

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: April 9, 2026  
HEARING DATE: April 22, 2026 AGENDA ITEM: 11  
PROJECT NUMBER: PRJ2023-001073-(1)  
PERMIT NUMBER(S): Conditional Use Permit RPPL2023001516  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 13860 Valley Blvd., Avocado Heights, CA 91746  
OWNER: Jossi Peloquin Family Limited Partnership  
APPLICANT: The Renken Group  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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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 **CONTINUANCE** of Project Number PRJ2023-001073-(1), Conditional Use Permit ("CUP") Number RPPL2023001516.

Staff recommends the following motion:

### **CONTINUANCE:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2023001516 TO MAY 13, 2026.

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

Conditional Use Permit (“CUP”) for the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building within an existing industrial complex in the M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zone) Zone pursuant to County Code Section 22.366.080 (Avocado Heights Community Standards District) and Chapter 22.84 (Green Zones).

**B. Project**

The project requests the continuation of existing auto repair, auto body and auto painting uses in an existing industrial building. The development of the existing industrial building with auto repair, auto body and auto painting uses at the Project Site was first authorized on April 10, 1987, with the approval of Plot Plan (“PP”) 35844. On November 27, 2003, the Avocado Heights Community Standards District (“CSD”) was adopted, which required a CUP for auto body repair and painting uses at the Project Site. The amortization period for the then existing auto body repair and painting uses at the Project ended on November 27, 2008, thus necessitating this CUP.

The Project Site is also subject to the requirement of County Code Chapter 22.84 (Green Zones), which requires a CUP for auto repair, auto body and auto painting starting on July 14, 2027. This CUP will also satisfy this requirement.

**C. Project Updates**

At this time, Staff requests a continuance of this Project to May 13, 2026, without opening the public hearing.

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Report

Reviewed By: Michele R. Bush for Maria Masis  
Maria Masis, AICP, Supervising Regional Planner

Report

Approved By: Maria Masis for S. Tae  
Susan Tae, AICP, Assistant Administrator

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