

**ATTACHMENT A**  
**DRAFT RESOLUTION FOR CONDITIONAL USE PERMIT NO. 25-05**

**RESOLUTION NO. PC 25-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
COMMERCE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP)  
(CUP NO. 25-05) TO ALLOW AN ESTABLISHMENT PRIMARILY ENGAGED IN  
GENERAL AUTOMOTIVE AND COLLISION REPAIR**

**WHEREAS**, on July 09, 2025, Anatolii Karabutov on behalf of Revive Collision, Inc. ("Applicant"), submitted an application for a Conditional Use Permit ("CUP") with the City of Commerce ("City") to allow an establishment primarily engaged in general automotive and collision repair within an existing building ("Project") located at 5920 East Washington Boulevard, Commerce, CA 90040, ("Project Site"); and

**WHEREAS**, the Project Site consists of 7,500 square feet in the City's Commercial Manufacturing (C/M-1) zoning district; and

**WHEREAS**, pursuant to Chapter 19.11.030A of the Commerce Municipal Code ("CMC"), a CUP is required for any automotive repair uses within the C/M-1 zone; and

**WHEREAS**, based on such evidence heard, the Planning Commission for the City of Commerce ("Planning Commission") shall act to approve, conditionally approve or deny the application for the Project herein pursuant to the findings of fact presented; and

**WHEREAS**, the Planning Commission held a public hearing on January, 21 2026 for the purpose of considering an application for a CUP to allow an establishment primarily engaged general automotive and collision repair located at 5920 East Washington Boulevard, Commerce, CA 90040, within the City's C/M-1 zoning district; and

**WHEREAS**, pursuant to and in accordance with provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., (herein referenced to as "CEQA")), the State of California Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code of Regs. §§ 15000, et seq., (herein referred to as the "CEQA Guidelines")), the City is the "lead agency" for the preparation and consideration of environmental documents for "projects", as the term is defined in Section 15378 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Project, does find that all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and made part of this Resolution.

**Section 2.** This project qualifies for a Class 1 Categorical Exemption under the provisions of the CEQA Guidelines, Section 15301 (Existing Facilities). Class 1 exemption specifically applies to small additions, permitting, expansions or alterations to existing structures where there is negligible or no expansion of the use to an existing facility.

**Section 3.** Pursuant to Section 19.39.420 of the CMC, the Planning Commission makes the following findings to support the approval of a CUP in this matter:

1. **The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Title 19.** *The proposed use is conditionally permitted within the Commercial Manufacturing (C/M-1) zone and complies with all applicable provisions of Title 19. The C/M-1 zone is intended to support limited and compatible light industrial uses. Automotive repair uses, require discretionary review through a Conditional Use Permit pursuant to Chapter 19.11 of the Commerce Municipal Code. The proposed use meets this requirement and complies with the intent of all applicable zoning regulations.*
2. **The proposed use would not impair the integrity and character of the zone in which it is to be located.** *The proposed use would not impair the integrity or character of the C/M-1 zone. The property is surrounded by similar light industrial uses and is located within an area zoned entirely for commercial manufacturing. The operations, including automotive repair including collision related repairs, are consistent with other permitted uses in the zone. No new building construction is proposed at this time. All operations will occur within the existing structure and are not expected to generate significant new traffic. Therefore, the proposed use maintains the zone's character and purpose.*
3. **The subject site is physically suitable for the type of land use being proposed.** *The subject project site is physically suitable for the proposed use. The property is 7,500 square feet and developed with a 4,500 square-foot commercial/industrial building with off-street parking accessed from the alley*

*between Washington Boulevard and Sheila Street. The proposed operations will occupy the existing building, with approximately 775 square feet dedicated to offices, 2,921 square feet for storage, and 839 square feet for auto repairs. No expansion of the building footprint is proposed. The site is located within one-half (½) mile of a qualifying major transit stop and therefore qualifies for the AB 2097 parking exemption, which removes minimum off-street parking requirements. The parking provided on-site is sufficient to support the proposed operations, as customers typically drop off their vehicles and do not remain on the premises, resulting in limited parking demand. The site layout allows vehicle parking and maneuvering to occur within designated areas, supporting safe and orderly use of the property.*

