

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	December 24, 2025	
HEARING DATE:	January 14, 2026	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-002080-(1)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2023003033	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	13165 Valley Boulevard, La Puente (Avocado Heights)	
OWNER:	Se Seng Lim	
APPLICANT:	Teresa Tabah	
CASE PLANNER:	Steve Mar, Senior Regional Planner smar@planning.lacounty.gov	

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### 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 PRJ2023-002080-(1), CUP Number RPPL2023003033, 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 RPPL2023003033 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for 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 County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses).

### **B. Project**

The applicant, Teresa Tabah, requests a 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). Previously approved on-site auto dismantling activities are no longer permitted and no longer occur on the site.

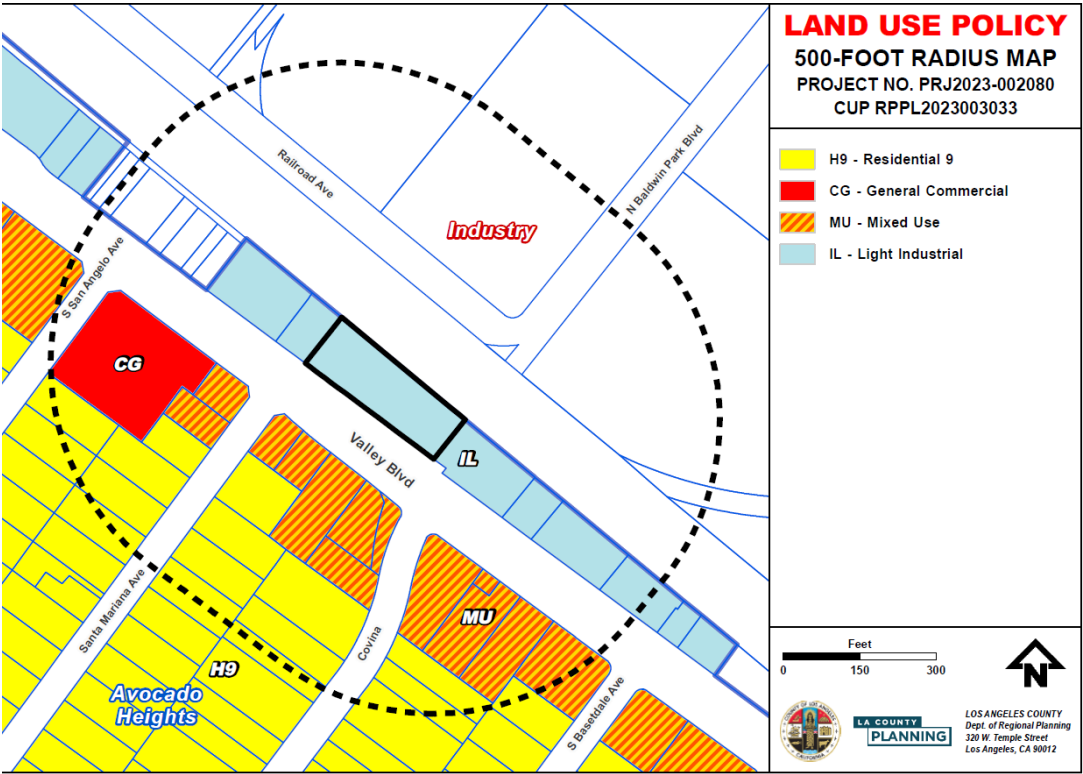
The Project Site consists of a retail and office building, various covered storage areas, patios, and canopies, and outdoor storage racks located in an open rear yard area. The CUP also includes requests to modify development standards to allow the perimeter walls and fencing to have heights between 15 to 18 feet which is over the allowed 12 foot limit, and to allow the outdoor storage racks to be set back 10 feet away from the 15-foot and 18-foot-tall perimeter fencing when County Code requires stored materials be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.

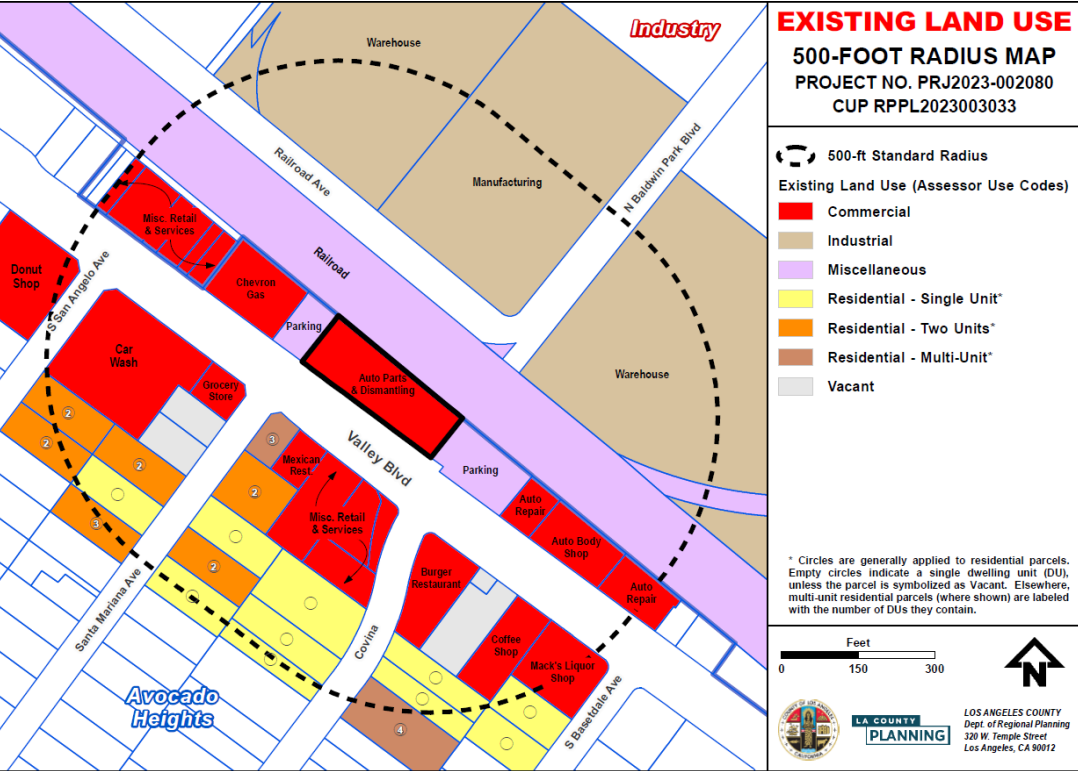
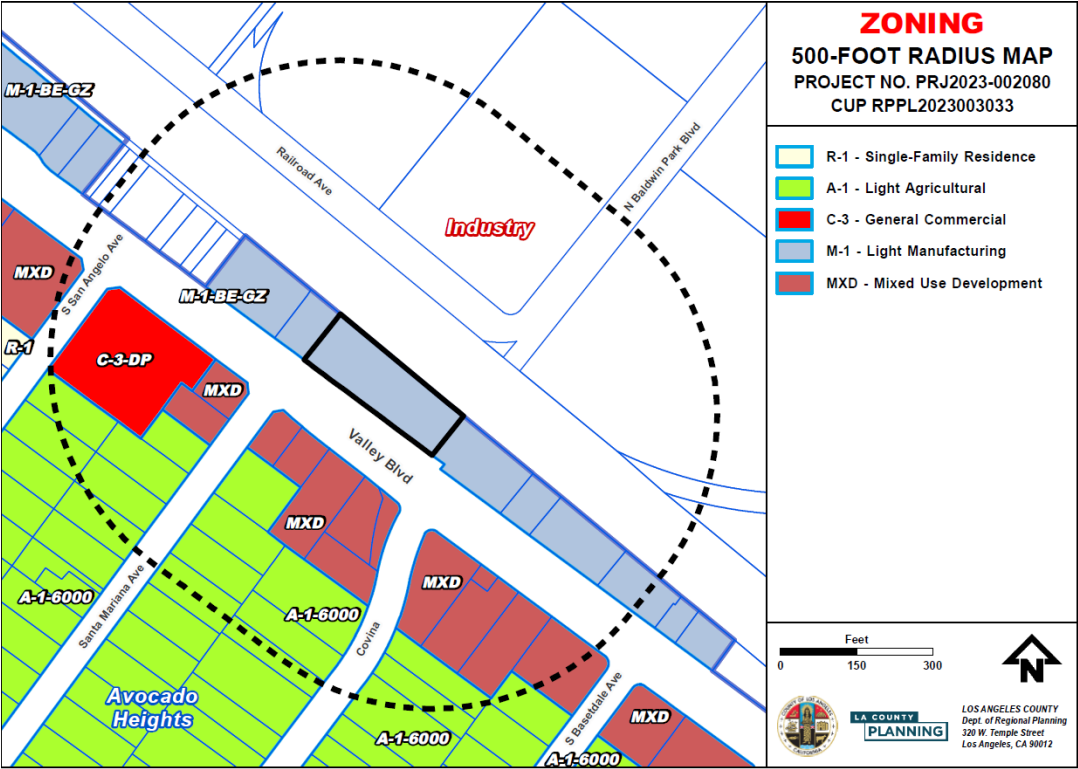
## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone)	Auto Parts Store
NORTH	N/A (City of Industry)	N/A (City of Industry)	Industrial, Retail
EAST	IL	M-1-BE-GZ	Commercial, Auto Services
SOUTH	MU (Mixed Use)	MXD (Mixed Use Development), A-1-6,000 (Light Agricultural – 6,000 Square Feet	Commercial, Single-Family Residences, Multi-Family Residences

		Minimum Required Lot Area)	
WEST	IL, MU	M-1-BE-GZ, MXD	Commercial







## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
4291	M-1	10/11/1943
5122	M-1	5/25/1948
12185	M-1-BE	7/22/1980
2024-0030Z	M1-BE-GZ	5/21/2024

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Zoning Exception Case No. 9160-(1)	To allow the continued operation and expansion of an auto dismantling yard with retail auto parts sales originally established in 1936.	Approved June 1970
Nonconforming Uses, Buildings, and Structures Review (“NCR”) No. 172-(1)	To allow the continued use of an auto dismantling yard non-conforming due to zoning. The NCR applied only to the auto dismantling activities as retail auto sales is a by-right use.	Approved February 1981
NCR No. 01-098-(1)	To allow the continued operation of an auto dismantling yard. The NCR applied only to the auto dismantling activities as retail auto sales is a by-right use.	Approved 12/4/2001
NCR No. 201200003-(1)	To authorize the continued operation of an auto dismantling yard. The NCR applied only to the auto dismantling activities as retail auto sales is a by-right use.	Approved 11/20/2018 (Expired August 7, 2023)

### **C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED/OPEN</b>
Zoning Enforcement No. 05-0034384	(No information available)	Closed 7/2/2007

Zoning Enforcement No. 05-0016290	Dismantled vehicles, auto parts, and containers stored in parking area. Salvaged vehicles stacked above fence line.	Closed 1/1/2014
Zoning Enforcement No. 10-0025341	Expired Nonconforming Review permit. Inoperable vehicles and junk and salvage stored in parking area.	Closed 4/7/2020
Zoning Permit Enforcement No. 2022005374	Wrecked vehicles observed in parking area and on sidewalk.	Closed 3/1/2023

## **ANALYSIS**

### **A. Land Use Compatibility**

The existing auto parts retail store with outdoor storage of auto parts is compatible with the industrial and commercial properties adjacent to the subject property. The Project Site is in the M-1-BE-GZ zone where automobile supply stores with outdoor storage uses are allowed with a CUP. Previously approved on-site auto dismantling activities are not a permitted use in the -GZ overlay and no longer occur.

An existing advertising billboard is located on the southwestern corner of the property. Previous Findings under NCR No. 201200003 noted that documents were submitted showing the billboard was installed around 1978, prior to the adoption of the Billboard Exclusion (-BE) overlay on the property in July 1980. Therefore, the billboard is legal nonconforming.

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

The existing retail store with outdoor storage of auto parts use on the subject property is compatible with the surrounding neighborhood and meets the demand for such use in the region. On-site auto dismantling activities that were previously permitted are no longer allowed. The Project Site is located along Valley Boulevard and is surrounded by existing commercial, industrial, and vehicle-related uses. Residential uses located to the south are buffered from the Project Site by businesses along Valley Boulevard. The Project preserves the vehicle-related use of the property and the commercial and industrial character of the vicinity.

### **C. Design Compatibility**

Structures and canopies on the site include an 858 square foot retail and office building, a 1,300 square foot covered storage area with an attached 650 square foot patio cover, and a 1,230 square foot metal canopy. Existing outdoor storage racks located in an open rear yard area will be relocated at least 10 feet away from the perimeter fencing and walls in compliance with the Green Zone Ordinance. The facility's appearance and operations remain compatible with the surrounding industrial and commercial character of the

neighborhood. There are no standards identified under the East San Gabriel Valley Planning Area Standards District (“PASD”) and the Avocado Heights Community Standards District (“CSD”) that apply to the Project.

#### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and the East San Gabriel Valley Area 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 Sections 22.158.050 (Findings and Decision) and 22.84.040.B (Additional Findings) of the County Code. 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 a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project proposes the continued operation of an existing auto parts retail store with outdoor storage of auto parts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. 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 County Fire Department, in a letter dated October 2, 2023, recommended that the Project proceed to public hearing with required conditions of approval.
2. The County Department of Public Works, in a letter dated October 10, 2023, recommended that the Project proceed to public hearing with required conditions of approval.
3. The County Department of Public Health, in a letter dated August 11, 2025, recommended that the Project proceed to public hearing.

