

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.

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.

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.**

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 Permittee 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 Permittee 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

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

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](mailto: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](http://www.aqmd.gov)."