

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: May 7, 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.

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.

C. Project Updates

The Hearing Package for this Project was transmitted to the Regional Planning Commission (“Commission”) on April 30, 2026, and to the applicant on May 5, 2026. On May 5, 2026, Staff received an email from the applicant indicating their view that the installation of trees required by draft Condition No. 29.b pursuant to County Code Section 22.84.040.C.1.b (Green Zones – Development Standards – Landscaping on Street Frontage) was unnecessary and would block the property’s visibility, further stating that this portion of the Project Site was a commercial property that was already landscaped and not an eyesore like other properties on Valley Boulevard.

Upon further review, analysis and internal discussions, it was determined that County Code Section 22.84.040.C.1.b does not apply in this particular case. Staff’s revised analysis and determination is that the outdoor storage use, which is what is triggering the Green Zones requirements for a solid wall, landscaping and tree-planting at certain portions of the Project Site, does not have a street frontage because it is located behind an existing commercial building and is not visible from the Public Right of Way of Valley Boulevard. Because of this, a solid wall, landscaping and trees are not required along the frontage of the subject property along Valley Boulevard.

Given this revised analysis and determination, Staff recommends the deletion of draft Condition No. 29.b below:

~~29.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).~~

In addition, Staff would like to correct a minor typographical error in Condition No. 29.c as indicated below:

29.~~e~~.b. Perimeter Identification Signs shall be installed in compliance with the requirements of County Code Section 22.84.040.C.1.j (Perimeter Identification Signs). A Revised Exhibit "A" shall be submitted to ~~the Department Regional~~ LA County Planning indicating the location and dimensions of these signs.

Report Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report Approved By: 
Susan Tae, AICP, Assistant Administrator