## B. Public Comments

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

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:

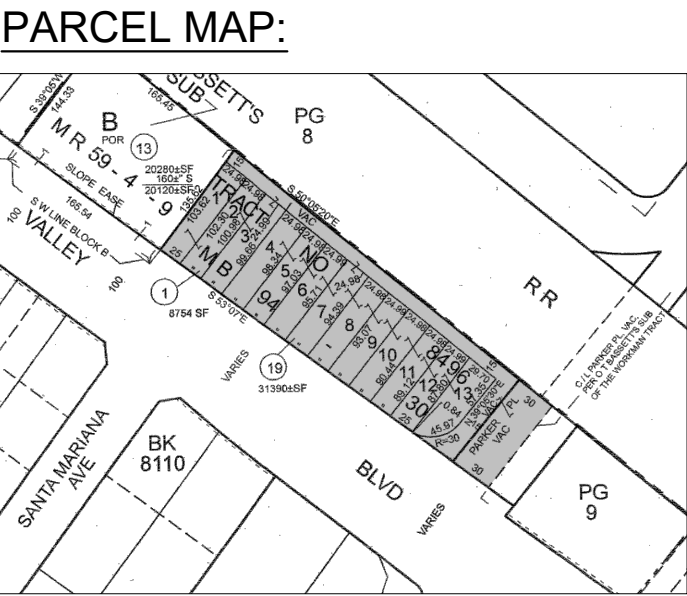


Susan Tae, AICP, Assistant Administrator

### LIST OF ATTACHED EXHIBITS

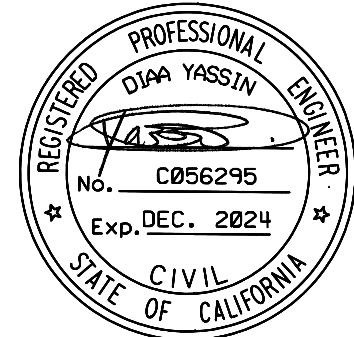
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	NCR No. 201200003





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2207 MERCED AVENUE  
SOUTH EL MONTE, CA. 91733  
OFFICE: 213-291-0778  
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MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



PROJECT:

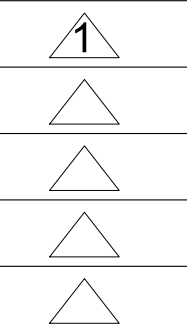
13165 Valley Blvd. City Of Industry, CA 91746

SHEET NAME:

SITE PLAN

REVISIONS:

DATE:



5/14/25

DATE: 5/14/25

PROJECT No. 221-25

SCALE: 3/32"=1'-0"

SHEET NO:

A1

LEGAL DESCRIPTION:

ASSESSOR PARCEL No. 8563-010-019  
PROPERTY TYPE: COMMERCIAL/INDUSTRIAL  
CONSTRUCTION TYPE: V-B  
# STORIES: 1

PROPERTY BOUNDARY DESCRIPTION (S)

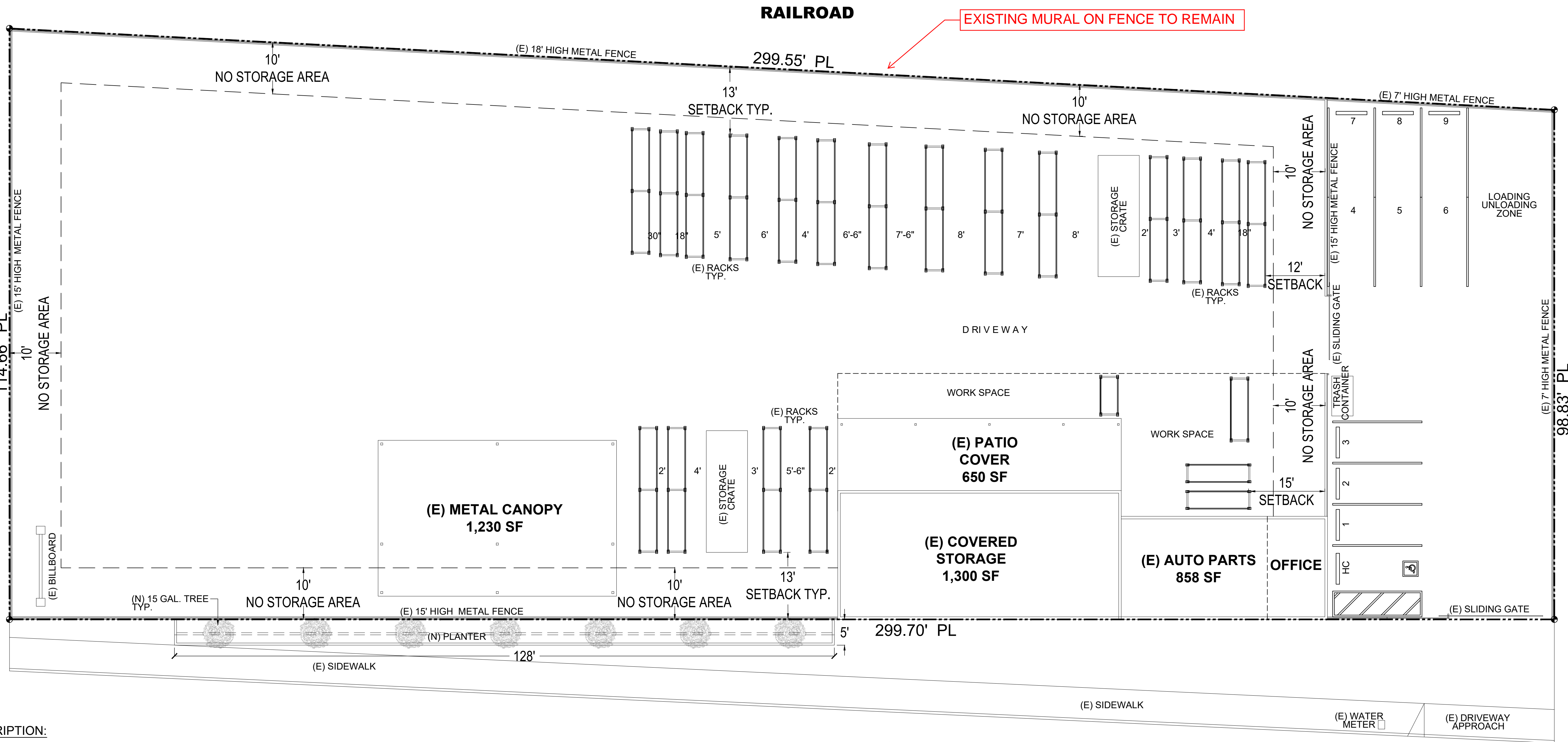
\*LOT COM AT MOST W COR OF LOT 4 TR NO 8496 TH N  
39°05'30" E TO A LINE PARALLEL WITH AND DIST NE AT R/A 15  
FT FROM NE LINE OF SD LOT TH S 50°05'20" E C/L ... SEE  
MAPBOOK FOR MISSING PORTION ... 4 THRU 13 TRACT  
NO 8496 A TR FULLERTON TOWN SITE BLK 28 LOT 20

LOT COVERAGE:

LOT SIZE	33,760 SF
(E) SALVAGE AREA	23,619 SF
(E) STORAGE BUILDING AREA	1,300 SF
(E) OFFICE & RETAIL	858 SF
(E) METAL CANOPY AREA	1,230 SF
(E) PATIO COVER AREA	650 SF
% LOT COVERAGE = $\frac{1,300+858+1,230+650}{33,760} \times 100$	= 11.96 %

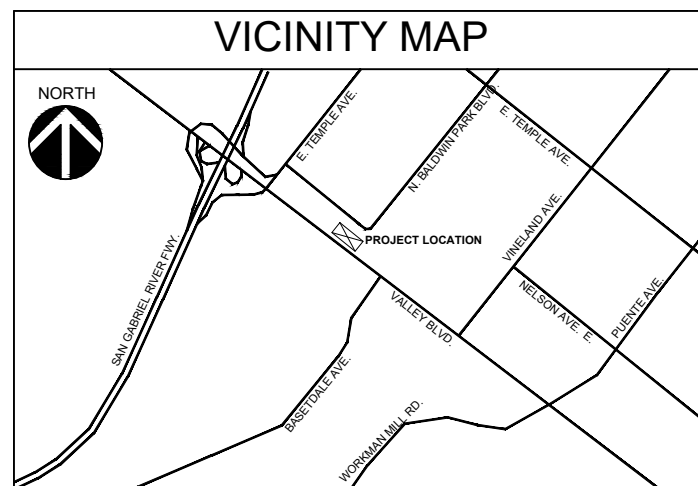
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1- ADA  
9- STANDARD STALLS

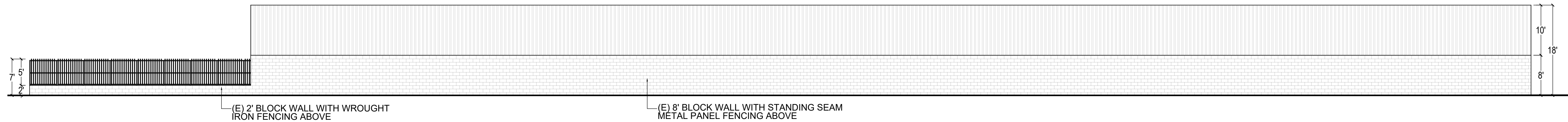


SITE PLAN

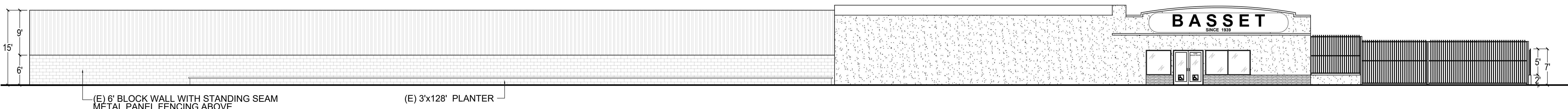
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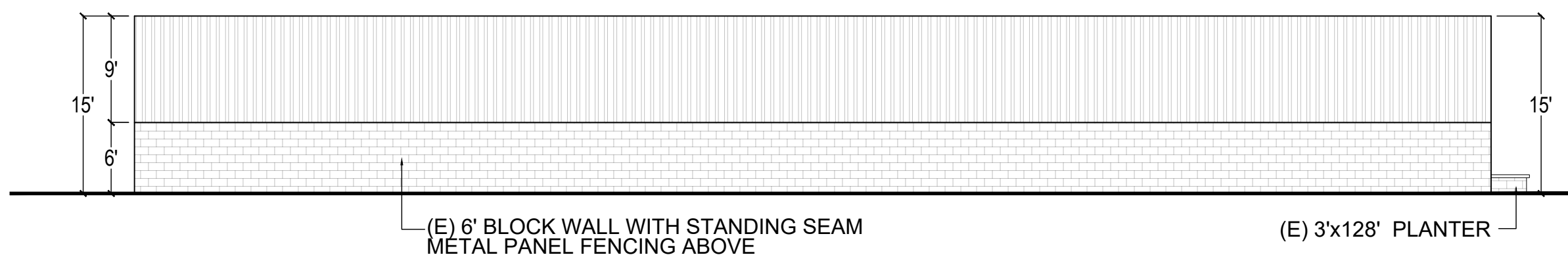




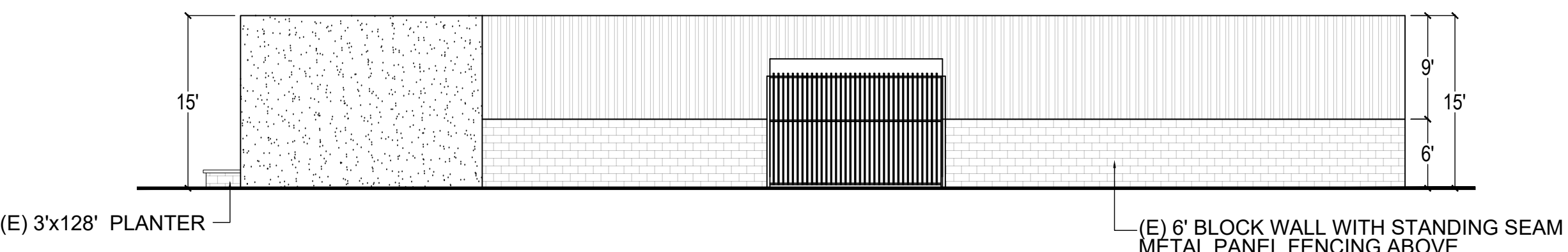
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(E) SOUTH ELEVATION  
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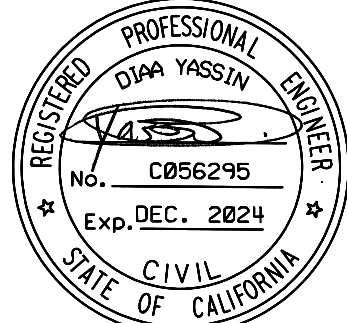


(E) EAST ELEVATION  
SCALE: 3/32"=1'-0"



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ENGINEER STAMP:



PROJECT: 13165 Valley Blvd. City Of Industry, CA 91746  
SHEET NAME:

(E) ELEVATIONS

REVISIONS:	DATE:
1	5/14/25
2	
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DATE:	5/14/25
PROJECT No.	221-25
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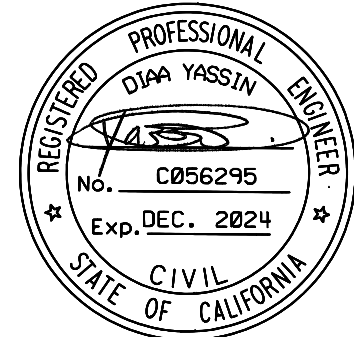
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A2



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ENGINEER STAMP:

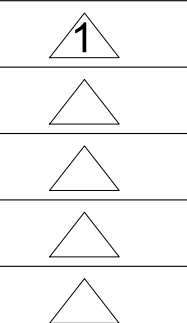


PROJECT: 13165 Valley Blvd. City Of Industry, CA 91746

SHEET NAME:

