
- 7. Grant Term. This CUP does not have a grant term. However, this CUP is subject to revocation or modification pursuant to Condition 10, below.
- 8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
- 9. 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. If inspections are required to ensure compliance with the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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 approval 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.

# EXHIBIT D CONDITIONS OF APPROVAL PAGE 3 OF 6

- 10. **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 result in revocation.
- 11. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
- 12. **County Department of Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
- 13. **Exhibit "A**." All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
- 14. **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.
- 15. **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.
- 16. **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, **a digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **February 1, 2025.**

# EXHIBIT D CONDITIONS OF APPROVAL PAGE 4 OF 6

- 17. **Subsequent Revisions to the Exhibit "A.**" In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital 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.
- 18. 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 any LA County Planning Zoning Enforcement inspector. 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

- 19. **Scope of Approval.** This grant shall authorize the expansion and continued operation of an existing automobile body and fender repair shop.
- 20. **Parking.** The Permitee shall maintain a minimum of six (6) automobile parking spaces onsite.
- 21. **South Coast Air Quality Management District (AQMD) Permit.** The Permittee shall maintain and keep on the premises a valid operating permit from the AQMD for the automobile spray paint booth.
- 22. **Hours of Operation**. The hours of operation shall be limited to 8:00 a.m. to 5:30 p.m. Monday through Friday.
- 23. **Noise.** The Permittee shall take all necessary actions to ensure that noise emissions from the Project Site are within the limits established by County Code Chapter 12.08 (Noise Control), including but not limited to County Code Sections 12.08.390 and 12.08.530, to the satisfaction of the County Department of Public Health. Noise shall be contained within an enclosed building.
- 24. **Outdoor Activities.** Outdoor activities are prohibited. No open vehicle hood or other automobile body and fender activity is permitted outside of the building. No storage of automobile, automobile body parts, or other materials shall be allowed outside of the building, including the open parking area.
- 25. **Solid Concrete Masonry Unit (CMU) Wall.** The Permitee shall construct and maintain a solid six-foot-tall CMU wall on the southern property line and the western property line closest to residential uses. Barbed wire and/or concertina wire shall not be installed along the top of any perimeter wall or fence.
- 26. **Hazardous Substances.** Any hazardous substances or petroleum products used or stored onsite shall have a secondary containment system or device/control measure

# EXHIBIT D CONDITIONS OF APPROVAL PAGE 5 OF 6

to stop a potential discharge from leaving a specified area and prevent de minimis spilling of fluids.

- 27. Exterior Lighting. The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in the parking lot and walkways under control of the Permittee or required as a condition of this CUP. All exterior lighting by this grant shall also be hooded and directed away from neighboring properties to prevent direct illumination and glare and shall be turned off within thirty minutes after the conclusion of business activities, except for sensor-activated security lights and/or low-level lighting along all pedestrian walkways leading to and from the parking lot.
- 28. **Loitering.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
- 29. **Banners.** No banners or other advertisements shall be displayed on the property.
- 30. **Cleaning and Maintenance.** The Project Site shall be kept in a clean, safe, and sanitary condition at all times, and the Permittee shall maintain a source of running water on the Project Site.
- 31. **Perimeter Identification Sign.** The Permittee shall install a "Perimeter Identification" sign in English and in Spanish, which is the most prevalent language in the community, in compliance with the following requirements:
  - a. **Location.** The sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from, the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The "Perimeter Identification" sign shall not be a freestanding sign or a portable sign.
  - b. **Size.** The sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for the "Perimeter Identification" sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
  - c. Display. The sign shall permanently display the hours of operation, the telephone number of the Project Site's representative, and emergency contact information for reporting any problems which may occur related to the operation of the businesses on the Project Site 24 hours a day, seven days a week. The sign shall also include the names of the businesses on the Project Site. However, the name of a business does not need to be included if the Project Site also contains a separate business sign for that business that is clearly visible from the public right-of-way. The sign shall also include

# EXHIBIT D CONDITIONS OF APPROVAL PAGE 6 OF 6

instructions for reporting violations to LA County Planning and to the South Coast Air Quality Management District (AQMD), if the land use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or the AQMD:

- i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. 6 p.m., dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and
- ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit www.aqmd.gov."