4. **The proposed use is compatible with the land uses presently on the subject property.** *The proposed use is compatible with the existing use of the property. The automotive repair operations will take place entirely within the existing industrial building, using 839 square feet for repairs, 775 square feet for office functions and 2,921 square feet for storage. Two full-time employees will be present during peak operations. All materials will be stored indoors using storage racks subject to City review and approval. Business hours will be Monday through Friday, 9:00 AM to 6:00 PM. No evidence has been presented indicating that the proposed use would be incompatible with adjacent uses. Therefore, it is deemed compatible with the subject property and its surroundings.*
5. **The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.** *The proposed use is compatible with both existing and future land uses within the C/M-1 zone and surrounding area. The facility is a general automotive and collision repair shop. The project supports the intent of the City's Zoning Ordinance and General Plan and is not expected to conflict with future development allowed within the zone.*
6. **There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.** *Adequate provisions for water, sanitation, and public utilities exist to support the proposed use. The property is developed with a 4,500 square-foot building constructed in 1959 and located in an urbanized area where similar industrial uses have access to full utility services. The proposed use will utilize existing infrastructure, and no service deficiencies are anticipated.*
7. **There would be adequate provisions for public access to serve the subject proposal.** *Adequate public access is available to serve the subject property. The site faces/fronets Washington Boulevard and provides off-street parking accessed via an alley between Washington Boulevard and Sheila Street. No*

*changes to access are proposed, and the existing circulation is sufficient to accommodate the proposed use.*

8. **The proposed use is consistent with the objectives, policies, general, uses, and programs of the Commerce General Plan.** *The proposed use is consistent with the objectives, policies, land use designations, and programs of the Commerce General Plan. The project supports the continued use and enhancement of existing industrial areas and aligns with the City's goal of promoting compatible light industrial development. The use also complies with the C/M-1 zoning designation, which is consistent with the General Plan's industrial land use policies.*
9. **The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.** *The proposed use will be maintained in a safe and orderly manner and will not be detrimental to the public interest, health, safety, convenience, or welfare. The operations are consistent with surrounding industrial uses and will be conducted entirely within an enclosed building, minimizing potential impacts.*
10. **The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.** *The proposed use will preserve the visual character of the neighborhood. The project will operate within an existing 4,500 square-foot building constructed in 1959. No additional construction is proposed, and the project will maintain the site's current appearance and compatibility with the surrounding industrial environment.*

**Section 4.** The Planning Commission does hereby conditionally approve CUP-25-05 subject to the following conditions:

1. A Conditional Use Permit approval is valid and in effect and granted pursuant to the provisions of Title 19 of the Commerce Municipal Code and shall be valid only on the property for which it was granted and shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.
2. The approval of this application authorizes the establishment and operations of a general automotive and collision repair establishment at an existing industrial facility in the City's Commercial Manufacturing (C/M1) Zoning District.
3. The Applicant shall obtain and maintain coverage under the required NPDES Industrial General Permit and implement all applicable stormwater Best Management Practices (BMPs).
4. The business shall be subject to annual City inspections to ensure ongoing compliance.

5. All customer, employee, and repair vehicles shall be parked only within designated on-site parking spaces or vehicle repair bays. No vehicles associated with the business may be parked or staged in the alley or any area not designated for parking.
6. All conditions shall be binding upon the Applicant(s), their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, and use and maintenance of all land and structures within the development.
7. The business operations shall comply with in Section 19.19.160 of the Commerce Municipal Code as it relates to noise standards at all times.
8. This permit and all rights hereunder shall terminate within twelve months of the effective date of the permit unless operations are commenced or a written time extension is granted, based on a written request submitted prior to the expiration of the one-year period as provided in Section 19.39.460 of the Commerce Municipal Code.
9. The abandonment or non-use of this approval for a period of one year shall terminate the approval without further action of the Planning Commission or City Council, and any privileges granted thereunder shall become null and void.
10. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit together with all conditions, which are a part thereof.
11. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
12. If the Director of Community Development determines that a situation is detrimental to the public health, safety, and welfare has arisen due to the subject operation, the Director may require changes to the operation, additional studies to be undertaken, and the implementation of additional measures to protect the public's interest.
13. Violation of any of the conditions of the approval shall be cause for revocation and termination of all rights thereunder.
14. The Applicant shall comply with all the conditions and requirements as set forth by any City or other governing body and shall obtain all necessary permits as required.
15. The Applicant shall comply with all City, county, and state regulations.

