

Title: Caliber Collision 6315 Arizona Place, Westchester
<b>ZA-2021-3787-ZV</b>
Item No. 4
Meeting date: October 19, 2021
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair      Phone number:
Committee Vote: 7/0/0
Does this item have a fiscal impact on the Neighborhood Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Additional documents attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**RECOMMENDATION:** Support the project.

**BACKGROUND:** Under LAMC 12.17.6, LAMC 12.24 W.4, LAMC 12.27 applicant is requesting a Zone Variance to allow the use of Paint Booths on the premises as there are a few parcels zoned residential within 500 ft. of the project site.

Project is on an approximately 18,000 sq. ft. lot and proposes 15,946 sq. ft. of shop floor and 2,054 sq. ft. of office space. Existing parking lot has 53 vehicle spaces (city requires 25) and 5 bicycle spaces ( city requires 4). Hours of operation Monday-Friday 7:30 AM – 5:30 PM. All repair activities will be conducted indoors and completely screened from public view. Second presentation to PLUC, previously presented at the September 21, 2021 meeting. There were questions about the Q condition on the subject site, the Committee needed clarification and the item was pulled from the agenda.

**DISCUSSION:** This location will be a certified Audi repair facility.  
 Caliber Collision is the largest Collision repair facility in the country with more facilities in California than any other state. They are well versed in and compliant with all environmental regulations and licensing requirements.

**Committee Discussion:** Committee inquired about the proximity to residential.

**ATTACHMENTS:** Application(s), presentation materials, letter to city.

**MOTION:** Motion to support the project as proposed.

October 5, 2021  
**6315 Arizona Place, Westchester**  
**ZA-2021-3787-ZV**

City of Los Angeles Planning Department  
Michelle Carter  
City Planning  
[Michelle.carter@lacity.org](mailto:Michelle.carter@lacity.org)

Orest Kravets  
Holloway Land Co.  
2100 21<sup>st</sup>. St.  
Sacramento, CA 95818  
[orestkdg@yahoo.com](mailto:orestkdg@yahoo.com)  
916 402-1833

The Neighborhood Council of Westchester Playa has voted to support the request by the applicant for a Zone Variance permit to allow the use of Paint Booth on the premises, as proposed.

Sincerely,

Paula Gerez  
President

Cc  
Councilman Mike Bonin - CD11 / [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)  
Len Nguyen - CD11 Senior Planning Deputy / [len.nguyen@lacity.org](mailto:len.nguyen@lacity.org)  
Jason Douglas – CD11 Senior Planning Deputy / [Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org)  
Hannah Levien – CD11 NCWP Field Deputy / [hannah.levien@lacity.org](mailto:hannah.levien@lacity.org)



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

*THIS BOX FOR CITY PLANNING STAFF USE ONLY*

**Case Number** \_\_\_\_\_

**Env. Case Number** \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

*Detailed filing instructions are found on form CP-7810*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Total Lot Area \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Present Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |  |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                  |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits)   | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)    |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: \_\_\_\_\_ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

**Authorizing Code Section** LAMC 12.17.6

**Code Section from which relief is requested (if any):** LAMC 12.24.W.4

**Action Requested, Narrative:** We are requesting for a Conditional Use Permit to remodel an existing building to an Auto Body Paint and Repair Shop

**Authorizing Code Section** LAMC 12.17.6, LAMC 12.24 W.4

**Code Section from which relief is requested (if any):** LAMC 12.27

**Action Requested, Narrative:** We are requesting a Zone Variance to permit the use of Paint Booths as there are a few parcels zoned for residential use within 500' of the site.

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department



**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form \_\_\_\_\_

b. Geographic Project Planning Referral \_\_\_\_\_

c. Citywide Design Guidelines Compliance Review Form \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Preliminary Zoning Assessment Referral Form \_\_\_\_\_

l. SB330 Preliminary Application \_\_\_\_\_

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

n. Order to Comply \_\_\_\_\_

o. Building Permits and Certificates of Occupancy \_\_\_\_\_

p. Hillside Referral Form (BOE) \_\_\_\_\_

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

r. SB330 Determination Letter from Housing and Community Investment Department \_\_\_\_\_

s. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Are you in escrow to purchase the subject property?       YES       NO

**Property Owner of Record**       Same as applicant       Different from applicant

Name (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**       Owner       Applicant  
*(select only one)*       Agent/Representative       Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).