# **BURDEN OF PROOF AND/OR REQUIRED FINDINGS**

### **CRITERIA A:**

The subject location is 13205 through 13209 S. Inglewood Ave., Hawthorne, CA 90250. For decades 13209 S. Inglewood Avenue has been an automotive painting and body shop. The owners of 13205-13207, and 13209 S. Inglewood Ave., want to expand their operations to cover both assessor's parcel numbers ("APN"). For decades 13205-13207 (APN: 4144-015-019) has operated as a cabinet shop, which includes the use of table saws, circular saws, lathes, and similar equipment. The intent is now that both APN's (APN: 4144-015-019 and 4144-015-020) will be combined to operate a larger automotive body shop and the cabinetry business will be closed to allow for this expansion.

There will be no significant adverse health, peach, comfort, or welfare effects on person residing or working in the surrounding area. The property is only certified for a single spray booth and there are no plans to expand that aspect of the facility. The effect is simply to allow a larger body shop repair area, which will be indoors and thus screened from the community. If anything, noise from the subject location will diminish because operation of the cabinetry business involves far more use of machinery than the proposed expanded business.

Attached to this Burden of Proof Statement, as Exhibit A thereto, is a Google Maps photograph of the subject location from November 2014, showing the existing automotive paint and body shop at 13209 and JB Cabinet Shop at 13205 S. Inglewood Ave., and Exhibit B thereto, is a Google Map from October 2022, showing the current configuration of the two APNs. You should note that aside from the signage change, there are no physical changes to the layouts of the adjoined properties.

Allowance of the request Conditional Use Permit ("CUP") will not be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site and nothing about the use will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

### **CRITERIA B:**

The proposed site is adequate because it will not require any changes to the exterior of the buildings to comply with Title 22. The subject site has never, since its development, had any yards, landscaping or open space. It is a commercial strip mall in the heart of the South Bay. As part of the application for the CUP, 10% of the property will be dedicated to greenspace. The only change in the usage of the building will be to allow for addition internal room with which to operate the automotive repair and body shop business.

The proposed use is not a significant change for the community. The existing automotive and body shop will be slightly larger, while the other existing commercial use, a cabinet shop, will be eliminated. Overall, the business will continue to serve the commercial needs of the community.

The Zoning Ordinance allows for the requested C-3 general commercial use as an automotive and body shop if it is performed in an enclosed facility. The existing and proposed use comply with this requirement.

# **CRITERIA C:**

There will be no impact on traffic due to the expanded operational use. While the business of the automotive repair and body shop is expected to increase, the other existing commercial use, the cabinet shop, will be eliminated along with the customers and traffic that such a business generates. There is a net zero impact.

The streets and highways in the surrounding area thus remain adequate. There are no new public or private service facilities required for the expanded operations.



# PROPOSED ENVIRONMENTAL DETERMINATION

November 21, 2024 **DETERMINATION DATE:** PROJECT NUMBER: PRJ2023-003825-(2)

Conditional Use Permit RPPL2023006331 PERMIT NUMBER(S):

2 SUPERVISORIAL DISTRICT:

13205-13209 South Inglewood Avenue, Del Aire PROJECT LOCATION:

OWNER: Adam Berger and Patrick Burris

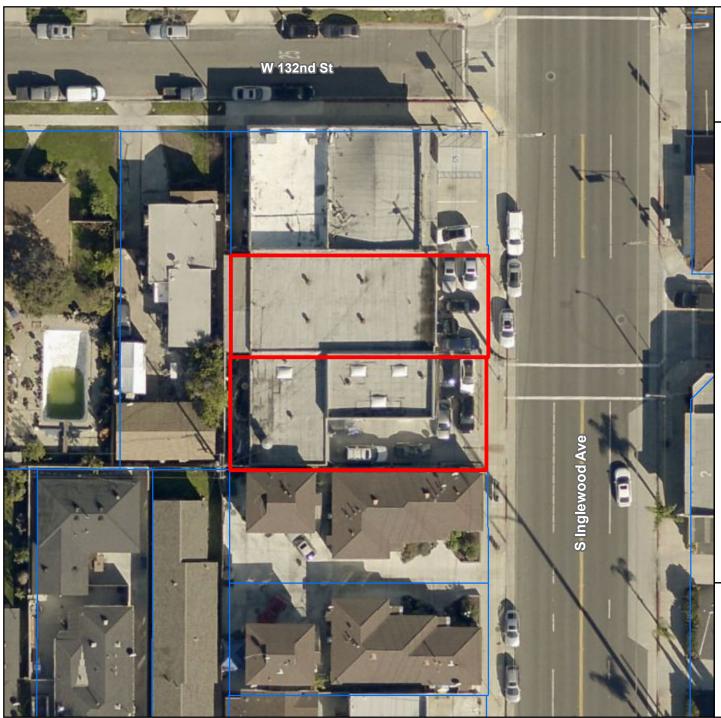
APPLICANT: **Lawrence Andrews** 

Elsa M. Rodriguez, Principal Planner CASE PLANNER:

erodriguez@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 Categorical Exemptions (Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is the expansion and continued operation of an existing automobile body and fender repair shop with a spray booth. The business is expanding into the building immediately to the north of its current location. There is no change in floor area proposed to either building or any interior connection proposed between the two buildings, but the two buildings will operate as one business. Physical changes are limited to constructing a new six-foot-tall solid concrete masonry unit wall on the southern and western property lines and relocating the existing spray booth from 13209 South Inglewood Avenue to 13205 and 13207 South Inglewood Avenue. The Project does not qualify for an exemption to the CEQA exemption because it is not located in an environmentally sensitive area or on a hazardous waste site, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. The Project has operated onsite for several decades, and all worked is performed in an enclosed structure. Therefore, the Project is categorically exempt from CEQA.