16. The Applicant shall comply with all conditions, requirements, and regulations imposed by all applicable City departments and outside agencies. All conditions of approval from other departments are hereby incorporated as part of this permit.
17. The Director of Community Development shall have the authority to initiate proceedings to suspend or revoke a Conditional Use Permit approval pursuant to provisions set forth in Sections 19.39.240 through 19.39.250, inclusive, of the Commerce Municipal Code, Chapter 19.39 (Administration of the Zoning Ordinance), if sufficient cause is given.
18. A City of Commerce Business License shall be obtained and renewed annually as required by the City of Commerce.
19. The City has the right of way to inspect the premises to verify compliance with conditions of this approval and to determine compliance with all applicable sections of municipal code.
20. Any changes to the operation of the subject use shall be reviewed by City staff prior to implementation. Any future changes to the operation must be in substantial compliance with this Conditional Use Permit as determined by the Director of Community Development.
21. The Director of Community Development is authorized to make modifications to the conditions if such modifications shall achieve substantially the same results as would strict compliance with said conditions.
22. The applicant shall sign, notarize, and return to the Community Development Department an affidavit accepting all Conditions of Approval within 10 days from the date of the approval, unless appealed. The Applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Condition Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.
23. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The

city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

The following conditions or code requirements of the Building & Safety Division shall be provided:

24. Should there be a proposed tenant improvement, the second sheet of building plans must list all City of Commerce conditions of approval and include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
25. Buildings that contain garages used for motor vehicle repair shall be classified as S-1 Group Occupancy. Should there be a proposed tenant improvement, the design and construction of a repair garage shall comply with Section 406.8 of the Building Code.
26. Should there be a proposed installation of a new vehicle lift, structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided for its anchorage.
27. Should there be a proposed electrical, mechanical, and plumbing (MEP) work, MEP plan check is required.
28. All State of California disability access regulations for accessibility shall be complied with.
29. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

The following conditions of the Los Angeles County Fire Department shall be provided:

30. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance.
  - a. Every application for a building permit shall be accompanied by evidence indicating that the proposed structure is provided with a reliable water supply capable of supplying the required fire flow as required by Fire Code 507.1.1.
  - b. ACTION REQUIRED: Complete and return the "Fire Flow Availability" Form 196, with fire flow information provided by the water purveyor from the closest fire hydrant along the lot frontage.

*[End of Conditions]*

Conditional Use Permit No. 25-05  
Planning Commission Resolution  
January 21, 2026

I hereby certify that the foregoing findings and conditions contained in this resolution were adopted by the Planning Commission at its regular meeting of January 21, 2026.

---

Salvador Gutierrez, Chairperson  
Planning Commission

ATTEST:

---

Jessica Serrano, Secretary



ACCEPTANCE OF CONDITIONS  
CONDITIONAL USE PERMIT

A F F I D A V I T

I, \_\_\_\_\_, hereby state that I am the owner, or the authorized agent of the owner, of property involved in Conditional Use Permit Case Number 25-05.

I further state that I have read, understand and accept, and will comply with all the conditions of approval contained in Planning Commission Resolution Number 25-15.

I am also aware that if any of the provisions of this Conditional Use Permit are violated or held to be invalid, or any law, statute or ordinance is violated, the Conditional Use Permit shall be void and the privileges granted thereunder shall lapse.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF COMMERCE )

A notary public or other public 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.

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert name and title of the officer)

Personally appeared \_\_\_\_\_  
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 of 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.

Signature \_\_\_\_\_ (Seal)