(N) ELEVATIONS

REVISIONS:



DATE:

5/14/25

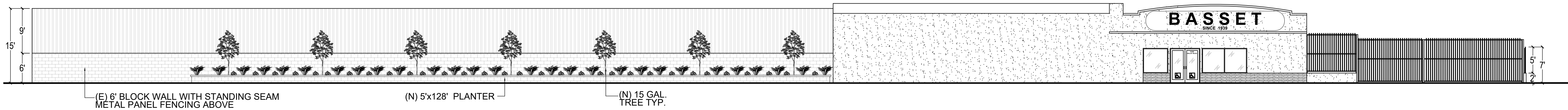
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PROJECT No. 221-25

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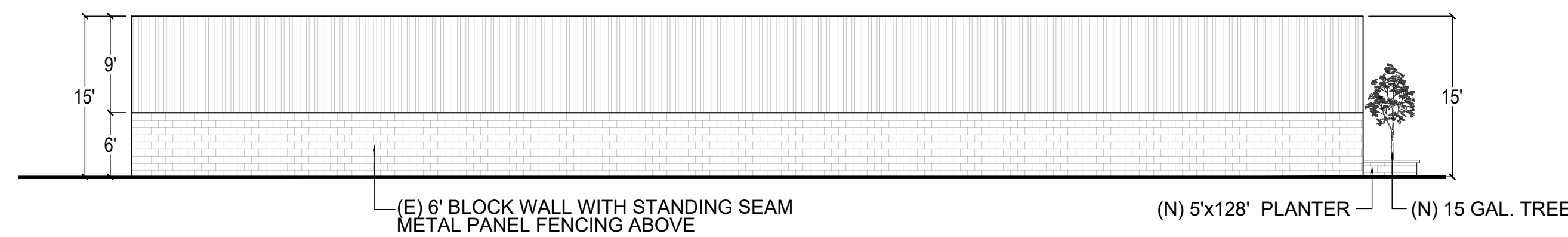
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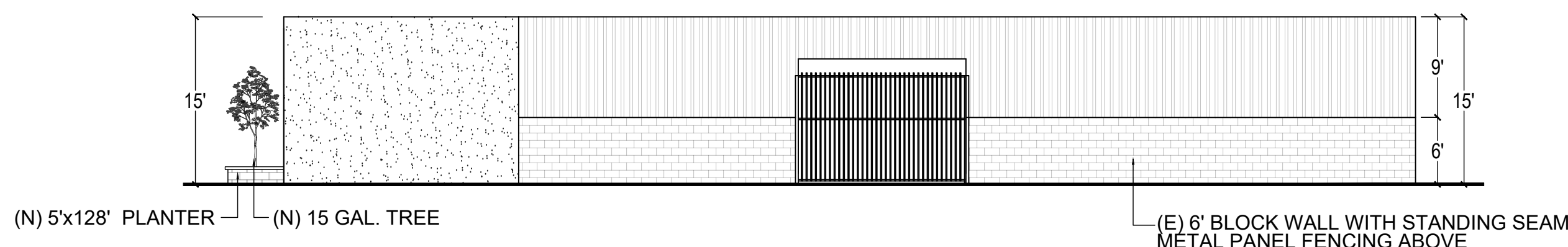
(N) SOUTH ELEVATION

SCALE: 3/32"=1'-0"



(N) WEST ELEVATION

SCALE: 3/32"=1'-0"



(N) EAST ELEVATION

SCALE: 3/32"=1'-0"

**PROJECT NUMBER**

PRJ2023-002080-(1)

**HEARING DATE**

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

**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 and modifications to development standards 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). Previously approved on-site auto dismantling activities are no longer permitted and no longer occur on the site.

**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

**LOS ANGELES COUNTY**  
**DEPARTMENT OF REGIONAL PLANNING**  
**FINDINGS OF THE REGIONAL PLANNING COMMISSION**  
**AND ORDER**  
**PROJECT NO. PRJ2023-002080-(1)**  
**CONDITIONAL USE PERMIT NO. RPPL2023003033**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2023003033** on January 14, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Teresa Tabah ("Permittee"), requests the CUP to authorize the continued operation of an existing auto parts retail store with outdoor storage of auto parts ("Project") on a property located at 13165 Valley Boulevard in the unincorporated community of Avocado Heights ("Project Site") in the M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone) Zone pursuant to Los Angeles County Code ("County Code") Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Previously approved on-site auto dismantling activities are no longer permitted and no longer occur on the site.

The Project Site consists of a retail and office building, various covered storage areas, patios, and canopies, and outdoor storage racks located in an open rear yard area. The CUP also includes requests to modify development standards to allow the perimeter walls and fencing to have heights between 15 to 18 feet which is over the allowed 12 foot limit, and to allow the outdoor storage racks to be set back 10 feet away from the 15-foot and 18-foot-tall perimeter fencing when County Code requires stored materials be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.

4. **PREVIOUS ENTITLEMENT(S).** Zoning Exception Case ("ZEC") No. 9160-(1), approved June 1970, authorized the continued operation and expansion of an auto dismantling yard with an auto parts retail store originally established in 1936. Nonconforming Uses, Buildings and Structures Review ("NCR") No. 172-(1), approved February 1981, allowed the continued use of the auto dismantling yard with auto parts store. NCR No. 01-098-(1), approved December 4, 2001, authorized the continued operation of the auto dismantling yard with auto parts store. NCR No. 201200003-(1), approved November 20, 2018 (expired August 7, 2023), authorized the continued operation of the auto dismantling yard with auto parts store.

5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the East San Gabriel Valley Planning Area Standards District (“PASD”), the Avocado Heights Community Standards District (“CSD”), the Puente Zoned District, and in a Green Zone overlay and is currently zoned M-1-BE-GZ. Pursuant to County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses), a CUP is required for automobile supply stores with outdoor storage for properties in the Green Zone.

7. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone)	Auto Parts Store
EAST	IL	M-1-BE-GZ	Commercial, Auto Services
SOUTH	MU (Mixed Use)	MXD (Mixed Use Development), A-1-6000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences, Multi-Family Residences
WEST	IL, MU	M-1-BE-GZ, MXD	Commercial

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.78 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an auto parts store with outdoor parts storage.

B. Site Access

The Project Site is accessible via Valley Boulevard, a 100-foot wide Major Highway on the County Master Plan of Highways to the south. Primary access to the Project Site is an entrance/exit on Valley Boulevard.



C. Site Plan

The site plan depicts the Project Site as a rectangular, 0.78-acre parcel on the north side of Valley Boulevard. Structures and canopies on the site include an 858 square foot retail and office building, a 1,300 square foot covered storage area with an attached 650 square foot patio cover, and a 1,230 square foot metal canopy. Storage racks and crates that will store auto parts are set back at least 10 feet from the perimeter walls and fences. A parking lot is located on the eastern end of the property and contains parking for ten automobiles. The property is surrounded by an existing eight-foot-tall block wall topped with ten-foot-tall metal panel fencing (18 feet total) along the north property line, a six-foot-tall block wall topped with nine-foot-tall metal panel fencing (15 feet total) along the east and south property lines, and a seven-foot-tall wrought iron fence along the east property line and a portion of the north property line. A five-foot wide landscaping planter is located in front of a portion of the south perimeter wall facing Valley Boulevard. An existing mural, known locally as the “Halloween Mural,” painted on the fence along the north property line, shall remain. The mural has been on the site for at least four years and was painted with the property owner’s consent as a response to reoccurring graffiti appearing on that fence.

An existing advertising billboard is located on the southwestern corner of the property. Previous Findings under NCR No. 201200003 noted that documents were submitted showing the billboard was installed around 1978, prior to the adoption of the Billboard Exclusion (-BE) overlay on the property in July 1980. Therefore, the billboard is legal nonconforming.

D. Parking

The Project will provide a total of 10 parking spaces, including one accessible space, on a surface parking lot located on the eastern end of the property that is accessible from Valley Boulevard.

9. **CEQA DETERMINATION.**

Prior to the Commission’s public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption 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 the Project involved the continued operation of an existing auto parts retail store with outdoor storage of auto parts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Commission, LA County Planning staff received no public comments regarding the Project.

**11. AGENCY RECOMMENDATIONS.**

- A. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated October 2, 2023.
- B. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated October 10, 2023.
- C. County Department of Public Health: Recommended approval in a letter dated August 11, 2025.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 26, 2025, a total of 140 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the IL (Light Industrial) land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, categories into which this Project falls.

**14. GOALS AND POLICIES.** The Commission finds that:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy LU 5.9) Preserve key industrially designated land for intensive, employment-based uses.*
- *(Policy LU 7.2) Protect industrial parks and districts from incompatible uses.*

The Project allows for the continued use of an existing auto parts retailer with outdoor storage located in an area comprised mostly of industrial and commercial uses.

The following policies of the Area Plan are applicable to the proposed project:

- *(Policy LU 3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project Site is located in an area containing a mix of commercial and light industrial uses that includes other vehicle-related services and warehouses as well as restaurants and strip malls. The auto parts store maintains the existing mix of commercial and light industrial uses in the vicinity.

- *(Policy LU 3.21: Residential/Industrial Interface) Ensure that industrial developments incorporate adequate landscape and noise buffers to minimize any negative impacts to surrounding neighborhoods and development, and adequately address on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses.*

The Project provides a five-foot wide landscaping buffer with trees located on a portion of the Project Site's frontage along Valley Boulevard.

#### **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-1-BE-GZ zoning classification as automobile supply stores with outdoor storage are permitted in such zone with a CUP pursuant to County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). On-site auto dismantling activities that were previously approved under prior ZEC and NCR cases are no longer a permitted use pursuant to County Code Section 22.84.030.C (Green Zone Prohibited Uses – Nonconforming Uses) and no longer occur on the site.
16. **REQUIRED WALLS.** The Commission finds that the Project is not consistent with the standards identified in County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Required solid walls in the Green Zone must be of a uniform height between eight and 12 feet and be constructed of materials such as concrete masonry unit ("CMU"), masonry, or brick. The existing perimeter fencing consists of block walls topped with white painted metallic panels between 15 feet and 18 feet in total height. Although this standard is not in compliance with the Green Zone standards, the side and front property line fencing complies with the general Outdoor Storage standards of a maximum height of 15 feet that the establishment previously complied with under County Code Section 22.140.430 (Outdoor Storage) prior to the adoption of the Green Zone standards. The rear perimeter fence has a maximum height of 18 feet and exceeds both the Green Zone and the Outdoor Storage standards. Per County Code Section 22.84.040.D (Modification), modification of the wall standards is allowed with a CUP. The CUP satisfies this requirement.

17. **LANDSCAPING ON STREET FRONTAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth and the landscaping shall contain one 15-gallon tree for every 100 square feet of landscaped area. A five-foot deep landscaping planter containing seven trees extends 128 feet along the perimeter fence facing Valley Boulevard and satisfies this requirement.
18. **STORAGE OF MATERIALS.** The Commission finds that the Project is not consistent with the standard identified in County Code Section 22.84.040 (Green Zone – Standards and Requirements for Specific Uses). Stored materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater. The site plan depicts the storage racks set back 10 feet away from the 15-foot and 18-foot-tall perimeter fencing. Although this standard does not comply with Green Zone standards, the 10-foot setback meets the general Outdoor Storage requirements that the establishment previously complied with under County Code Section 22.140.420 (Outdoor Storage), which allows materials to be stored within 10 feet of a perimeter fence or wall, regardless of the fence's or wall's height, provided they are not stored above the height of the fence or wall. Per County Code Section 22.84.020.C (Exceptions), modification of development standards that differ from standards prescribed in the Green Zone Ordinance is allowed with a CUP. The CUP satisfies this requirement.
19. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Parking for commercial uses requires one parking space for every 250 square feet of building floor area. The Project Site has one 858 square foot building for retail and office use which requires three parking spaces. The Project provides 10 parking spaces and fulfills this requirement.
20. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the standards identified in County Code Sections 22.366.060 (PASD Area Wide Development Standards) and 22.366.070 (PASD Zone Specific Development Standards) do not apply to the Project and is consistent with these standards.
21. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the standards identified in County Code Section 22.366.080 (Avocado Heights Community Standards District) do not apply to the Project and is consistent with these standards.

**CONDITIONAL USE PERMIT FINDINGS**

22. **The Commission 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 Project Site has been utilized

for auto dismantling operations and auto parts sales since 1936. Although the business will no longer be utilized for auto dismantling, the sale of auto parts will ensure that the business will continue to operate at this location. The business will not create a nuisance to the surrounding neighborhood which consists mainly of other industrial, auto-oriented, and commercial businesses, including rail facilities, warehouses, auto repair shops, an adult entertainment facility, and similar businesses. The requested standards modifications to allow taller perimeter walls and fencing and outdoor storage rack setbacks of 10 feet away from the perimeter walls and fencing maintains the existing conditions of the site and will not further exacerbate any negative impacts to the surrounding neighborhood. The outdoor storage of the business' auto parts will not be visible from the street and the business creates little or no noise.

23. **The Commission 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.** The Project Site is a 0.78-acre rectangular lot fully paved with asphalt and developed with a main building and canopy-covered areas. The frontage along Valley Boulevard consists of vegetation, the building's entrance, and a small parking lot on the east side. Except for the parking area, the business is screened from public view by 15-foot tall fencing. The surrounding area is characterized by light industrial and commercial uses, including rail facilities, warehouses, auto repair shops, an adult entertainment facility, and similar businesses.
24. **The Commission 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.** The Project Site is located along Valley Boulevard, a 100-foot wide Major Highway on the County Master Plan of Highways, which is adequate to handle traffic to and from the Project Site. The Project Site is served by all necessary utilities.
25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

**SUPPLEMENTAL FINDINGS – GREEN ZONE**

26. **The Commission finds that the proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.** The Project Site will be used for the resale of auto parts and is surrounded by mostly other light industrial and commercial uses. No residential uses are located in the immediate proximity of the Project Site. The nearest residences are located about 180 feet across Valley Boulevard, behind existing commercial development. The continued operation of business without auto



dismantling is not expected to generate significant odors, noise, or air quality impacts, aside from occasional use of equipment such as forklifts. The Project is also not anticipated to result in soil contamination, as all auto parts received at the Project Site are expected to be free of hazardous materials. With the exception of landscaping and planter boxes, the Project Site is fully paved with asphalt.