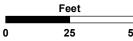




# **AERIAL IMAGERY**

SITE-SPECIFIC MAP PROJECT NO. PRJ2023-003825 CUP RPPL2023006331

Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2023

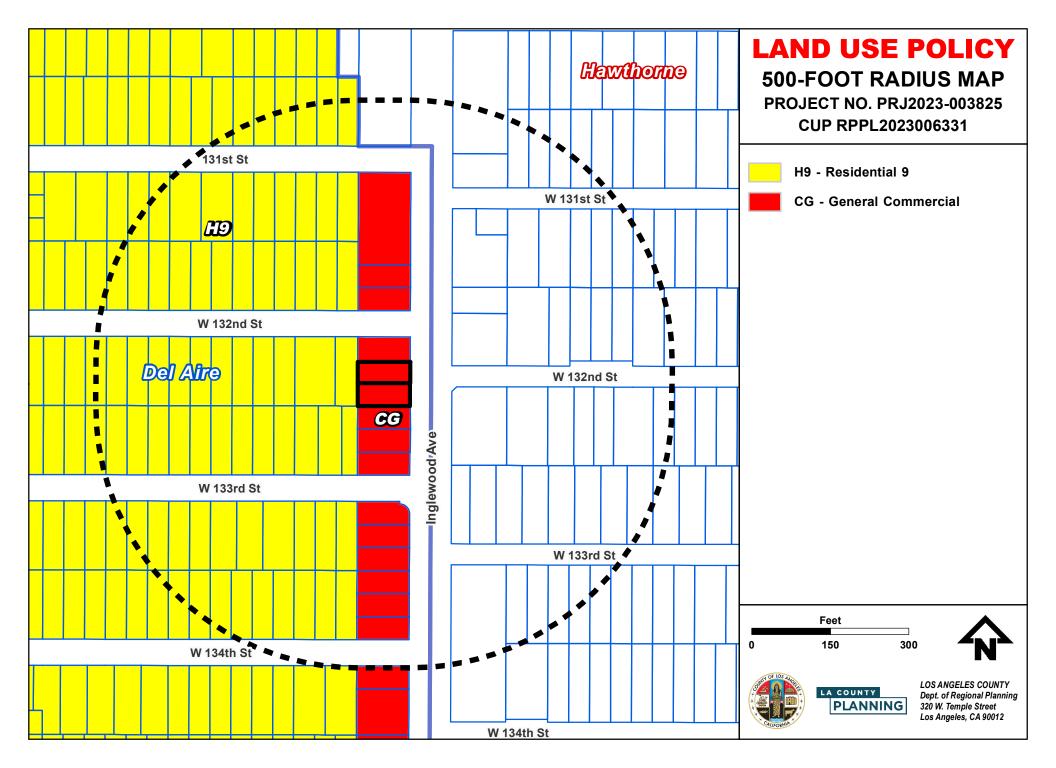


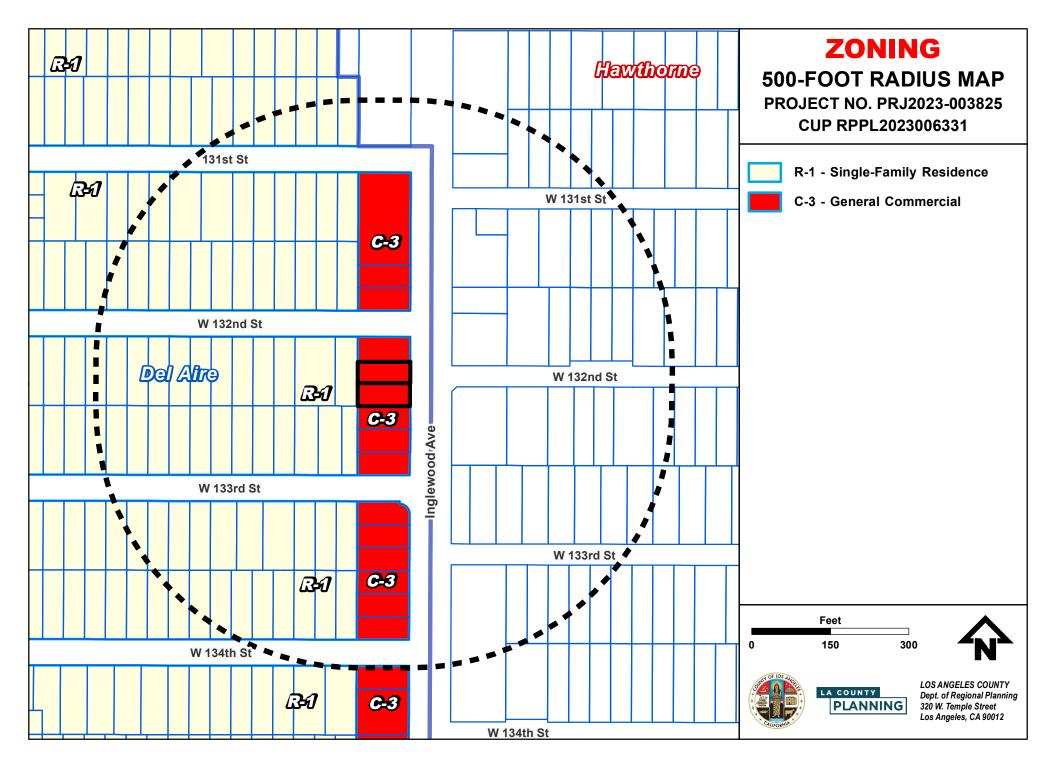


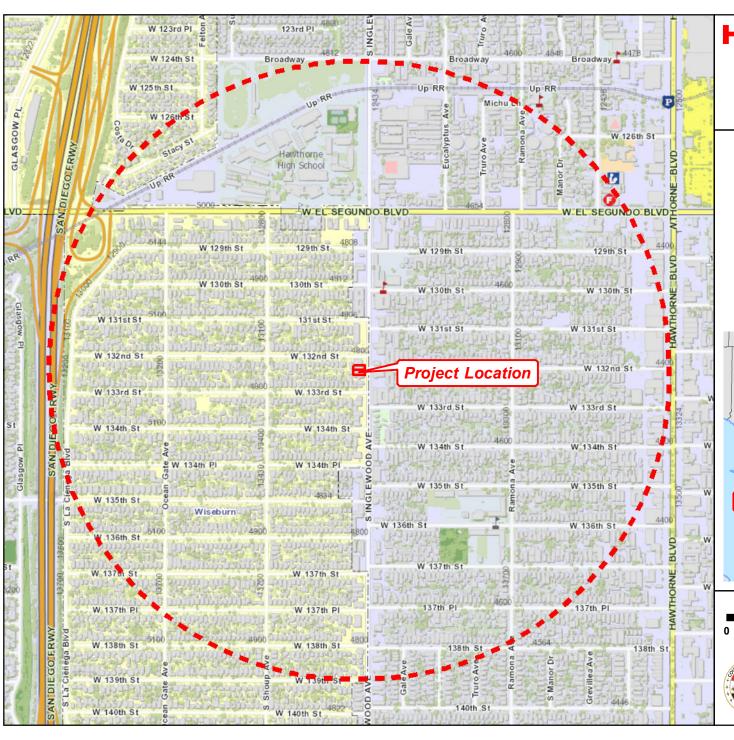




LOS ANGELES COUNTY Dept. of Regional Planning 320 W. Temple Street Los Angeles, CA 90012



