



PROJECT NUMBER **HEARING DATE**
PRJ2023-002080-(1) January 14, 2026
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2023003033

PROJECT SUMMARY

OWNER / APPLICANT Se Seng Lim / Teresa Tabah	MAP/EXHIBIT DATE 5/14/2025
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PROJECT OVERVIEW

The applicant, Teresa Tabah, requests a conditional use permit ("CUP") to authorize the continued operation of an existing auto parts retail store with outdoor storage of auto parts in the M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone) zone pursuant to Los Angeles County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Existing on-site auto dismantling activities will cease and shall no longer be permitted.

LOCATION 13165 Valley Boulevard, La Puente (Avocado Heights)		ACCESS via Valley Boulevard	
ASSESSORS PARCEL NUMBER(S) 8563-010-019		SITE AREA 0.78 Acres	
GENERAL PLAN / LOCAL PLAN East San Gabriel Valley		ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
LAND USE DESIGNATION IL (Light Industrial)		ZONE M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone)	
PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	APPLICABLE STANDARDS DISTRICTS East San Gabriel Valley Planning Area Standards District (PASD) Avocado Heights Community Standards District (CSD)	

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the 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 22.84.040.B (Green Zone – Standards and Requirements for Specific Uses – Additional Findings)
 - Chapter 22.366 (East San Gabriel Valley PASD Requirements)
 - Section 22.366.080 (Avocado Heights CSD Requirements)
 - Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
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