**PROPERTY OWNER**

**7. PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature  Date 3-17-21

Print Name Robert Thompson

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 17, 2021 before me, Yvette Lee, Notary Public  
(Insert Name of Notary Public and Title)

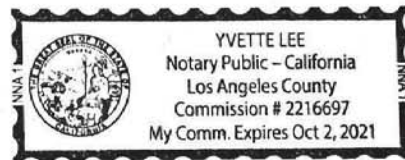
personally appeared Robert Thompson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature

(Seal)




Notary Seal

**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature:   
Print Name: Bret  
Blom

Date: 3/9/2021

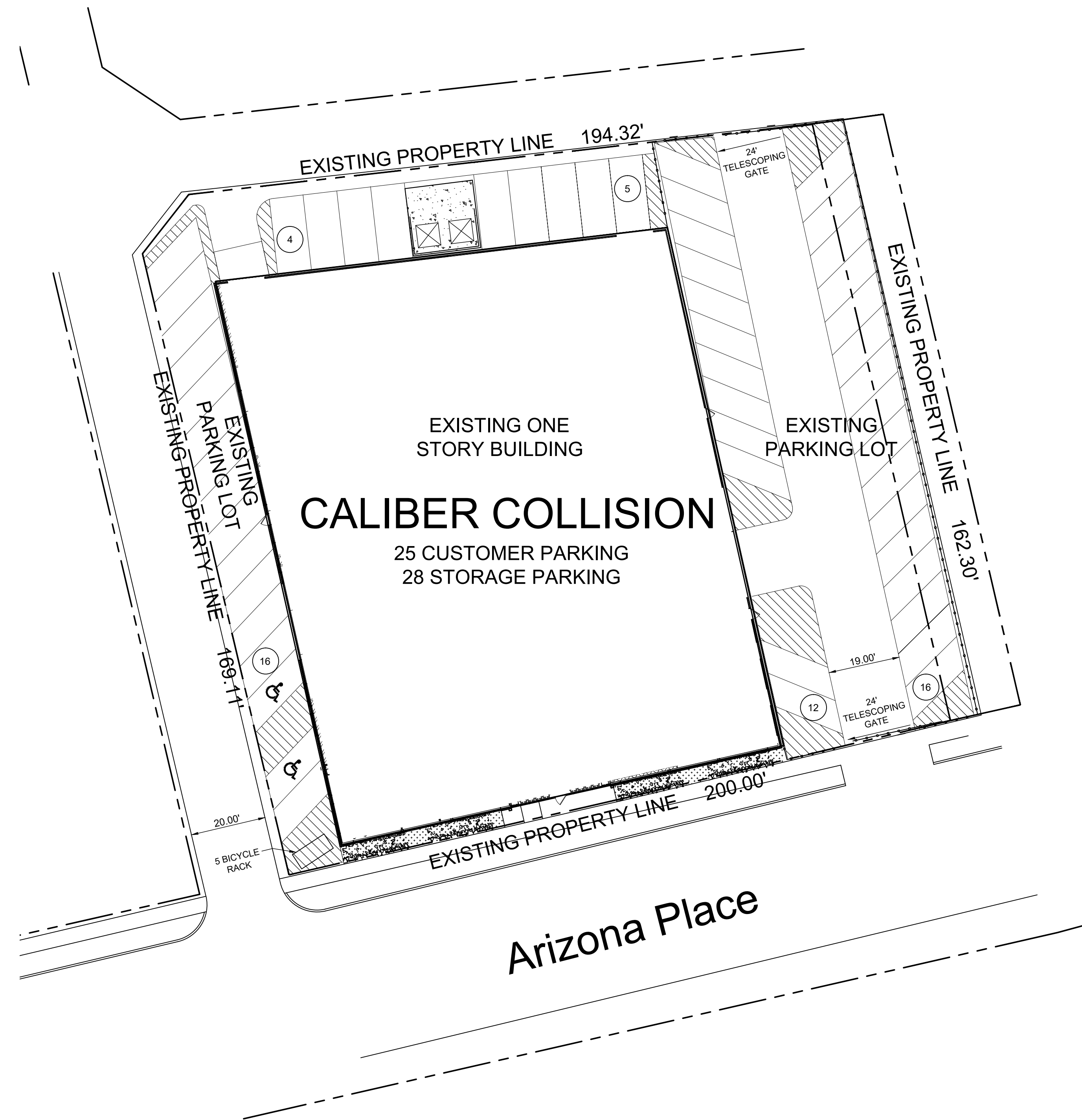
**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

