



TO: City of Los Angeles  
Department of City Planning  
201 N. Figueroa St – 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

FROM: Bret Flory

RE: Zone Variance Findings/Justifications – 9020 Bellanca Ave. Los Angeles, CA

DATE: August 30, 2021

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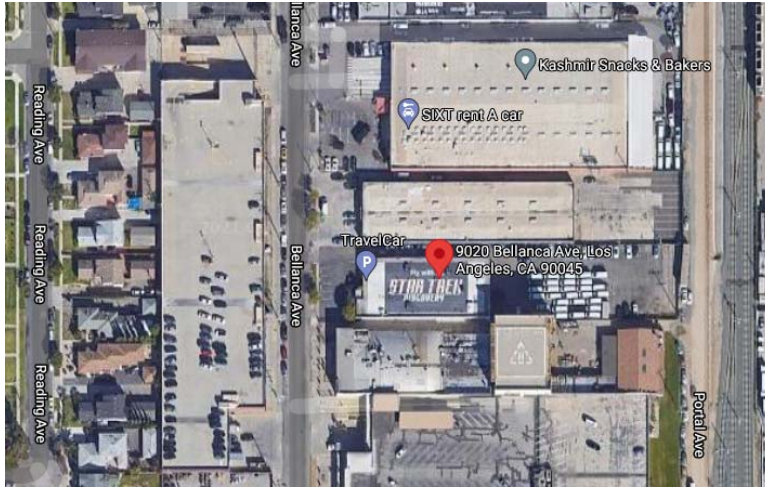
**FINDINGS FOR APPROVAL:** In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the findings (i.e. criteria for approval) stated below. On separate pages copy each finding and provide a detailed justification/explanation of how the proposed project conforms with the required finding. If you are requesting more than one variance, your response to each finding should clearly address each requested action.

1. Explain why the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

**Justification:** The proposed use will require paint booths to operate as part of the service. All spray painting will be conducted in a fully enclosed structure and completely screened from public view. We are requesting a Zone Variance to allow the use of spray painting as there are a few parcels zoned for residential use within 500' of the site.

2. Describe the special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

**Justification:** The site is located where there are a few parcels zoned for residential use within 500'. The lots are located approximately 250 feet away. There is a large Industrial facility between the project site and residential zone that can serve as a buffer. Image below.



3. Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

**Justification:** The intent is to adhere to it's conditions on order to safeguard the health and safety of the surrounding properties. The Zone Variance is necessary to allow Caliber Collision to install a paint booth which is essential to the operation of their business. The variance ensures that the proposed use will not have a negative impact to the surrounding areas but would enhance the built environment in the surrounding neighborhood, perform a function, and provide a service that is essential and beneficial to the community.

4. Explain why the granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.

**Justification:** If granted with Zone Variance, the intent is to adhere to it's conditions in order to safeguard the health and safety of the surrounding properties. All products used, services rendered, and disposals of waste are highly regulated to prevent unwanted affects. All products and equipment are designed to ensure compliance. Laws and limitations are monitored and enforced so that any employee, clientele and passerby may be assured of a safe environment.

5. Explain why the granting the variance would not adversely affect any element of the General Plan.

**Justification:** The proposed Auto Body Paint and Repair shop is permitted in Zone M2-1, Light Manufacturing Zone. However, the site is located less than 500' from a few parcels zoned as Residential. The intent is to design a Paint booth that will operate in a fully enclosed structure to avoid any negative impact to the environment of the surrounding neighborhoods.

Regards,

  
Bret Flory