27. **The Commission finds that the proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.** The Project Site is already fully developed for the continuation of the auto retail use with accessory outdoor storage. There is no new construction being proposed. The business's operations utilize occasional use of forklifts. No other heavy machinery is used in the business's operations. The forklifts shall be maintained in good working order in order to minimize noise or air pollution to surrounding properties.
28. **The Commission finds that the proposed use and development of land protects public health and safety and promotes environmental sustainability.** The resale of auto parts provides a public benefit by supporting recycling and reducing demand for new resource extraction and energy use to create auto parts. Reuse of parts promotes environmental sustainability and diverts materials from landfills. The activity also supports public health and safety by lowering vehicle repair costs, thereby increasing the likelihood that vehicles are properly maintained in safe, operable condition.
29. **The Commission finds that due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property.** The existing perimeter walls and fencing are between 15 to 18 feet in height and provide security and visual screening for the business that stores its auto parts merchandise on outdoor storage racks. Lowering the existing fence height would increase the risk of intrusions and theft, as many resale items are stored on open racks, creating safety concerns and threatening the business's profitability and sustainability. Placing the outdoor storage racks 10 feet away from the perimeter walls and fencing meets the general Outdoor Storage requirements that the establishment previously complied with. The rear of the facility faces train tracks and industrial warehouse uses where placement of the storage racks within 10 feet of the perimeter walls will have minimal impacts to these surrounding uses.

30. **The Commission finds that the requested modification provides alternative means to prevent adverse effects on the environment and public health of the community.** The existing walls and fencing mitigate noise intrusion onto the property from the adjacent train tracks to the north while providing a noise and visual barrier to the surrounding neighborhood. The placement of the storage racks 10 feet away from the perimeter walls and fencing will have minimal impacts to the adjacent train tracks and industrial warehouses uses to the north.

### **ENVIRONMENTAL FINDINGS**

31. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project proposes the continued operation of an existing auto parts retail store with outdoor storage of auto parts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

### **ADMINISTRATIVE FINDINGS**

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Puente Whittier Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION 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.
- E. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.
- F. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.
- G. The proposed use and development of land protects public health and safety and promotes environmental sustainability.
- H. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property.
- I. The requested modification provides alternative means to prevent adverse effects on the environment and public health of the community.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023003033**, subject to the attached conditions.

**ACTION DATE: January 14, 2026**

**PROJECT NO. PRJ2023-002080-(1)**  
**CONDITIONAL USE PERMIT NO. RPPL2023003033**

**EXHIBIT C**  
**FINDINGS**  
**PAGE 11 OF 11**

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM

1/14/2026

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-002080-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023003033**

**PROJECT DESCRIPTION**

The project is for the continued operation of an existing auto parts retail store with outdoor storage of auto parts and development standards modifications to perimeter wall and fence heights and outdoor storage setbacks from the perimeter walls and fencing subject to the following conditions of approval:

**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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **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.
5. **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 (Fees for Providing County Records).

6. **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.
7. **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's 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.
8. **Grant Term. This grant shall terminate on January 14, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the auto parts retail store and outside storage of parts and satisfaction of Condition No. 2 shall be considered use of this grant.

10. **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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$3,648.00 which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for eight (8) inspections.

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 consent 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.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **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 may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
15. **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.
16. **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 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.

17. **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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 14, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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.
19. **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 LA County Planning Zoning Enforcement ("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).

20. **Scope of Approval.** This grant shall authorize the continued operation of an existing auto parts retail store with outdoor storage of auto parts and development standards modifications to allow perimeter walls and fencing to have heights between 15 to 18 feet and to allow outdoor storage racks to be set back 10 feet away from the 15-foot and 18-foot-tall perimeter walls and fencing.
21. **Outdoor Storage Restrictions.** No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment, or finished products shall be placed or allowed to remain outside of the enclosed yard area or within the access ways needed for the required parking spaces, driveways, or fire access driveways.
22. **Wall Signage Limitations.** A maximum of 270 square feet of wall signage is allowed along Valley Boulevard. Any new signage proposed in addition to what is depicted on the approved Exhibit "A" shall be subject to review and approval through a Revised Exhibit "A" application.
23. **On-Site Parking Requirements.** The permittee shall maintain a minimum of three (3) standard on-site parking spaces for the 858 square-foot sales and office building. Adequate access to all required parking spaces shall be maintained at all times for customer and employee parking. No inoperable vehicles shall be parked, stored, or otherwise allowed to remain in the required parking spaces.
24. **Storage Height Limitation.** No auto parts merchandise or materials shall be stored at a height greater than that of the surrounding 15 to 18-foot-high walls or fencing as depicted on the approved Exhibit "A" site plan.
25. **Enclosure of Operations and Storage.** All operations and storage shall be confined within an enclosed building or within the designated yard area enclosed by the existing 15 to 18-foot-high solid wall or solid fence.
26. **Uniform Wall and Fence Height.** All walls and fences adjacent to the staging and storage yard area shall be of a uniform height in relation to the ground upon which they stand and shall be no taller than 15 to 18 feet as depicted on the approved Exhibit "A" site plan.
27. **Wall and Fence Painting and Maintenance.** The south, east, and west-facing fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, shall be maintained in a neat and orderly condition at all times, and shall contain no painted sign or posters except as approved by the Director.
28. **Mural Maintenance or Replacement.** The existing mural on the north-facing fence shall be maintained in good condition or may be replaced with a new mural. If the mural is removed and not replaced, the requirements under Condition No. 27 pertaining to fence painting and maintenance shall apply.

29. **Landscaping.** The Permittee shall maintain a landscaped planter along the 128-foot length of the solid wall and fencing on the Valley Boulevard street frontage as depicted in the approved Exhibit "A". The planter must maintain a minimum depth of five (5) feet and provide at least six 15-gallon trees spaced at least 10 feet apart (one tree for every 100 square feet of landscaped area). All landscaped areas shall be continuously and properly maintained.
30. **Lighting.** Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
31. **Containment of Stored Materials.** All materials, equipment, or finished products shall be stored in such a manner that they cannot be blown outside the enclosed storage area.
32. **Gate Access.** The gate providing access to the parking spaces along Valley Boulevard shall remain open during business hours.
33. **Fire Department Compliance.** The Permittee shall comply with all conditions set forth in the attached Fire letter dated October 2, 2023.
34. **Public Works Compliance.** The Permittee shall comply with all conditions set forth in the attached Public Works letter dated October 10, 2023.

Attachments:

- Exhibit D-1     Fire Department Letter dated October 2, 2023  
Exhibit D-2     Department of Public Works Letter dated October 10, 2023



**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:	RPPL2023003033	PROJECT NUMBER:	Auto parts retail w/outside storage@13165 Valley Blvd, La Puente (Avo Hts)
CITY/COMMUNITY:	Avocado Heights	STATUS:	Cleared
PROJECT ADDRESS:	13165 Valley Boulevard La Puente, CA 91746	DATE:	10/02/2023

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**CONDITIONS**

1. Maintain on-site Fire Department access, including between the storage racks/area, accessible and unobstructed at all times. Gates and other obstructions shall be equipped with an approved locking device.
2. During annual inspection by the jurisdictional fire station, compliance with all applicable LA County Fire Code sections is required.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).

*Juan Padilla*



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 10, 2023

IN REPLY PLEASE

REFER TO FILE:

**LD-4**

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Steven Mar

FROM: James Chon   
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023003033)**  
**13165 VALLEY BOULEVARD**  
**ASSESSOR'S MAP BOOK 8563, PAGE 10, PARCEL 19**  
**UNINCORPORATED BASSETT**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a change of use from auto dismantling and auto parts resale to auto parts retail store with outside storage of parts.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Within 180 days of project approval, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," for review and approval of planting street trees along the property frontage on Valley Boulevard. Contact Public Works, Road Maintenance Division (Maintenance District 1), at (626) 337-1277 to obtain the desirable tree species.

For questions regarding the street condition, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).

2. Building and Safety

- 2.1. Prior to any changes of occupancy for existing or new construction, submit of building application to Public Works, Building and Safety (La Puente District Office), for review and approval.
- 2.2. Prior to issuance of a grading or building permit, acquire approval from all relevant County and State agencies for changes in use.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (626) 300-2017 or [jlugavere@pw.lacounty.gov](mailto:jlugavere@pw.lacounty.gov).

3. Environmental Programs Division

3.1. Underground Storage Tanks/Industrial Waste/Stormwater:

Obtain approval and operating permits from Public Works, Environmental Programs Division, prior to any operation, construction, installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4)], industrial waste treatment or disposal facilities, and/or stormwater treatment facilities.

Specific industry types will also be subjected to registration and inspections related to implementation of Best Management Practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Visit [pw.lacounty.gov/epd/Stormwater/inspection.cfm](http://pw.lacounty.gov/epd/Stormwater/inspection.cfm) online or contact Environmental Programs Division at (626) 458-3517 for more permit information.

3.2. Recycling Operations:

Assembly Bill 827 requires commercial businesses, subject to organic or other recycling as mandated by AB 341 and AB 1826, to place accessible recycling containers for their customers, except in restrooms. Recycling containers must be properly labeled with the type of material collected and placed adjacent to other existing waste receptacles.



- 3.3. Provide adequate areas for the collection and removal of recyclable materials and organic waste.
- 3.4. Business/entities subject to Assembly Bill 341 must take at least one of the following actions:
  - 3.4.1. Source separate recyclable materials from solid waste and subscribe to a basic level of recycling service that includes collection, self-hauling, or other arrangements for the pickup of the recyclable materials.
  - 3.4.2. Subscribe to a recycling service that may include mixed-waste processing that yields diversion results comparable to source separation.
- 3.5. Business/entities subject to Assembly Bill 1826 must take at least one of the following actions:
  - 3.5.1. Source separate organic waste from other waste and subscribe to a basic level of organic-waste recycling service that includes collection and recycling of organic waste.
  - 3.5.2. Recycle its organic waste on-site or self-haul its own organic waste for recycling.
  - 3.5.3. Subscribe to an organic-waste recycling service that may include mixed-waste processing that specifically recycles organic waste.

For questions regarding the Environmental Programs conditions, please contact Trishena Robinson of Public Works, Environmental Programs Division, at (626) 458-3126 or [trobinson@pw.lacounty.gov](mailto:trobinson@pw.lacounty.gov).

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

DK:la

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

PLEASE SEE ATTACHED

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

PLEASE SEE ATTACHED

B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

PLEASE SEE ATTACHED

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

PLEASE SEE ATTACHED

### **CUP FINDING NUMBER B 1**

The Project Site area is zoned for light industrial use. The Project Site is located in the Puente Zoned District and is currently zoned M-1- BE, within the Avocado Heights Community Standards District (CSD) and by approximately 100 feet is now located in a Green Zone.

A retail auto parts store is a specifically approved use for the Project Site. This conditional use permit is need solely because the Permittee seeks to store certain, large auto parts, such as doors, fenders, and bumpers on the Project Site. A conditional use permit is needed in order to continue the exterior storage of such parts. The outside storage of such parts is not visible from the street or for the most part, any adjacent property. The vast majority of said parts are stored along the north/rear of the property which abuts an active railroad line, and heavy industry located in the City of Industry. Thus, the CUP will not substantially impair either the purpose or intent of the General Plan or the Green Zone.

Surrounding zoning within a 500-foot radius includes:

- North: Within the City of Industry
- South: C-1 (Restricted Business) and A-1-6,000 (Light Agricultural-6,000-square-foot minimum lot)
- East: M-1-BE and within the City of Industry
- West: M-1-BE and C-1

Surrounding land uses within a 500-foot radius include:

- North: Railroad and Industrial Warehousing
- South: Commercial and Single-Family Residential
- East: Commercial, Railroad, Auto Repair and Recycling Yard
- West: Commercial, Auto Repair and Multi-Family Residential

## **CUP FINDING NUMBER B-2**

The Project Site was originally located within the Los Angeles County General Plans major industrial land-use designation. The Project Site is now located within the light industrial land-use category of the county of Los Angeles general plan 2035. The site has been utilized for auto dismantling since 1936, a period in excess of 85 years. Discount auto part are a necessity in Los Angeles County. The business has thrived for over 85 years because the public has come to rely on this business and the location of this business. While, the business will no longer be utilized for auto dismantling, the Permittee seeks to continue the utilize the space as a parts store which shall serve the public by continuing to supply, necessary discount parts. These parts have been recycled and thereby reduce land fill and pollution associated with the manufacturing of new parts.

The Permittee's business will not material effect the use, enjoyment of valuation of the property or persons located in the vicinity, as the entire business is not visible from the street, creates little to no usual level of noise or pollution. The business should have little to no effect on the public health or safety.

While the proposed use will not necessarily enhance the built environment in the surrounding neighborhood, it will clearly do no harm to the neighborhood. The vast majority of businesses that surround the project are similar in nature, and specifically consist of the railroad and industrial warehousing, auto repair shops, an adult entertainment facility, and other similar commercial uses. Moreover, the project site consists of a fully asphalted, enclosed facility, which includes the necessary parking and vegetation as required.

See also response to B3.