**9. SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).





SITE DATA	
OFFICE SQ. FT.	= 2,054 SQ. FT. ±
SHOP FLOOR SQ.FT.	= 15,946 SQ. FT. ±
TOTAL BUILDING SQ.FT.	= 18,000 SQ. FT. ±
ACREAGE TOTAL	= 0.78 ±
EXISTING LANDSCAPE AREA	= 402 S.F.
EXISTING BUILDING & PARKING AREA	
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)	
SETBACKS:	
FRONT: XX'	REAR: XX' SIDES: XX'
EXISTING HEIGHT	= 15'-0"
MAX. HEIGHT	= XX'-X"
ZONING	M1(Limited Industrial Zone)
USE	AUTO REPAIR
WATER	(UTILITY DISTRICT)
SEWER	(UTILITY DISTRICT)
PARKING CALCULATIONS	
OFFICE @ 1:500 REQ'D	= 4
SHOP @ 1:500 REQ'+(1per 5,000)=	21
CITY TOTAL REQUIRED	= 25
TOTAL PARKING SHOWN	= 53
BICYCLE CALCULATIONS	
OFFICE @ 1 per 5,000 sf	= 1
SHOP @ 1 per 5,000 sf	= 3
CITY TOTAL REQUIRED	= 4
TOTAL BICYCLE SHOWN	= 5

