



PROJECT NUMBER PRJ2024-002812-(1) **HEARING DATE** June 24, 2026

REQUESTED ENTITLEMENT
Conditional Use Permit (“CUP”) No. RPPL2024004197

PROJECT SUMMARY

OWNER

5017 Telegraph Road LLC Yazeed Karoom

MAP/EXHIBIT DATE

January 9, 2026

PROJECT OVERVIEW

A CUP for the operation and maintenance of an automobile body and fender repair shop with a spray booth (“West Coast Certified Auto Collision”). The business employs up to 15 employees full-time, with five employees per shift, and the hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday.

LOCATION

5013 – 5017 Telegraph Road, East Los Angeles

ACCESS

Telegraph Road and rear alley

ASSESSORS PARCEL NUMBERS

5245-021-060 and 5245-021-061

SITE AREA

0.38 Acres

GENERAL PLAN / LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Side Unit No. 1

PLANNING AREA

Metro

LAND USE DESIGNATION

IL (Industrial Light)

ZONE

M-1-GZ (Light Manufacturing – Green Zones)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

PLANNING AREA STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption (Projects Which are Disapproved) pursuant to CEQA Guidelines section 15270

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.364 (Metro Planning Area Standards District)
 - Chapter 22.84 (Green Zone)
 - Section 22.22.070 (Development Standards for Industrial Zones)

CASE PLANNER:

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