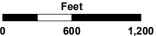




# **HALF-MILE RADIUS**

LOCATOR MAP
PROJECT NO. PRJ2023-003825
CUP RPPL2023006331

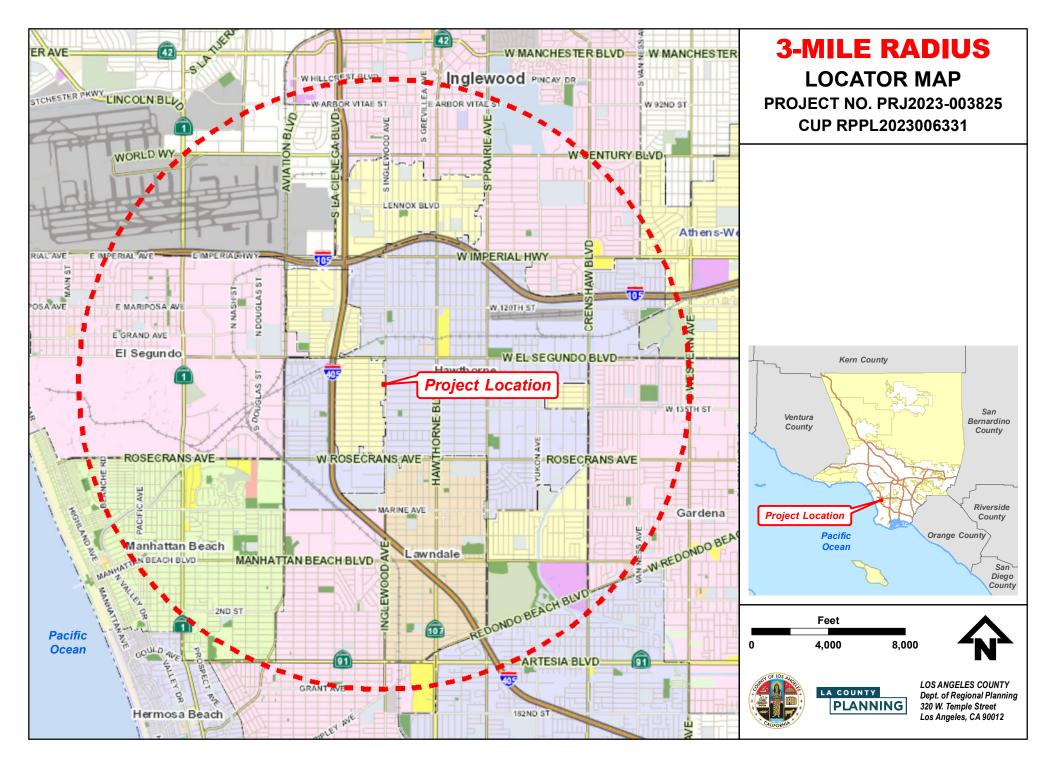


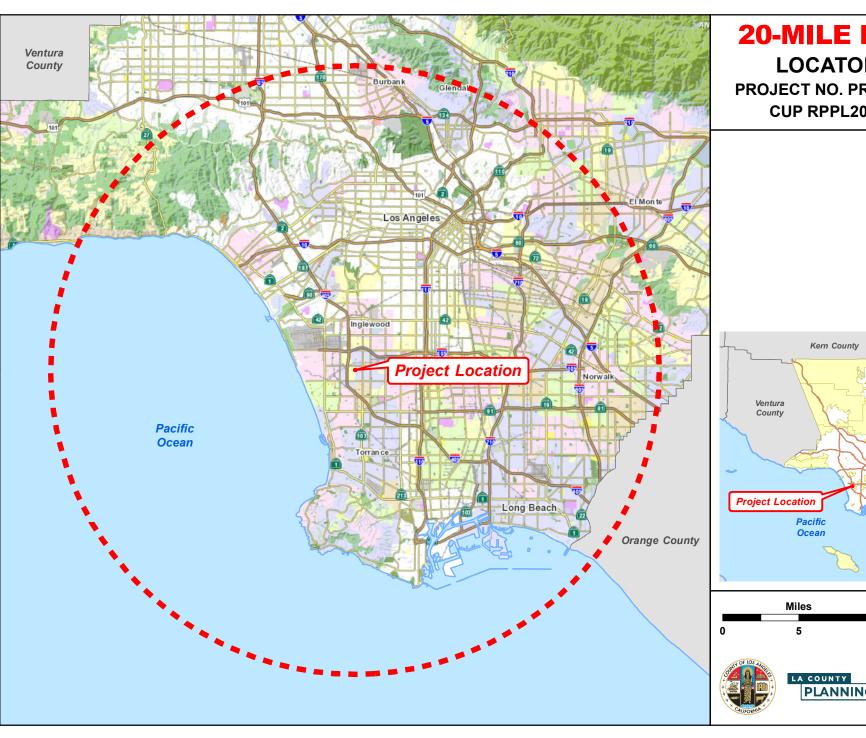






LOS ANGELES COUNTY Dept. of Regional Planning 320 W. Temple Street Los Angeles, CA 90012





# **20-MILE RADIUS**

# **LOCATOR MAP**

PROJECT NO. PRJ2023-003825 CUP RPPL2023006331









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





























# COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023006331 PROJECT NUMBER: Auto Body Shop @

13207 S Inglewood

Avenue

CITY/COMMUNITY: Wiseburn STATUS: Cleared

PROJECT ADDRESS: 13207 S Inglewood Avenue DATE: 01/25/2024

Hawthorne, CA 90250

# **CONDITIONS**

1. Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.

2. Plans cleared to proceed to public hearing for the expansion of an automotive shop.

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

Joseph J Journe



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

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

MEGAN McCLAIRE, M.S.P.H.

Chief Deputy Director

LIZA FRIAS, REHS

Director of Environmental Health

**BRENDA LOPEZ, REHS** 

Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.

Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov/eh/

January 17, 2024

TO: Edward Rojas

Supervising Regional Planner Department of Regional Planning

Attention: Elsa Rodriguez

FROM: Charlene Contreras

Director, Community Protection Branch

Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST

CASE: RPPL2023006331

13207 S. INGLEWOOD AVENUE HAWTHORNE CA 90250

