

BURDEN OF PROOF AND/OR REQUIRED FINDINGS

CRITERIA A:

The subject location is 13205 through 13209 S. Inglewood Ave., Hawthorne, CA 90250. For decades 13209 S. Inglewood Avenue has been an automotive painting and body shop. The owners of 13205-13207, and 13209 S. Inglewood Ave., want to expand their operations to cover both assessor's parcel numbers ("APN"). For decades 13205-13207 (APN: 4144-015-019) has operated as a cabinet shop, which includes the use of table saws, circular saws, lathes, and similar equipment. The intent is now that both APN's (APN: 4144-015-019 and 4144-015-020) will be combined to operate a larger automotive body shop and the cabinetry business will be closed to allow for this expansion.

There will be no significant adverse health, peach, comfort, or welfare effects on person residing or working in the surrounding area. The property is only certified for a single spray booth and there are no plans to expand that aspect of the facility. The effect is simply to allow a larger body shop repair area, which will be indoors and thus screened from the community. If anything, noise from the subject location will diminish because operation of the cabinetry business involves far more use of machinery than the proposed expanded business.

Attached to this Burden of Proof Statement, as Exhibit A thereto, is a Google Maps photograph of the subject location from November 2014, showing the existing automotive paint and body shop at 13209 and JB Cabinet Shop at 13205 S. Inglewood Ave., and Exhibit B thereto, is a Google Map from October 2022, showing the current configuration of the two APNs. You should note that aside from the signage change, there are no physical changes to the layouts of the adjoined properties.

Allowance of the request Conditional Use Permit ("CUP") will not be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site and nothing about the use will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

CRITERIA B:

The proposed site is adequate because it will not require any changes to the exterior of the buildings to comply with Title 22. The subject site has never, since its development, had any yards, landscaping or open space. It is a commercial strip mall in the heart of the South Bay. As part of the application for the CUP, 10% of the property will be dedicated to greenspace. The only change in the usage of the building will be to allow for addition internal room with which to operate the automotive repair and body shop business.

The proposed use is not a significant change for the community. The existing automotive and body shop will be slightly larger, while the other existing commercial use, a cabinet shop, will be eliminated. Overall, the business will continue to serve the commercial needs of the community.

The Zoning Ordinance allows for the requested C-3 general commercial use as an automotive and body shop if it is performed in an enclosed facility. The existing and proposed use comply with this requirement.

CRITERIA C:

There will be no impact on traffic due to the expanded operational use. While the business of the automotive repair and body shop is expected to increase, the other existing commercial use, the cabinet shop, will be eliminated along with the customers and traffic that such a business generates. There is a net zero impact.

The streets and highways in the surrounding area thus remain adequate. There are no new public or private service facilities required for the expanded operations.