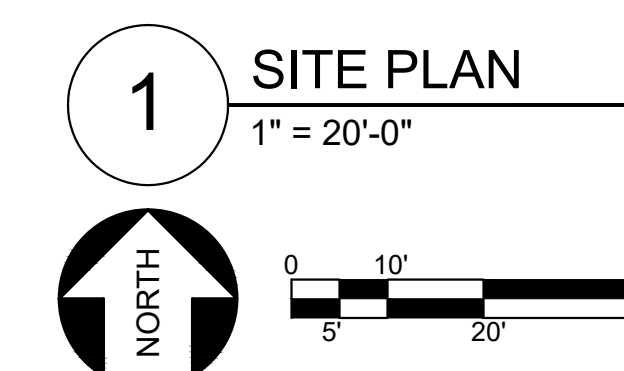


BRIAN RUMSEY  
1255 W. 15TH ST. SUITE-125  
PLANO, TEXAS 75075  
PH: 972.398.6644

## CALIBER COLLISION

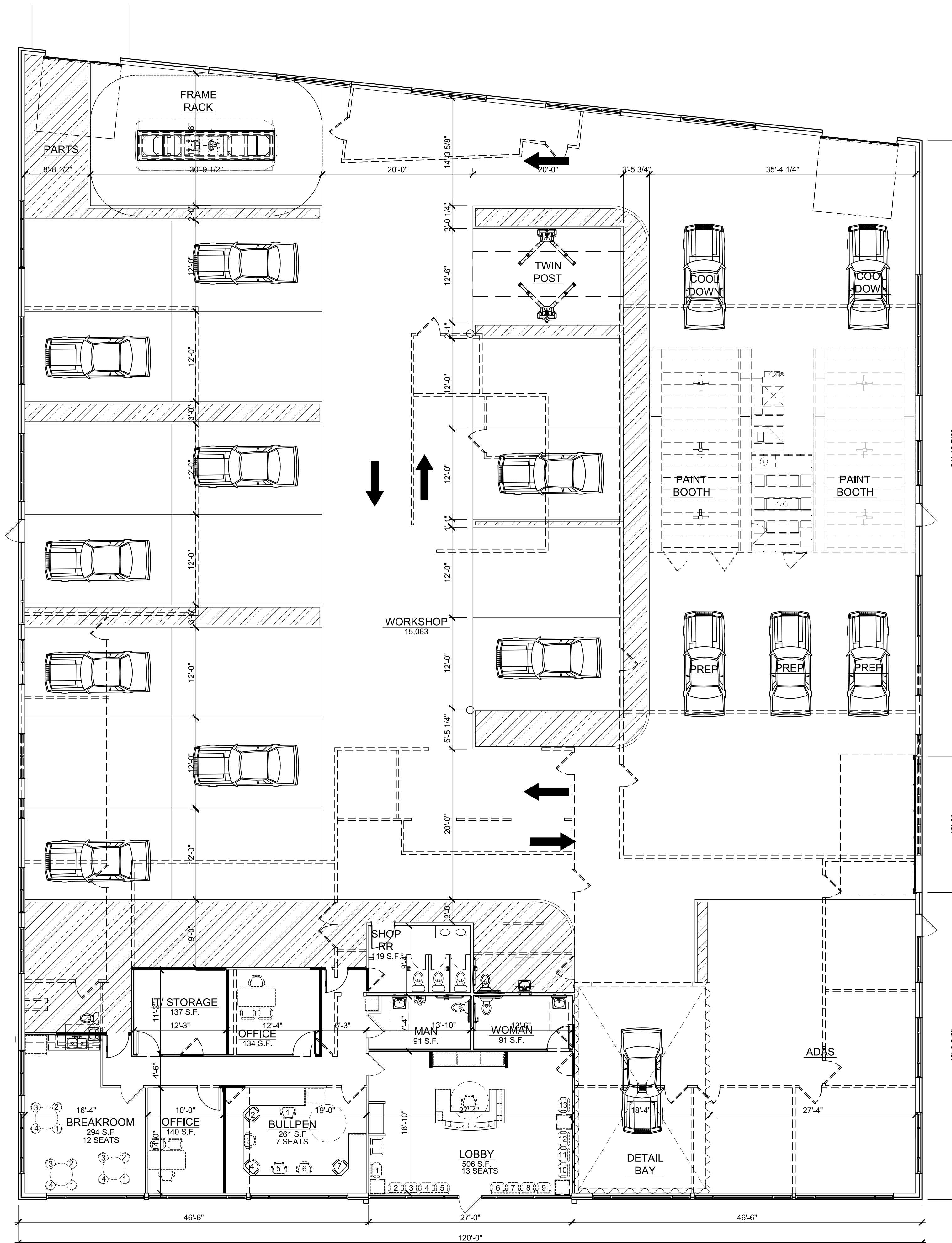
### SITE PLAN

6315 Arizona Place  
Los Angeles, CA



1 SITE PLAN  
1" = 20'-0"

DRAWN: CVO	PROJECT #: 21024	DATE: 21.03.29
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WALL LEGEND	
NEW WALL	—
EXISTING WALL	==
DEMO WALL	---

BUILDING DATA	
OFFICE	= 2,054 SQ. FT.
SHOP AREA	= 15,946 SQ. FT.
TOTAL AREA	= 18,000 SQ. FT.
STALL DATA	
TOTAL TECH STALLS	= 18
TOTAL TECHS	= 18/2 = 9