### **CUP FINDING NUMBER B3**

The Project Site consists of .72 acre rectangular lot which is fully enclosed, including a 2050 square foot rectangular building. The entire lot has an asphalt surface. The front of the Project Site, which abuts Valley Blvd. consists primarily of vegetation and the building frontage. A small portion to the East consists of a parking lot sufficient in size to facilitate the business<sup>1</sup>. Except for the parking lot, the business is not visible from the street and has more than adequate fencing and enclosures.

The Project Site is surrounded by the businesses that are similar in their industrial nature and/or are consistent with light industry, including the railroad and industrial warehousing, auto repair shops, an adult entertainment facility, and other similar commercial uses.

Less than five (5) years ago, the County specifically found that in the NONCONFORMING REVIEW NO. 201200003 dated October 18, 2018, Findings ("NC REVIEW"), that the: "The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested, adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The auto dismantling use was established in 1936. The business has been in continuous use since that time. The surrounding area consists of other industrial, commercial and manufacturing uses, similar to the operation on the Project Site."

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<sup>1</sup> See NC Review, (defined above) that specifically found: "9. The site plan for the Project depicts the existing auto dismantling yard, which includes a total dismantling area of 23,619 square feet, a 1,250-square-foot storage building, an 800-square-foot office/retail area, and areas for steel storage racks, storage crates and stripping work areas. The parking lot is depicted with nine parking spaces, including one space for persons with disabilities, and one 17' x 36' loading/unloading area. A 15-foot-high metal fence is shown along the northern, western and southern perimeters of the property. The eastern perimeter, which encompasses the parking lot, is surrounded by a six- to nine-foot-high wrought iron fence and enclosed by a 12- foot-high sliding gate along the driveway entrance. Landscape planters are located along the southwest wall adjacent to E. Valley Boulevard."

#### **CUP FINDING NUMBER B4**

The proposed site is on Valley Blvd., which has two lanes each direction, and a turning lane. The proposed site is transitioning from a parts store and dismantling business to a parts store only. Thus, the proposed site will actually be decreasing it's use of public highways and streets.



## **GREEN ZONES STATEMENT OF FINDINGS**

### **County Code Section 22.84.030 (Standards and Requirements)**

1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.

The Project Site shall consist of the resell of auto parts. The Project Site is directly adjacent to, and/or bordered by: a railroad, a gentlemen's club, gas station and a consignment store. There is no residential property in direct proximity to the Site, as all residential is located behind the opposite side of the street, behind Valley Blvd. Thus, except for the occasional use of a fork lift or similar piece of equipment, the Project should not create any odor, noise or impact the air quality of any neighboring property. The Project site is not anticipated to create any new soil contamination issue, as all parts should be essentially free from any such contamination prior to arrival to the Site. In addition, the Site, except for the vegetation/planter boxes is fully paved with asphalt.

2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

The land is already fully developed. No additional development is anticipated. The Project Site is essentially not visible from any of the surrounding properties, and abuts an active railway line.

3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

The general public is well served by the reselling of auto parts, as this is a form of recycling. Absent such businesses, natural resources and power/utilities would be necessary to create new parts. Reuse of such parts contributes to environmental sustainability, and prevents their unnecessary placement in landfills. Public health and safety is also promoted, in that the cost of repairing and operating a motor vehicle is reduced, creating a greater likelihood that a vehicle will be maintained in a good, safe, and operable manner.

Section 22.84.040.D.2: When a modification is requested for any development standards listed in Subsection D.1, above, the following findings must be made in addition to the findings required in Subsection B (Additional Findings), above:

- a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property; and

The height of the walls enhance the overall appearance of the building and prevent an unreasonable interference with the businesses establishment. The Property, which has existed in it's current state for over half a century, is located on a gentle slope, which accounts for the walls being higher in certain location. In addition, due to the nature of the business conducted, as well as it's location, Applicant believes that downsizing the wall could invite intruders, particularly the homeless, onto the property which would create a potentially dangerous situation. In addition, lowering the walls would likely lead to an increase in break-ins and theft. Many of the items for resale are located on open racks and are extremely susceptible to theft, which would substantially interfere with the businesses profitability and sustainability.

- b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community.

The containment of the business activity behind the existing walls, actually helps to reduce any adverse effect on the public health of the community, in that it helps mitigate the environmental impact of the trains/train tracks which exist directly behind the building, as well as all previous industrial related activities conducted on the property and adjacent properties.

Thus, the higher walls actually:

- protect the community from environmental hazards and preventing being an eyesore to the community,
- further facilitate the separation of the applicant's activities from effecting the community/activities of the community, and,
- the higher walls help in containing the effects on the environment to only the enclosed space.

## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE:	January 14, 2026
PROJECT NUMBER:	PRJ2023-002080-(1)
PERMIT NUMBER(S):	CUP RPPL2023003033
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	13165 Valley Boulevard, La Puente (Avocado Heights)
OWNER:	Se Seng Lim
APPLICANT:	Teresa Tabah
CASE PLANNER:	Steve Mar, Senior Regional Planner smar@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 that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project proposes the continued operation of an existing auto parts retail store with outdoor storage of auto parts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

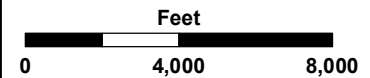


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-002080

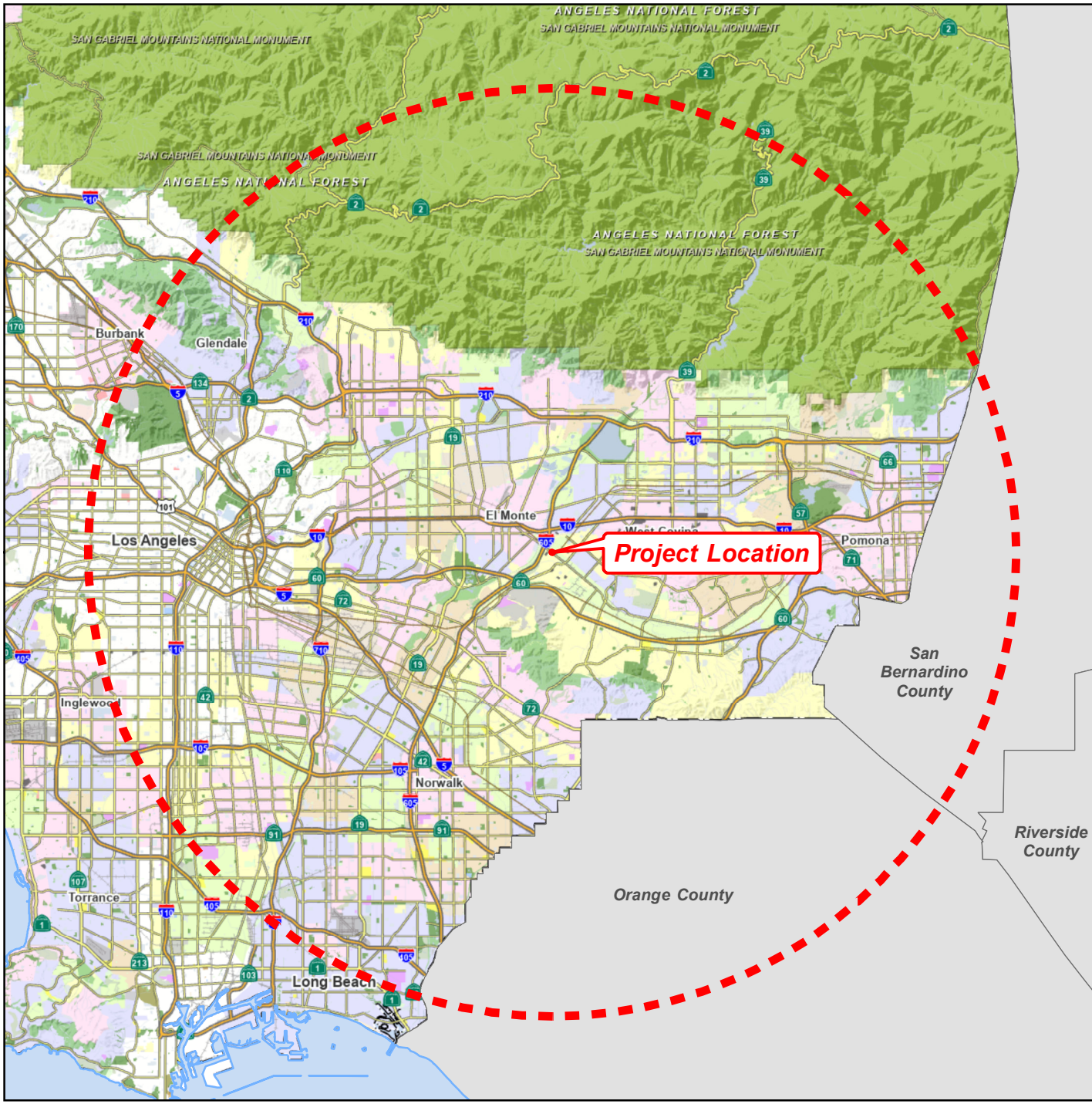
CUP RPPL2023003033



**LA COUNTY**  
**PLANNING**

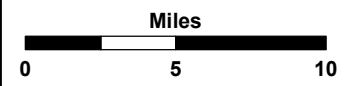
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# 20-MILE RADIUS LOCATOR MAP

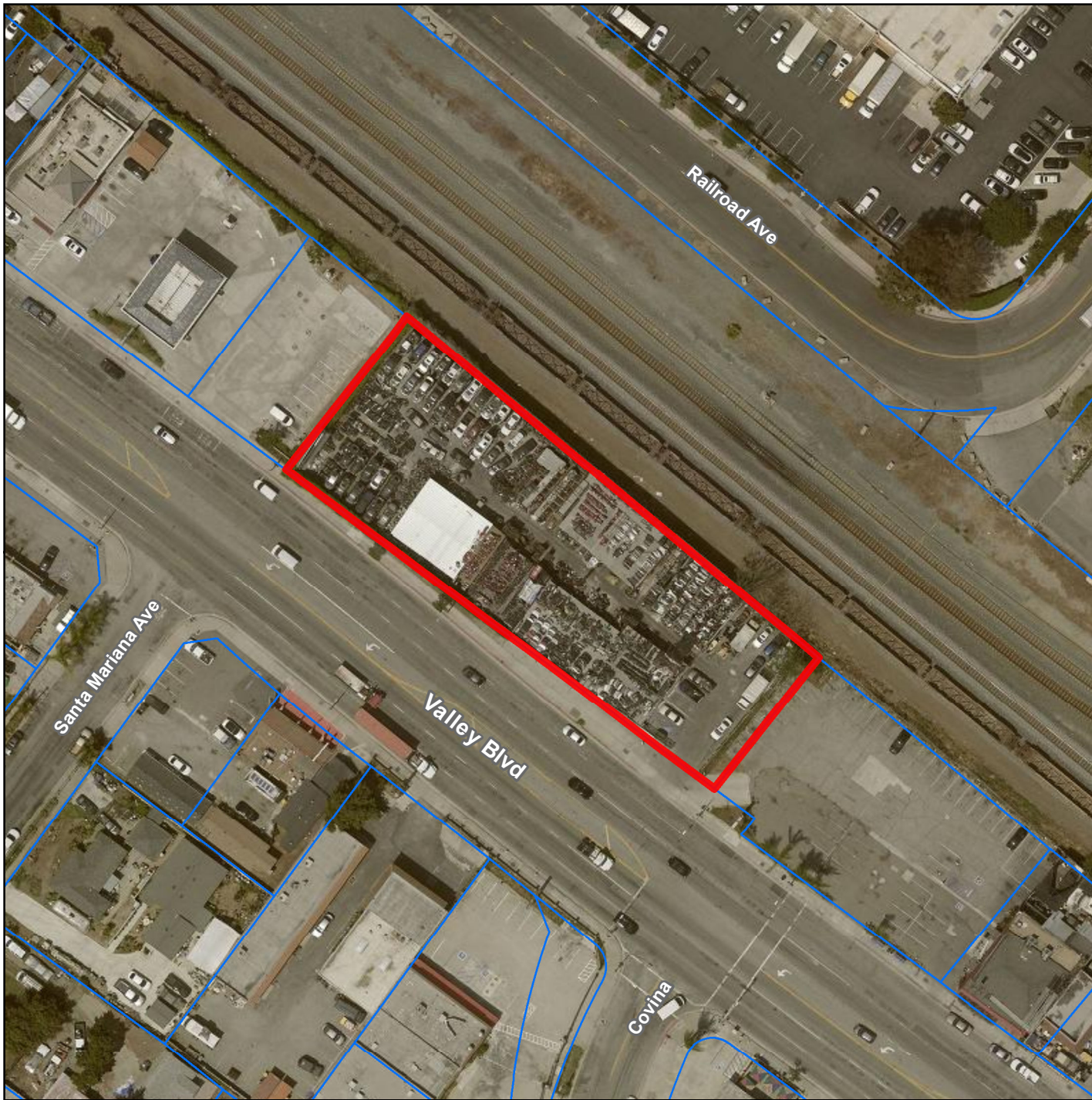
PROJECT NO. PRJ2023-002080  
CUP RPPL2023003033



**LA COUNTY  
PLANNING**

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





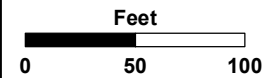
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-002080

