



TO: City of Los Angeles
Department of City Planning
201 N. Figueroa St – 4th 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

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