**Brian RUMSEY**  
 BRIAN RUMSEY  
 1255 W. 15TH ST. SUITE-125  
 PLANO, TEXAS 75075  
 PH: 972.398.6644

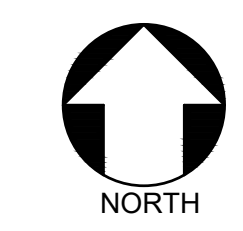
**CALIBER COLLISION**

FLOOR PLAN

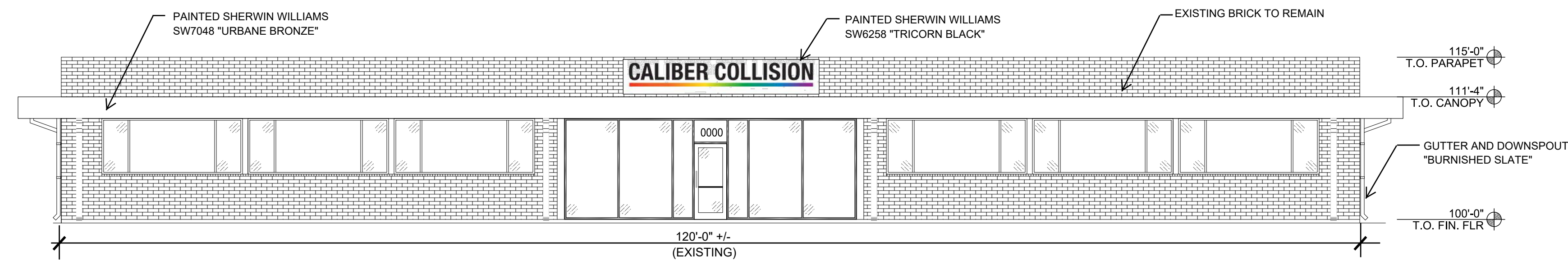
6315 ARIZONA PLACE  
 LOS ANGELES, CA

DRAWN: CVO	PROJECT #: 21024	DATE: 20.03.29
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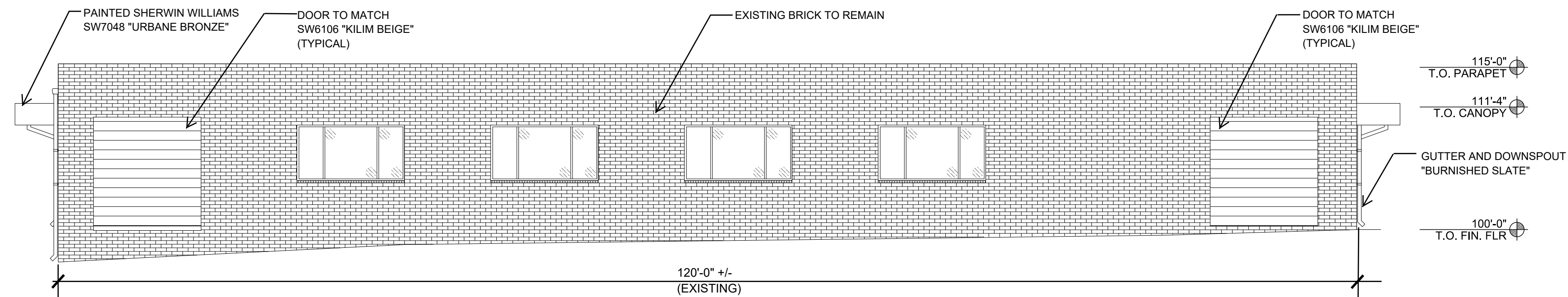
1 FLOOR PLAN  
 1/8" = 1'-0"