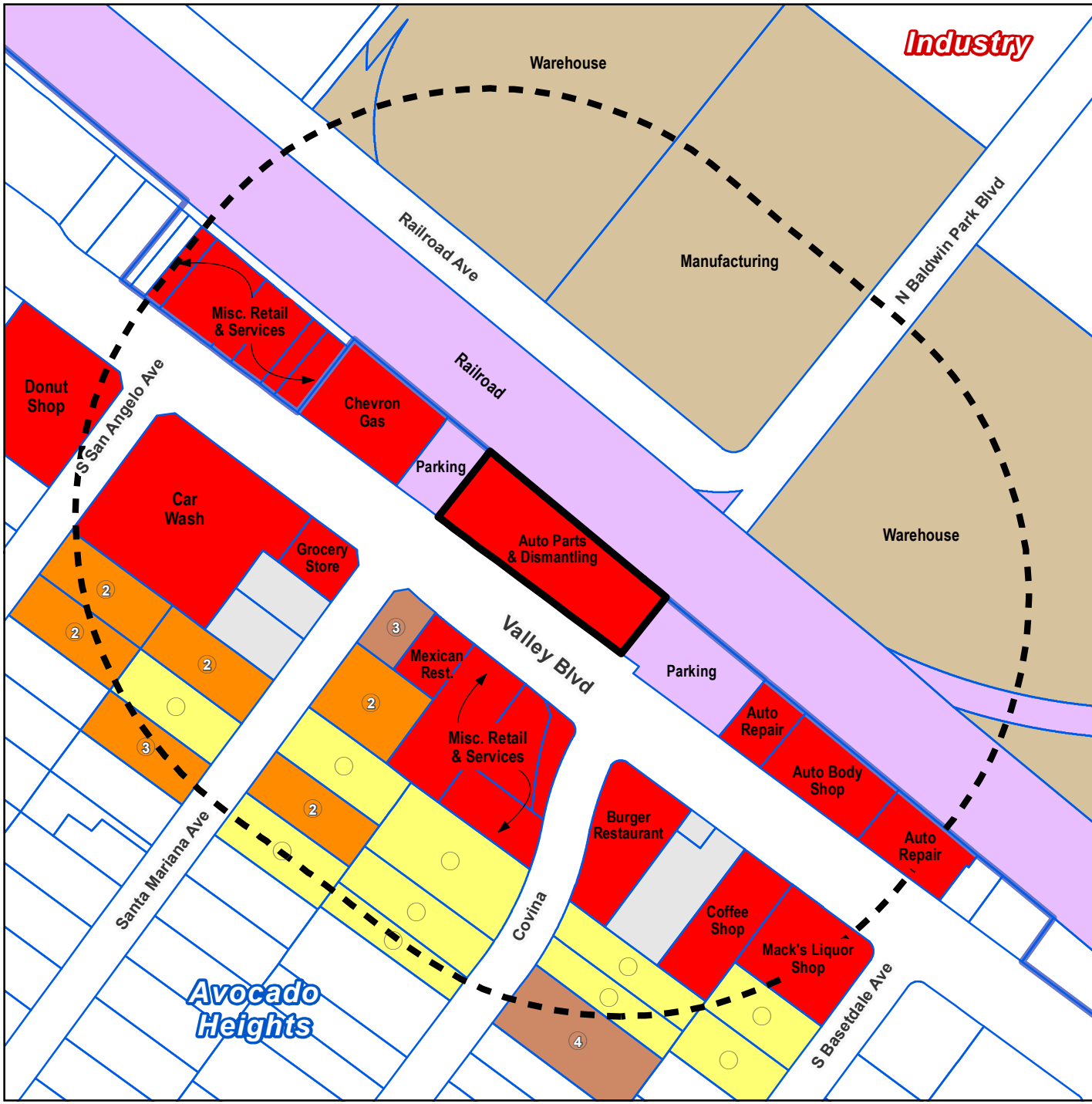
CUP RPPL2023003033

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



LA COUNTY  
PLANNING









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



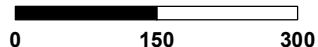
# EXISTING LAND USE

## 500-FOOT RADIUS MAP


PROJECT NO. PRJ2023-002080  
CUP RPPL2023003033

-  500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)
-  Commercial
  -  Industrial
  -  Miscellaneous
  -  Residential - Single Unit\*
  -  Residential - Two Units\*
  -  Residential - Multi-Unit\*
  -  Vacant


\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.




Feet  
0 150 300



N

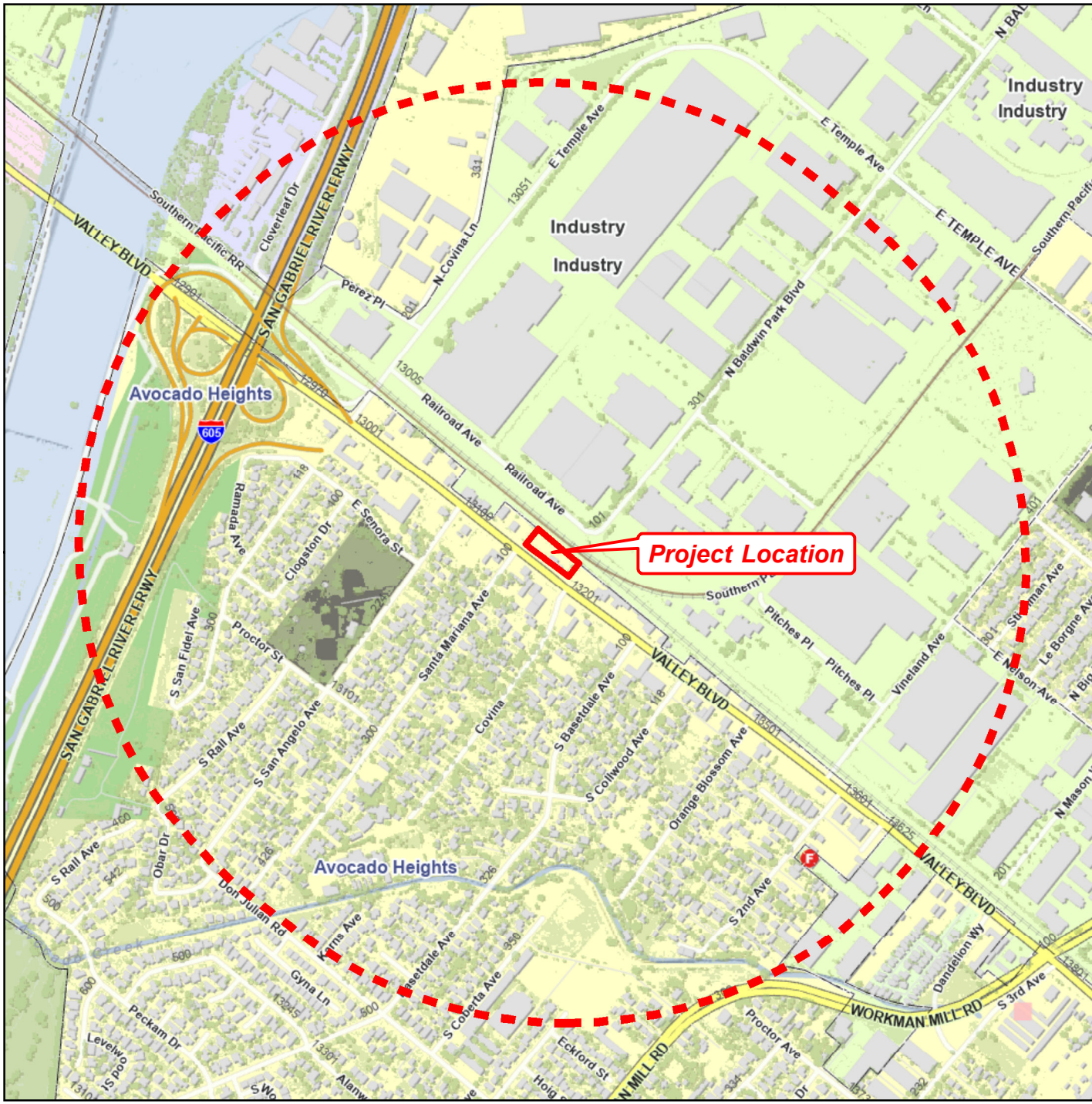


LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



LA COUNTY  
PLANNING





**HALF-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2023-002080  
CUP RPPL2023003033



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







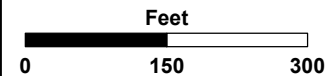
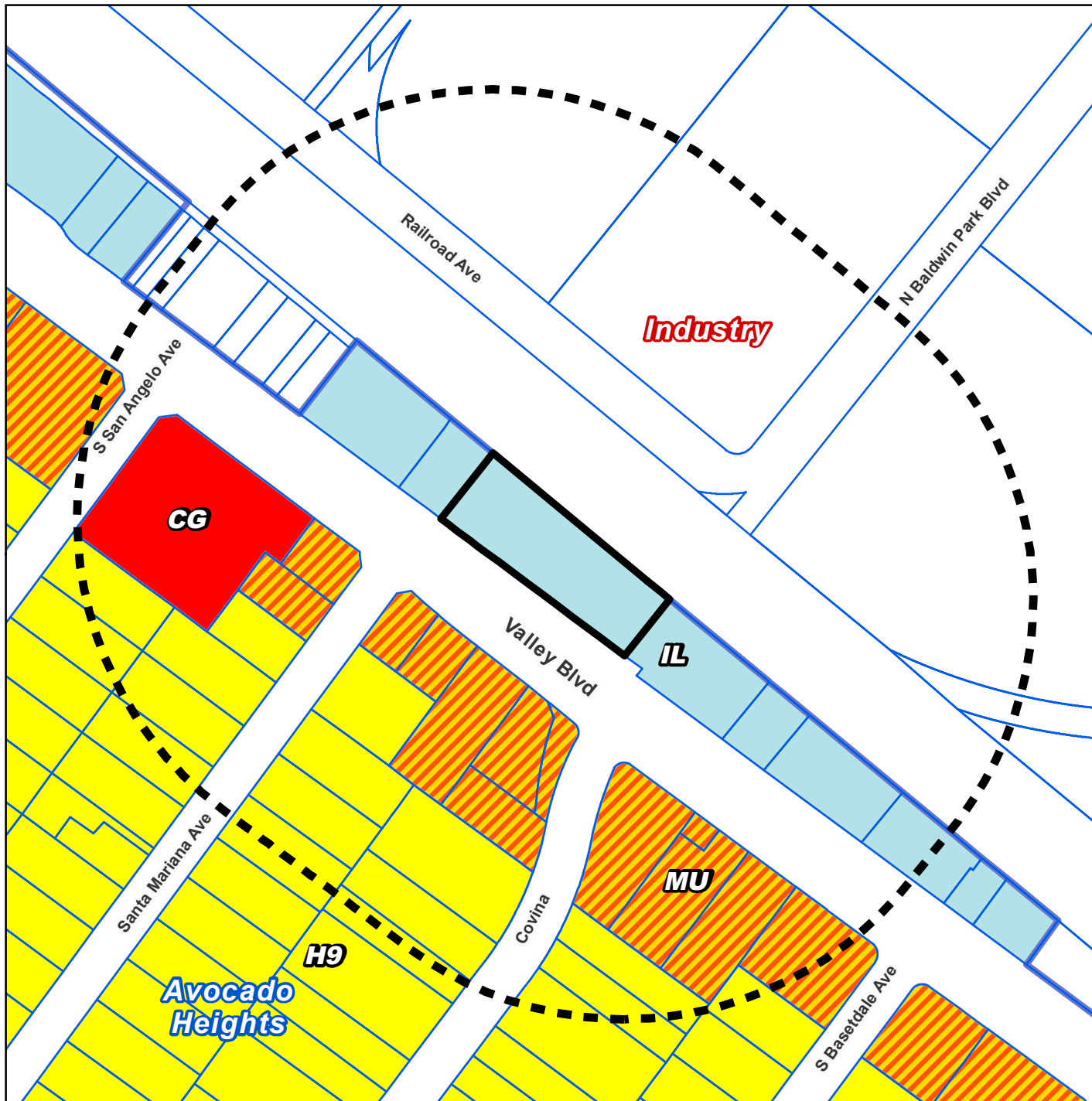
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002080

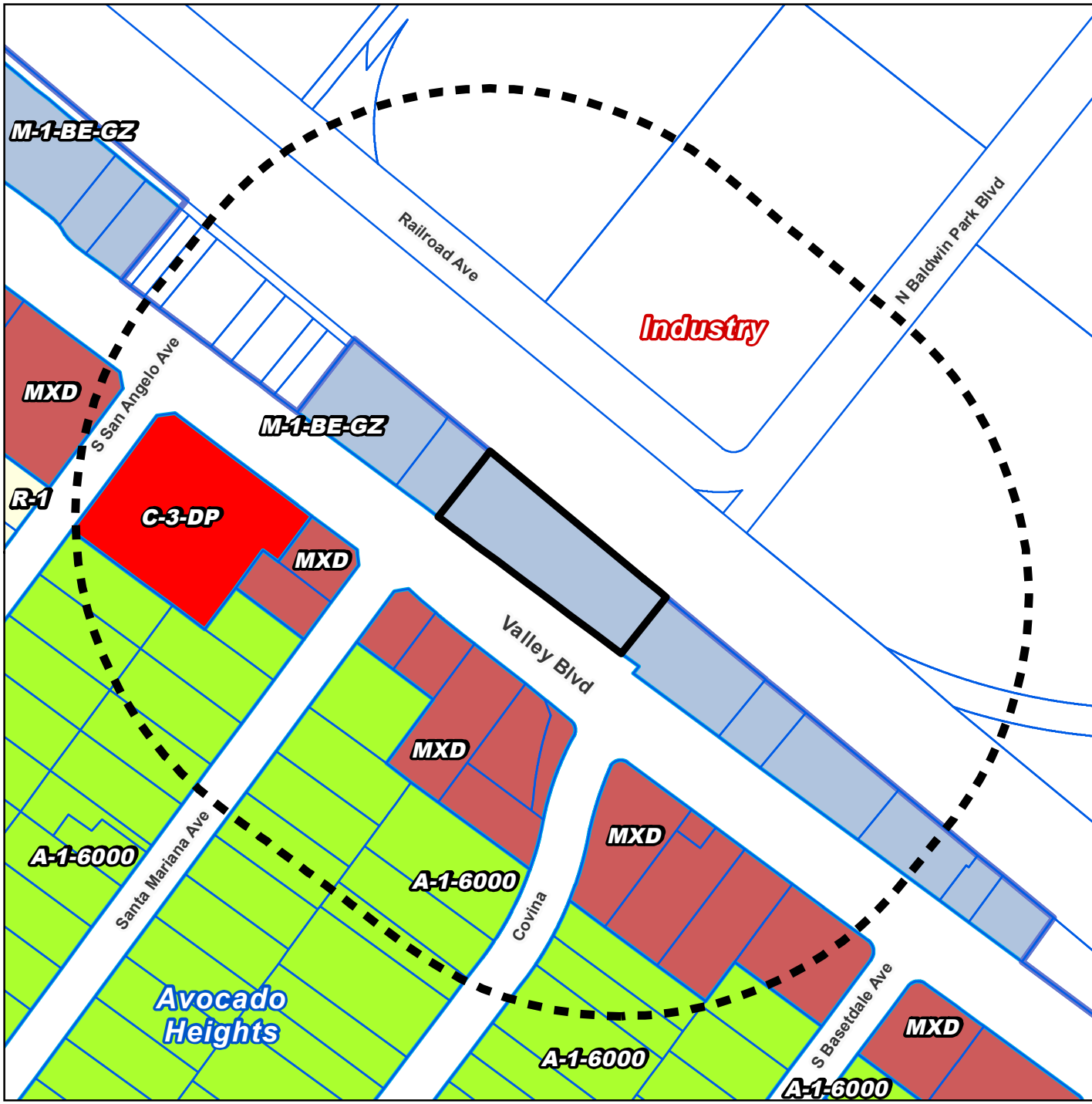
CUP RPPL2023003033

-  H9 - Residential 9
-  CG - General Commercial
-  MU - Mixed Use
-  IL - Light Industrial



