

Automotive Use – LAMC 12.24 W4

City of Los Angeles – Department of City Planning

Request: Code Section 12:24 W4

Conditional Use Permit Findings/Justification is a required attachment to a MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810).

Public Noticing Requirements: This entitlement requires notification to extend to property owners and occupants within 500 feet of the subject property.

FINDINGS:

a. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

This body repair/garage with spray both is ideally situated to serve the population of residents, workers and shoppers in this part of the City. Their services will enhance the surrounding neighborhood.

- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject premise is located within the Van Nuys- North Sherman Oaks Community Plan area and is designated as General Commercial within the [Q]C2-1L-CDO zone. The surrounding properties have compatible and similar uses to that of the commercial, general office, service-related and storefront retail uses. This market adds to the diversification of uses within this established center and should remain in proper relation to the adjacent uses. The instant request is an organic extension of the current use and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

This request is a permitted use within the community plan and will not change the site's ability to conform to any elements or objectives of the General Plan.

b. Additional Findings specific to Automotive use in the C zones that do not comply with the development standards and operating conditions in Section 12.22 A28 or in the M zones that do not comply with 12.17.6 of this code:

- i. That the project will not create or add to a detrimental concentration of automotive used in the vicinity of the proposed automotive use;

This is unique to the area and will not create undue concentration of automotive uses in the area. The council, Fire and AQMD are in approval is this request. The use is consistent to the other uses in the area.

- ii. That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to egress from and associated parking of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

This is an existing site and this use will not interfere with egress and ingress to this site. Parking is provided on site and cars are in a locked gate. This request will not create additional traffic to the area. 6 spaces required and 10 offered on site.

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- iii. That any spray painting will be conducted within a fully enclosed structure located at least 500-feet away from a school or A or R zone, and that all spray painting will be conducted in full compliance with the provisions of Article 8, Chapter 5 of this code, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations

The spray booth is fully enclosed inside a structure and approved by fire and AQMD to meet with the provision of this code.

- iv. That the applicant has submitted an appropriate landscape plan setting forth all plant material an irrigation system, and a written maintenance schedule indicating how the landscaping will be maintained.

This is an existing site that has been fully developed. We are a tenant to an existing developed location on Van Nuys blvd. Location sits in the rear off an alley. Tire and other tenants sit to the front.