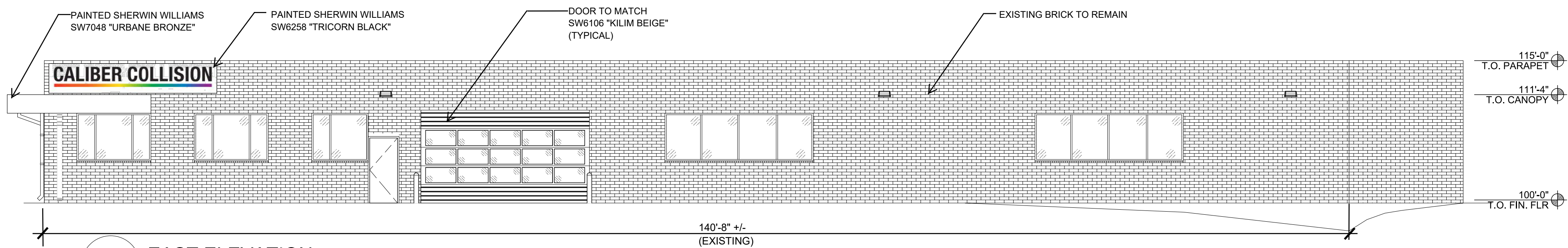




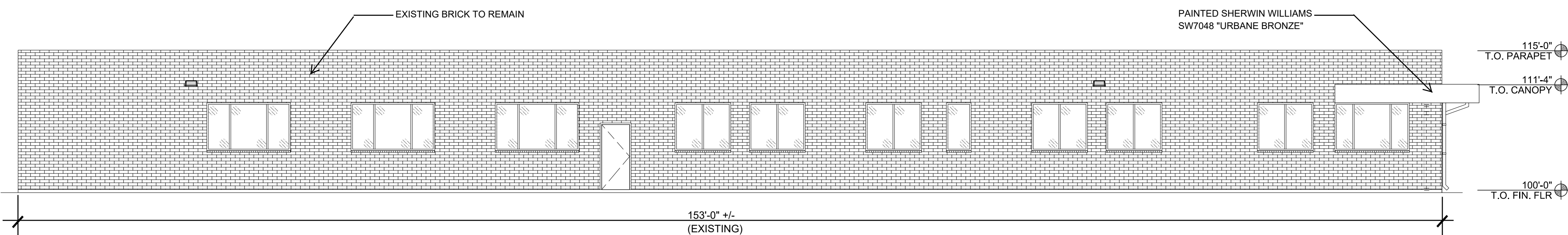
**1** NORTH ELEVATION  
1/8" = 1'-0"



**2** SOUTH ELEVATION  
1/8" = 1'-0"



**3** EAST ELEVATION  
1/8" = 1'-0"



**4** WEST ELEVATION  
1/8" = 1'-0"

**Brian RUMSEY**

BRIAN RUMSEY  
879 JUNCTION DRIVE  
ALLEN, TEXAS 75013  
PH: 972.398.6644

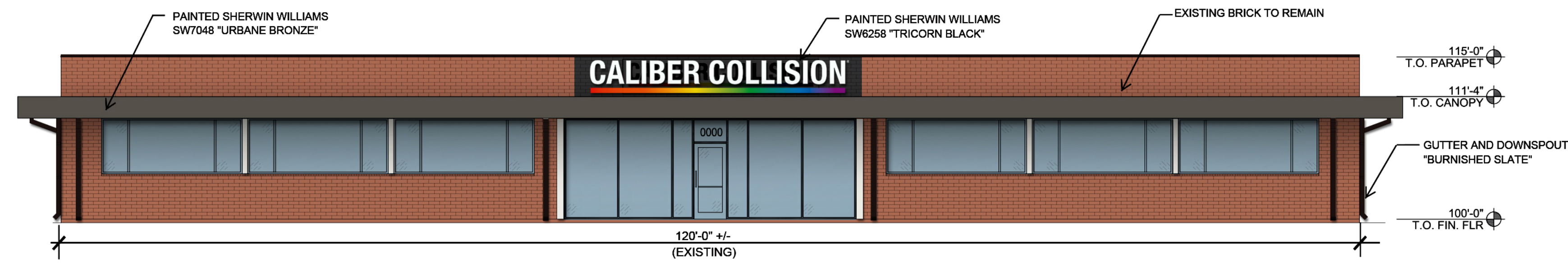
**CALIBER COLLISION**

CONCEPTUAL ELEVATIONS

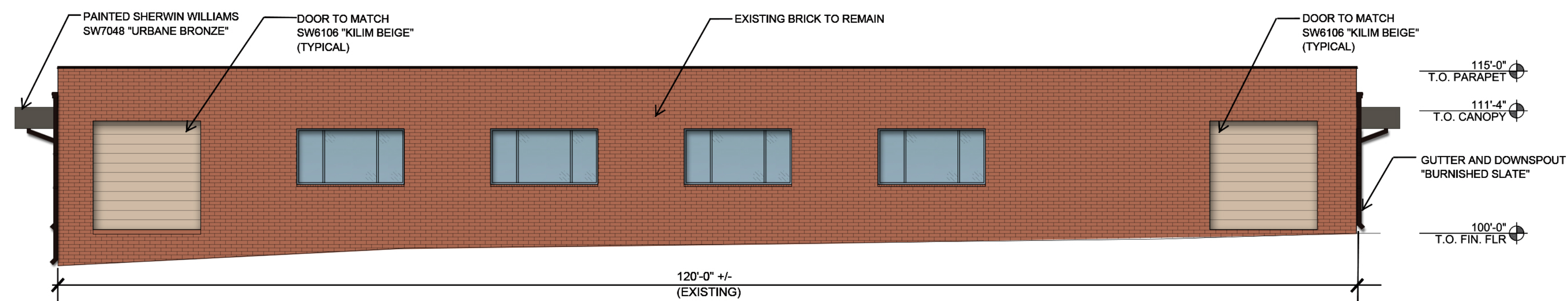
6315 ARIZONA PLACE  
LOS ANGELES, CA 90045