LA COUNTY  
PLANNING

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








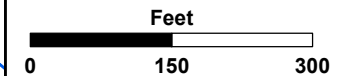
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002080

CUP RPPL2023003033

-  R-1 - Single-Family Residence
-  A-1 - Light Agricultural
-  C-3 - General Commercial
-  M-1 - Light Manufacturing
-  MXD - Mixed Use Development



LA COUNTY  
PLANNING

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



**BASSET**  
SINCE 1939

**AUTO WRECKERS**

**WE PAY TOP \*\*  
FOR YOUR JUNK CAR  
COMPRAMOS a MEJOR  
PRECIO...! CARRO YONQUE  
(626) 968-2809**

**NO PARKING  
ON  
SIDEWALK**

SPEED  
LIMIT  
35



WE BUY ALL  
CARS  
TRUCKS  
VANS  
SUVS  
MINIVANS  
CROSSOVERS  
HATCHBACKS  
SEDANS  
CARS  
TRUCKS  
VANS  
SUVS  
MINIVANS  
CROSSOVERS  
HATCHBACKS  
SEDANS





13165 E. VALLEY BLVD. Phone (626) 968-2809

**BASSET**  
SINCE 1939

AUTO PARTS SALES





**BASSET**  
SINCE 1959

**BASSET**  
SINCE 1959  
**AUTO WRECKERS**

WE PAY TOP \$\$\$  
FOR YOUR JUNK CAR  
COMPRAMOS a MEJOR  
PRECIO! CARRO YINQUE  
(626) 968-2809  
NO PARKING  
ON  
SIDEWALK

← OFFICE →  
← ENTRADA →

NO BLOQUEAR  
LA  
ENTRADA

DO NOT  
BLOCK  
DRIVEWAY





SPEED  
LIMIT  
35

NO  
STOPPING  
ANY TIME







**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:	RPPL2023003033	PROJECT NUMBER:	Auto parts retail w/outside storage@13165 Valley Blvd, La Puente (Avo Hts)
CITY/COMMUNITY:	Avocado Heights	STATUS:	Cleared
PROJECT ADDRESS:	13165 Valley Boulevard La Puente, CA 91746	DATE:	10/02/2023

---

**CONDITIONS**

1. Maintain on-site Fire Department access, including between the storage racks/area, accessible and unobstructed at all times. Gates and other obstructions shall be equipped with an approved locking device.
2. During annual inspection by the jurisdictional fire station, compliance with all applicable LA County Fire Code sections is required.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).

*Juan Padilla*



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 10, 2023

IN REPLY PLEASE

REFER TO FILE:

**LD-4**

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Steven Mar

FROM: James Chon   
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023003033)**  
**13165 VALLEY BOULEVARD**  
**ASSESSOR'S MAP BOOK 8563, PAGE 10, PARCEL 19**  
**UNINCORPORATED BASSETT**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a change of use from auto dismantling and auto parts resale to auto parts retail store with outside storage of parts.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Within 180 days of project approval, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," for review and approval of planting street trees along the property frontage on Valley Boulevard. Contact Public Works, Road Maintenance Division (Maintenance District 1), at (626) 337-1277 to obtain the desirable tree species.

For questions regarding the street condition, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).



2. Building and Safety

- 2.1. Prior to any changes of occupancy for existing or new construction, submit of building application to Public Works, Building and Safety (La Puente District Office), for review and approval.
- 2.2. Prior to issuance of a grading or building permit, acquire approval from all relevant County and State agencies for changes in use.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (626) 300-2017 or [jlugavere@pw.lacounty.gov](mailto:jlugavere@pw.lacounty.gov).

3. Environmental Programs Division

3.1. Underground Storage Tanks/Industrial Waste/Stormwater:

Obtain approval and operating permits from Public Works, Environmental Programs Division, prior to any operation, construction, installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4)], industrial waste treatment or disposal facilities, and/or stormwater treatment facilities.

Specific industry types will also be subjected to registration and inspections related to implementation of Best Management Practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Visit [pw.lacounty.gov/epd/Stormwater/inspection.cfm](http://pw.lacounty.gov/epd/Stormwater/inspection.cfm) online or contact Environmental Programs Division at (626) 458-3517 for more permit information.

3.2. Recycling Operations:

Assembly Bill 827 requires commercial businesses, subject to organic or other recycling as mandated by AB 341 and AB 1826, to place accessible recycling containers for their customers, except in restrooms. Recycling containers must be properly labeled with the type of material collected and placed adjacent to other existing waste receptacles.

- 3.3. Provide adequate areas for the collection and removal of recyclable materials and organic waste.
- 3.4. Business/entities subject to Assembly Bill 341 must take at least one of the following actions:
  - 3.4.1. Source separate recyclable materials from solid waste and subscribe to a basic level of recycling service that includes collection, self-hauling, or other arrangements for the pickup of the recyclable materials.
  - 3.4.2. Subscribe to a recycling service that may include mixed-waste processing that yields diversion results comparable to source separation.
- 3.5. Business/entities subject to Assembly Bill 1826 must take at least one of the following actions:
  - 3.5.1. Source separate organic waste from other waste and subscribe to a basic level of organic-waste recycling service that includes collection and recycling of organic waste.
  - 3.5.2. Recycle its organic waste on-site or self-haul its own organic waste for recycling.
  - 3.5.3. Subscribe to an organic-waste recycling service that may include mixed-waste processing that specifically recycles organic waste.

For questions regarding the Environmental Programs conditions, please contact Trishena Robinson of Public Works, Environmental Programs Division, at (626) 458-3126 or [trobinson@pw.lacounty.gov](mailto:trobinson@pw.lacounty.gov).

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

DK:la



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

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

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

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

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)



**BOARD OF SUPERVISORS**

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First District

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**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

August 11, 2025

TO: Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Steven Mar

FROM: Lusi Mkhitarian, REHS, MPH  
Branch Director, Environmental Protection Branch  
Department of Public Health

*Lusi Mkhitarian*

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
13165 VALLEY BLVD LA PUENTE CA 91740  
RPPL2023003033**

Thank you for the opportunity to review the application and project located at the subject property. The project is a change of use from an Auto parts retail store and dismantling business with outside storage of auto parts within the Green Zone to an auto parts resale store within the Green Zone.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

### **Drinking Water Program: Potable Water**

#### **Public Water Source:**

Applicant provided current water bill from the Pasadena Water and Power (PW&P) dated 7/14/2025. The water bill shows the property address served, the account holder name, account number, and the current amount due at the property listed above.

#### **Onsite Wastewater Treatment (OWT) Program: Wastewater**

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health. Connection to public sewer infrastructure may be verified by Los Angeles County Department of Public Works, Building and Safety Division or the local Building and Safety Departments.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

### **Community Protection Branch: Environmental Hygiene**

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

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

#### **Recommendations**

##### **3.4 Recommendation**

3.4.1 Based on the proposed business and findings, activities from warehouse should comply with requirements contained in Title 12, Section 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles. The below activities should be minimized or monitored closely so as not to impact neighbors.

1. Impulsive noise i.e., pneumatic tools (12.08.190): Shall not exceed 70 dBA at residential property and 90 dBA at industrial property.
2. Unloading and loading by forklift within the 15-foot cement block/metal wall of the outdoor storage area to attenuate noise generated from the equipment.

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

**Findings**

**Exterior noise**

Noise levels were measured using a sound level meter at the subject property's open storage area on October 4, 2023, to determine background noise levels.

These background levels did not exceed the noise standards (See Table 3). Based on the proposed business plan and findings. The following operational activities would not likely violate the exterior noise standards because:

1. Per applicant, these will be no or minimal:
  1. Auto dismantling
  2. Power or pneumatic tool usage
  3. Parts disassembly
  4. Unloading and loading by hand/dolly/forklift
  5. PA system
2. The existing 15-foot cement block/metal wall along the property line would likely attenuate noise generated by the business.
3. The 190-foot-wide railroad easement and the street to the north separate the subject property from an adjacent industrial property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

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For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director

**Dennis Slavin**  
Chief Deputy Director

October 18, 2018

Armbruster Goldsmith & Delvac LLP  
Attn: Aaron Clark  
12100 Wilshire Boulevard, Suite 1600  
Los Angeles, CA 90025

**REGARDING: PROJECT NO. R2012-00168-(1)  
NONCONFORMING REVIEW NO. 201200003  
13165 E. VALLEY BOULEVARD (8563-010-019)**

Hearing Officer Gina Natoli, by her action of **October 16, 2018**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 30, 2018**. **Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

R2012-00168-(1)

October 18, 2018

Page 2

For questions or for additional information, please contact Michele Bush of the Zoning Permits East Section at (213) 974-6435, or by email at [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov).

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Amy J. Bodek, AICP

A handwritten signature in dark ink, appearing to read "Maria Masis", is written over the typed name.

Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety)

MM:MRB



**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00168-(1)  
NONCONFORMING REVIEW NO. 201200003**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 201200003 ("NCR") on August 7, 2018 and October 16, 2018.
2. The permittee, Se Seng Lim ("permittee"), requests the NCR to authorize the continued operation and maintenance of an auto dismantling yard (Basset Auto Wrecking) ("Project") on a property located at 13165 Valley Boulevard in the unincorporated community of Avocado Heights ("Project Site") in the M-1-BE (Light Manufacturing-Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.56.1510.
3. The Project Site is 0.72 acre in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with an auto dismantling yard.
4. The Project Site is located in the Puente Zoned District and is currently zoned M-1-BE, within the Avocado Heights Community Standards District (CSD).
5. The Project Site is located within the IL (Light Industrial) land use category of the General Plan 2035 Land Use Policy Map.
6. Surrounding zoning within a 500-foot radius includes:
  - North: Within the City of Industry
  - South: C-1 (Restricted Business) and A-1-6,000 (Light Agricultural-6,000-square-foot minimum lot)
  - East: M-1-BE and within the City of Industry
  - West: M-1-BE and C-1
7. Surrounding land uses within a 500-foot radius include:
  - North: Railroad and Industrial Warehousing
  - South: Commercial and Single-Family Residential
  - East: Commercial, Railroad, Auto Repair and Recycling Yard
  - West: Commercial, Auto Repair and Multi-Family Residential
8. ZEC 9160-(1) – Allowed the continued use and expansion of the auto dismantling yard, approved in June 1970;  
  
ZC 79-016-(1) – RPC initiative which changed the zoning of the property from M-1 to M-1-BE, approved in January 1980;  
  
NCR 172-(1) – Allowed the continued use of the auto dismantling yard, approved in February 1981;

NCR 01-098-(1) – Allowed the continued use of the auto dismantling yard, approved on December 4, 2001 and expired December 4, 2011. The applicant filed the current request on January 31, 2012.

Past zoning violations on the site include:

- The dismantling yard continuing operation after the expiration of the automatic exception allowed by the Zoning Code; maintenance of the wall adjacent to off-street parking and storage of vehicles outside the yard; the dismantling yard continuing operation after the expiration of ZEC 9160-(1); maintenance of a portable sign adjacent to Valley Boulevard in front of the subject property; the parking and storage of vehicles outside of the enclosed yard and within the customer parking lot; vehicles stacked too high; and, walkways blocked with materials; and
- RFS No: 05-0016290/EF051447 – In 2008, a Notice of Violation and Final Zoning Enforcement Order, and Second Notice of Noncompliance Fee were sent to the property owner/tenant, listing outstanding conformance issues related to the auto dismantling yard. A request for an extension of time allowed to comply with the violations on the site was forwarded to Zoning Enforcement. Staff granted a 30-day extension however, violations continued beyond that time.

Prior to the public hearing, the applicant provided photographic evidence that the site is in compliance with the above requirements. The Project will be conditioned to ensure continued compliance with the requirements. This includes two inspections of the site per year during the grant term.