Thank you for the opportunity to review the application and project located at the subject property. This project is for a CUP request for expansion of an existing automotive repair and body shop to the adjoining business, which had been a cabinetry shop. No physical change to the exterior of the building. All the modifications will be to the interior structure of the building to for additional space for the storage and repair of automobiles.

Public Health recommends the approval of the aforementioned project. The applicant provided a water bill from Golden State Water Company with a billing date of December 06, 2023. In addition, the applicant provided a copy of the most recent Annual Secured Property Tax Bill for fiscal year July 1, 2023, to June 30, 2024, which indicates a consolidated sewer fee is listed as one of the property direct assessments. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.



BOARD OF SUPERVISORS

Hilda L. Solis First District Holly J. Mitchell Second District Lindsey P. Horyath

Janice Hahn Fourth District

Kathryn Barger Fifth District Edward Rojas January 16, 2024 Page 2 of 2

- Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:
- 1. Community Protection Branch: Environmental Hygiene

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

# 1.1 Noise

1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards and 12.08.530 Residential Air-Conditioning or Refrigeration Equipment.

# 1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable air quality Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program 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, Planning & Land Use Liaison at (626) 430-5201 or <a href="mailto:varanda@ph.lacounty.gov">varanda@ph.lacounty.gov</a>.

CC:va

DPH\_CLEARED\_13207 S. INGLEWOOD AVENUE HAWTHORNE CA 90250\_RPPL2023006331\_01.17.2024