



**PROJECT NUMBER** PRJ2023-003825-(2)  
**HEARING DATE** December 3, 2024  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. ("CUP")  
 RPPL2023006331

## PROJECT SUMMARY

**OWNER / APPLICANT**

Adam Berger and Patrick Burris

**MAP/EXHIBIT DATE**

August 24, 2023

**PROJECT OVERVIEW**

A CUP for the continued operation of an existing auto body and fender repair shop "Automotive Restoration Services" (ARS Collision) with a spray booth at 13209 South Inglewood Avenue and a proposed expansion to 13205 and 13207 South Inglewood Avenue. The business is a small boutique classic and custom restoration service facility that primarily restores private vehicle collections. The business employs five employees fulltime and the hours of operation are Monday through Friday 8:00 a.m. to 5:30 p.m. The applicant is proposing new six-foot-tall solid walls on the property lines adjoining residential uses. The zone was changed from M-1 (Light Industrial) to C-3 (General Commercial) in 2015 with the General Plan 2035 update. A CUP is required to expand the auto body shop and to continue the auto body shop in the C-3 Zone. The Project Site was previously used a machine shop in 1965.

**LOCATION**

13205, 13207, 13209 S Inglewood Avenue, Del Aire

**ACCESS**

Inglewood Avenue

**ASSESSORS PARCEL NUMBER(S)**

4144015019; 4144015020

**SITE AREA**

0.19 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan 2035

**ZONED DISTRICT**

Del Aire

**PLANNING AREA**

South Bay

**LAND USE DESIGNATION**

CG General Commercial

**ZONE**

C-3 General Commercial

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities  
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.20.040 (Development Standards for Commercial Zones)

**CASE PLANNER:**

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