DRAWN: CVO	PROJECT#: SCHEM	DATE: 21.03.29
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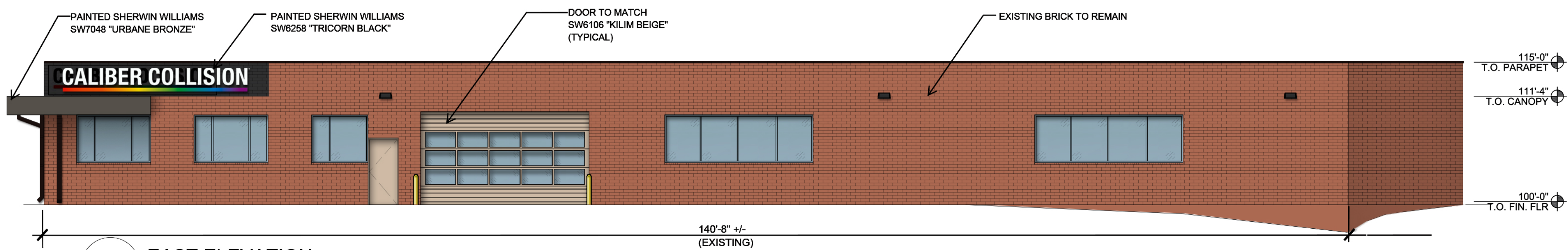




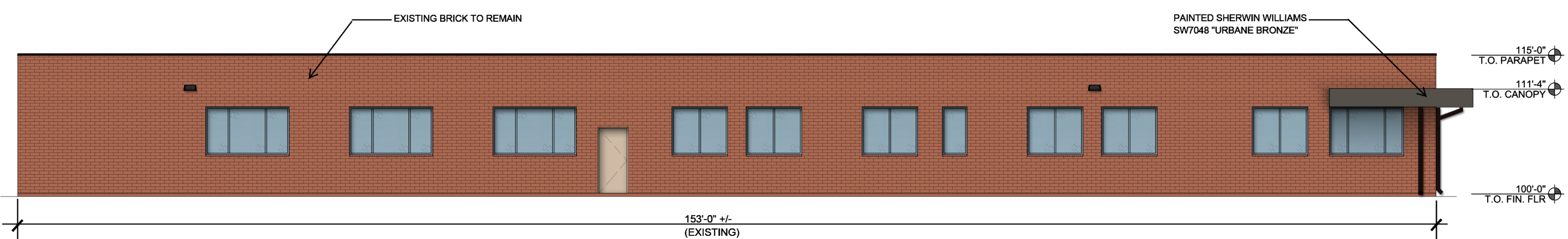
**1** NORTH ELEVATION  
1/8" = 1'-0"