9. The site plan for the Project depicts the existing auto dismantling yard, which includes a total dismantling area of 23,619 square feet, a 1,250-square-foot storage building, an 800-square-foot office/retail area, and areas for steel storage racks, storage crates and stripping work areas. The parking lot is depicted with nine parking spaces, including one space for persons with disabilities, and one 17' x 36' loading/unloading area. A 15-foot-high metal fence is shown along the northern, western and southern perimeters of the property. The eastern perimeter, which encompasses the parking lot, is surrounded by a six- to nine-foot-high wrought iron fence and enclosed by a 12-foot-high sliding gate along the driveway entrance. Landscape planters are located along the southwest wall adjacent to E. Valley Boulevard.

A billboard is located at the southwest corner of the property. Documents have been submitted showing the billboard was established on-site around 1978, therefore the billboard was lawfully established as this was prior to adoption of the -BE overlay.

10. The Project Site is accessible via East Valley Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on East Valley Boulevard.
11. Based on a letter from the County of Los Angeles Department of Public Works, dated April 5, 2018, Public Works has no conditions that need to be applied to this Project if ultimately approved by the advisory agency.

12. Based on a letter from the County of Los Angeles Fire Department, Fire Prevention Division, dated February 19, 2016, the Fire Department recommends clearance of this Project with conditions, which have been incorporated in the conditions of approval for the Project.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption 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 the Project involves the continued operation of an existing auto dismantling yard and is not proposing any new physical or operational expansion of its existing facility.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff received three letters in support of the Project request.
16. A duly noticed public hearing was held on August 7, 2018 before Hearing Officer Gina Natoli. The applicant, Neary Phal, the business operator, Allan Lim, and the applicant's representative, Aaron Clark were present to answer questions regarding the Project request. Following all testimony, the Hearing Officer expressed concern that substantial compliance had not been met on the Project Site and directed the applicant to bring the Project Site into full compliance with the existing conditions of approval and provide evidence that the existing billboard on the site was established prior to 1980. The Hearing Officer continued the public hearing to October 2, 2018.

In order to allow ample time for the applicant to comply with the directives given by the Hearing Officer, during the August 7, 2018 meeting, regarding removal of current violations on the site, and for staff to visit the site to confirm the resolution of those violations, staff requested the agenda item be continued to October 16, 2018.

A continued public hearing was held on October 16, 2018 before Hearing Officer Gina Natoli. The applicant's representative, Aaron Clark, and the business operator, Allan Lim were present to answer questions regarding the Project's request. There being no further testimony, the Hearing Officer closed the public hearing and approved the Project.

17. The Hearing Officer finds, as previously approved, the Project Site was located within the Los Angeles County General Plan's I (Major Industrial) land use designation. This designation allowed for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. The designation also allowed industrial services that are smaller in scale and provide a service to the local area. The auto dismantling yard is one such use and was consistent with the permitted uses of this land use category.

The Project Site is now located within the IL (Light Industrial) land use category of the County of Los Angeles General Plan 2035. This designation is intended for light

industrial uses, including light manufacturing, assembly, warehousing and distribution. The auto dismantling yard is considered a heavy industrial use and is therefore inconsistent with the permitted uses of the underlying land use category. This makes the use nonconforming due to the change in classification.

18. The Hearing Officer finds that the Project Site is located within the M-1-BE Zone. The auto dismantling yard was allowed in the M-1 Zone when the use was established. The M-1 Zone no longer permits auto dismantling yards.

Pursuant to Section 22.56.1510 A. of the County Code, a nonconforming use or building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided by Title 22. The auto dismantling yard will continue to operate with no alteration or expansion of use.

Pursuant to Section 22.52.370 of the County Code, auto dismantling yards are subject to the following development standards:

- All operations and storage, including all equipment used in conducting such business, other than parking, will be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence.

*Metal fencing is provided to enclose the dismantling and storage areas.*

- Where fences or wall are provided, they shall be developed as provided herein:

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped pursuant to Section 22.52.370 E. of the County Code.

*The site plan depicts 15-foot-high perimeter fencing enclosing the dismantling area. The wall located along E. Valley Boulevard is located three feet from the lot line. Required landscaping is provided.*

2. All fences and walls open to view from any public street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

- a. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- b. Masonry;
- c. Other materials comparable to the foregoing, if approved by the Director.

*The existing fencing is composed of masonry and metal materials.*

3. Other required fences may be constructed of material other than specified above.
  4. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.
  5. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director. The existing fencing is painted a neutral color that blends with the landscaping provided along E. Valley Boulevard.
  6. Any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment.
- The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may:
    1. Approve other paving materials which provide the equivalent in service and useful life;
    2. Modify such requirements within existing yards in those areas where material is stored and no dust or mud problem would result.

*The lot is currently paved with concrete.*

- That there be parking facilities as required by Part 11 of Chapter 22.52 of the County Code.

Pursuant to Section 22.52.1205 (Automobile dismantling) of the County Code, parking shall be provided at one parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet and one parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet. In addition, the parking standard described in Section 22.52.1140 (Industrial uses) requires one parking space for each 500 square feet of floor area of the building used for such use, and the standards described in Section 22.52.1100 (Commercial areas) requires one parking space for each 250 square feet of floor area of any building or structure so used.

*Based on the site plan, there is a yard area of 23,619 square feet which would require three (3) parking spaces, and industrial storage area of 1,250 square feet which would require three (3) parking spaces and a commercial area of 800 square feet which would require three (3) parking spaces for a total of nine (9) parking spaces. The site plan depicts nine (9) parking spaces, one of which is accessible for persons with disabilities and a loading and unloading zone is*

*provided. Three (3) spaces are shown as tandem. Pursuant to Section 22.56.990 C. (Parking Permits) of the County Code, a Parking Permit is required for tandem parking for nonresidential uses, therefore making the project nonconforming due to parking standards.*

- At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a plot plan which complies with the following criteria:
  1. Landscaping shall be distributed along said frontage in accordance with the plot plan approved by the Director.
  2. No planting area shall have a horizontal dimension of less than three feet.
  3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
  4. All landscaped areas shall be continuously and properly maintained in good condition.

*The site plan depicts a street frontage of 300 feet, which requires 300 square feet of landscaping. The site plan depicts two existing planters along E. Valley Boulevard, each being 150 square feet in area. The building was constructed prior to these requirements, and there are portions of the landscaped area which are less than three feet wide.*

- No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.
- No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zones M-3 or M-4 and such storage above said fence or wall is not within 500 feet of any other zone.
- Plot and preliminary architectural plans showing the proposed development, improvements, landscaping and other facilities shall be submitted to the Director, who shall approve such plans if he finds that they comply with the standards provided in this section.
- The standards of development for such yards as set forth in Title 22 shall not relieve the proprietors of such yards from complying with all regulations, laws and ordinances of the County of Los Angeles and the State of California.

*The applicant has provided photographic evidence that the site is in compliance with the above requirements. The Project will be conditioned to ensure continued compliance with the requirements.*

The use was established prior to adoption of the CSD; however, it complies with Section 22.44.136 D.5.h., outside storage shall not be publicly visible to anyone in an adjoining residential zone.

*There are residential uses within a 500-foot radius of the Project Site; however, the storage areas are not visible from those uses.*

Pursuant to Section 22.52.880 A.1.b. (Wall business signs) of the County Code, a maximum of three square feet of wall sign area for each one linear foot of building frontage is permitted.

*Based on this requirement the use would be allowed 270 square feet of wall signage. The Project will be conditioned to meet this requirement prior to final approval.*

19. The Hearing Officer finds that the Project is an existing auto dismantling yard and is proposing no changes or expansion of its existing operations. The site has been developed as an auto dismantling yard for more than 80 years, since 1936.
20. The Hearing Officer finds that the use was established prior to adoption of the CSD, however it complies with Section 22.44.136 D.5.h., outside storage shall not be publicly visible to anyone in an adjoining residential zone. There are residential uses within a 500-foot radius of the Project Site, however the storage areas are not visible from those uses.
21. The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested, adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The auto dismantling use was established in 1936. The business has been in continuous use since that time. The surrounding area consists of other industrial, commercial and manufacturing uses, similar to the operation on the Project Site.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the nonconforming review to five years.
23. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper (La Opinion and San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Sunkist Library located in the vicinity of the Avocado Heights community. On June 20, 2018, a total of 38 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 14 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.



24. 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 the Los Angeles County Department of Regional 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 Zoning Permits East Section, Department of Regional Planning.

**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.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Nonconforming Review Number 201200003, subject to the attached conditions.

**ACTION DATE: OCTOBER 16, 2018**

MM:MRB  
10/16/18

c: Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00168-(1)  
NONCONFORMING REVIEW NO. 201200003**

**PROJECT DESCRIPTION**

The project is a request to authorize the continued operation and maintenance of an auto dismantling yard subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. 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. 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 ("Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional 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 Regional 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.

6. 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.
7. 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 ("Recorder"). 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.
8. **This grant shall terminate on August 7, 2023.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new nonconforming review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the auto dismantling yard and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) (two per year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 Chapter 22.56, Part 13 of the County Code.
12. 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.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. 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").
15. 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.
16. 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 Regional 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 24 hours of such occurrence, 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.

17. 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 17, 2018**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** 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.

#### PERMIT SPECIFIC CONDITIONS

19. No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment, or finished products shall be placed or allowed to remain outside of the enclosed yard area or within the access ways needed for the required parking spaces, driveways, or fire access driveways.
20. The standards of development for such yards as set forth in Title 22 of the County Code shall not relieve the proprietors of such yards from complying with all regulations, laws and ordinance of the County of Los Angeles and the State of California.

#### PROJECT SITE SPECIFIC CONDITIONS

21. This grant shall authorize the continued operation of an existing auto dismantling yard.
22. A maximum of 270 square feet of wall signage is allowed along Valley Boulevard. Prior to final approval of the project, the permittee shall submit a signage plan indicating compliance with this requirement. The signage plan shall be implemented, installed and completed within one year of the date of final approval of the Project.
23. The permittee shall maintain a minimum of nine (9) standard on-site parking spaces, including one which must be van-accessible for persons with disabilities. Adequate access to all required parking spaces shall be maintained at all times for customer and employee parking, and no inoperable vehicles shall be parked, stored, or otherwise allowed to remain in the required parking spaces.

24. No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment, or finished products shall be stored at a height greater than that of the surrounding wall or fence.
25. All operations and storage, including all equipment used in conducting the dismantling yard use, other than parking, shall be confined within an enclosed building or within the designated yard area enclosed by the existing 15-foot-high solid wall or solid fence.
26. All walls and fences adjacent to the staging and storage yard area shall be of a uniform height in relation to the ground upon which they stand.
27. All fences, walls, the surface of the automobile dismantling and storage areas, front driveway and parking areas shall be maintained in good condition throughout the life of this grant.
28. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, shall be maintained in a neat and orderly condition at all times, and shall contain no painted sign or posters except as approved by the Director.
29. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
30. All materials, equipment, or finished products shall be stored in such a manner that they cannot be blown outside the enclosed storage area.
31. The permittee shall recycle materials from the automobile dismantling business whenever possible.
32. The permittee shall maintain at least 300 square feet of landscaping along the E. Valley Boulevard street frontage, and said landscaping shall comply with the following criteria:
  - a. No planting area shall have a horizontal dimension of less than three (3) feet.
  - b. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
  - c. All landscaped areas shall be continuously and properly maintained in good condition.
33. Amplified sound equipment intended to be audible outside the building is prohibited.

34. The gate providing access to the parking spaces along E. Valley Boulevard shall remain open during business hours.
35. The hours of operation of the auto dismantling yard shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday. No Sunday or holiday hours are permitted. For the purposes of this permit, holidays shall mean New Year's Day, Memorial Day, Labor Day, Thanksgiving, and Christmas.
36. The permittee shall post a sign on the subject property in English and the predominant second language (Spanish) with contact telephone numbers for the facility manager and the County of Los Angeles Department of Regional Planning Zoning Enforcement Section, (213) 974-6453, for reporting any complaints related to the operation of the facility.
37. Any new signage proposed on the property shall be subject to review and approval by the Director. All signage shall comply with Part 10 of Chapter 22.52 of the County Code.
38. The permittee shall provide and continuously have on file with the Department of Regional Planning a contact name and phone number in the event that communication by the Department is warranted relative to these conditions.
39. Outdoor advertising on the subject property is strictly prohibited.
40. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated February 19, 2016.

**Attachments:**

Fire Department Letter dated February 19, 2016

Public Works Letter dated April 5, 2018





**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: NCR R2012-00168

MAP DATE: 01/06/2012

LOCATION: 13165 East Valley Blvd., La Puente

PLANNER: Michele Bush

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL**

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
  - a. Valley Blvd. serves as the Fire Apparatus Access road for this project.
2. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
3. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
4. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

April 5, 2018

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Michele Bush

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**PLAN NO. RNCR-201200003**  
**PLAN TYPE: PERMITS & REVEIWS**  
**WORK CLASS: NON-CONFORMING USE – BUILDINGS AND STRUCTURES**  
**ADDRESS: 13165 E. VALLEY BLVD.**  
**ASSESSOR'S MAP BOOK 8563, PAGE 10, PARCELS 1, 19**  
**UNINCORPORATED COUNTY AREA OF LA PUENTE**

Thank you for the opportunity to review the site plan and Zoning Permit application for the subject project. The proposed project is for a Non-Conforming Use review requesting the continued operation and maintenance of an existing auto dismantling business.

- ☒ Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents and, therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

If you have any other questions or require additional information, please contact Ed Gerlits of Land Development Division at (626) 458-4953 or [egerlits@dpw.lacounty.gov](mailto:egerlits@dpw.lacounty.gov).

ECG:

P:\dpub\SUBPCHECK\Plan Checking Files\Projects not associated with a TR-PM-CUP-Single Lot-Permit\13165 E. VALLEY BOULEVARD\NCR201200003\2018-02-27 NCR201200003 SUBMITAL\DPW\_Cleared\_RNCR-201200003\_2018-04-05.docx