**2** SOUTH ELEVATION  
1/8" = 1'-0"

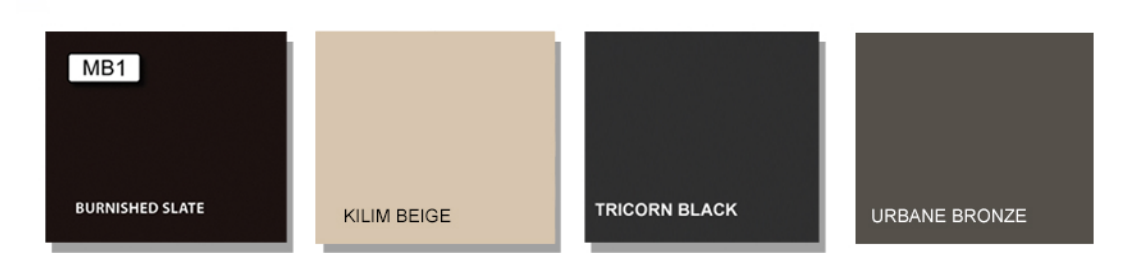


**3** EAST ELEVATION  
1/8" = 1'-0"



**4** WEST ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND**



**Brian RUMSEY**  
 BRIAN RUMSEY  
 879 JUNCTION DRIVE  
 ALLEN, TEXAS 75013  
 PH: 972.398.6644

**CALIBER COLLISION**

CONCEPTUAL ELEVATIONS

6315 ARIZONA PLACE  
 LOS ANGELES, CA 90045

DRAWN: CVO PROJECT#: SCHEM DATE: 3/30/2021



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: Conditional Use Findings/Justifications – 6315 Arizona Place Los Angeles, CA

DATE: April 6, 2021

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## 1. General Conditional Use

a. 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.

**Justification:** The Auto Body shop will provide service that can be easily accessible for the community. Furthermore, note the contributions that Caliber Collision brings to surrounding communities for all their locations. Among their traditions of charity and community enrichment programs (<http://calibercollision.com/about-us/community-involvement/>), Caliber Collision actively supports:

- For the last six years, Caliber Collision has been proud to partner with the American Heart Association for their annual Heart Walk. The event takes place all across the country, raising funds and encouraging others to live happier and healthier lives through heart-healthy activities. On April 21, 2018, with the help of their partners and communities, they were able to contribute to the most successful AHA Côtes du Coeur (AHA's largest national charity gala) event of all time in which \$730,000 of the net contributions were donated by Caliber Collision and partners. Each year, Caliber hosts Caliber Classic, a golf tournament that directly benefits AHA.
- Assisted military service members transition out of active duty and into a collision/auto body industry career through Changing Lanes Program.
- Over the past eight years, Caliber Collision together with partners donated more than 24 million meals to 70+ food banks across 32 states through the Annual Restoring You Drive
- Gifted more than 500 vehicles to veterans, active-duty service members and others in need of reliable transportation through the Caliber Collision Recycled Rides program since 2012. This year, as part of their Restoring You program, they are focusing on helping the medical workers, medical support staff and first responders battling COVID-19 who are doing so much to help all of our communities

To further endorse their commitment to excellence, USAA has identified Caliber Collision as having “an exceptionally high standard when it comes to service delivery



b. 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.

**Justification:** The project will revitalize the existing building and site without deviating from the overall design features of the surrounding neighborhood. It will promote further success of an existing business, re-occupancy of an existing vacant facility, provide expanded job growth and assurance of good custodial care.

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

**Justification:** It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Los Angeles Planning, Building & Engineering design

**2. Additional findings specific to Automotive Uses in the C zones that do not comply with the development standards and operating conditions in Sections 12.22 A28 or in the M zones that do not comply with 12.17.6 of this code:**

a. That the project will not create or add to a detrimental concentration of automotive uses in the vicinity of the proposed automotive use

**Justification:** As a multi-state/multi-operator of Body Shops, Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Prior to opening for business, Caliber Collision will secure a Business License to operate said facility. Any hazardous material shall be documented, handled and/or stored per local, state and federal requirements. The proposed facility (site and building) will be designed by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Final interior designs shall be designed by same Architects/Engineers. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Los Angeles a Plans Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations. Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety.

b. 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.

**Justification:** The proposed project will not have negative effect to the traffic. Please see attached Traffic letter.

c. 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 7, Chapter 5 of this code, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations.

**Justification:** We are requesting a Conditional Use permit and a Zone Variance to remodel existing building to an Auto Body Paint and Repair shop as there are a few parcels zoned for residential use within 500' of the site. Spray painting will be conducted within a fully enclosed structure and shall be installed per the city, state, and federal requirements.

d. That the applicant has submitted an appropriate landscape plan setting forth all plant materials an irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.

**Justification:** There is an existing irrigation system that we will reuse. We would like to use the existing landscaping along Arizona Ave., but can improve it if needed.

Regards,

  
Bret Flory