



STAFF REPORT

CONDITIONAL USE PERMIT NO. 25-05

TO: Planning Commission

FROM: Community Development Department

DATE: January 21, 2026 (Continued Item)

CASE NO.: Conditional Use Permit (CUP) No. 25-05
(CEQA Exemption Section 15301 - Class 1, Existing Facilities)

APPLICANT REQUEST:

To allow an establishment primarily engaged in general automotive and collision repair at an existing commercial/industrial facility located at 5920 East Washington Boulevard, Commerce, CA 90040, in the City's Commercial Manufacturing ("C/M-1") zoning district (hereinafter, the "Project").

Pursuant to Chapter 19.11.030A of the Commerce Municipal Code (CMC), a CUP is required for any business establishment engaged in general automotive and collision repair, within the C/M-1 Zone. In addition, the project is subject to consideration of a Categorical Exemption pursuant to Title 14, Chapter 3, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: 5920 East Washington Boulevard
Commerce, CA 90040
(APN: 6334-017-031)

APPLICANT: Revive Collision, Inc.

REPRESENTATIVE: Anatolii Karabutov
5920 E. Washington Blvd.
Commerce, CA 90040

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission" or "PC") take the following actions:

1. Approve Resolution No. 25-15 approving Conditional Use Permit No. 25-05 to allow an establishment primarily engaged in general automotive and collision repair at an existing commercial/industrial facility finding the project

consistent with the CMC, the General Plan, and compatible with surrounding uses; and

2. Direct staff to file a Notice of Exemption pursuant to CEQA for the Project.

PUBLIC HEARING NOTICE:

The public hearing notice was published in the Los Cerritos News on December 5, 2025 and mailed to property owners within 500 feet of the project site.

ATTACHMENTS:

- A) Draft Resolution PC 25-15
- B) Site/Floor Plans
- C) Notice of Exemption

LAND USE, ZONING AND APPLICABLE REGULATIONS:

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Commercial Manufacturing
Zoning:	C/M-1 (Commercial Manufacturing)
Applicable Zoning Regulations:	CMC Chapter 19.11 Manufacturing Zones; CMC Section 19.39.390 Conditional Use Permit; CMC Section 19.39.420 Required Findings; CMC Section 19.39.430 Conditions of Approval; CMC Chapter 19.21 Off-Street Parking and Loading.

SURROUNDING ZONING AND LAND USES:

Direction	Zoning	Land Use
North	C/M-1	Commercial Manufacturing
South	C/M-1	Commercial Manufacturing
East	C/M-1	Commercial Manufacturing
West	C/M-1	Commercial Manufacturing

ENVIRONMENTAL ASSESSMENT:

This Project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code, § 21080 (b)(9)); Cal. Code Regulations, Title 14, Chapter 3, § 15301 [Class 1, "Existing Facilities"]. This section specifically consists of the operation, repair, maintenance, permitting,

leasing, licensing or minor alterations to existing structures where there is negligible or no expansion of the use. In this case, the Applicant is proposing the operations of an establishment primarily engaged in general automotive and collision repair at an existing commercial/industrial facility.

DESCRIPTION OF PROPERTY

The project site is approximately 7,500 square feet in size and is developed with an existing 4,500 square foot industrial building, originally constructed in 1959, according to Los Angeles County Assessor records and Building and Safety permits.

The building fronts Washington Boulevard, with off-street parking located at the rear (south side) of the property, accessible via the alley between Washington Boulevard and Sheila Street. The site is located within the C/M-1 zoning district and is surrounded by similar industrial uses, consistent with the development pattern and character of the area.

Project Location:



BACKGROUND:

On July 9, 2025, the Planning Division received an application from Revive Collision, Inc., represented by Anatolii Karabutov, requesting approval of a CUP to allow a general automotive and collision repair at 5920 East Washington Boulevard. The subject site is located within the City's C/M-1 zoning district, where all business establishments engaged in automotive repair require a CUP pursuant to Chapter 19.11, Table 19.11.030A of the City's CMC. All application documents, including the floor plan, site plan, and operations description, were routed to the Building and Safety Division, Public Works Department, Traffic Engineering Division, and Fire Department for review and comment.

ANALYSIS:

The applicant proposes to establish a general automotive and collision repair within an existing commercial/industrial facility. The operations will include mechanical, electrical, engine and other collision-related auto repairs including bodywork and paint. Activities will be fully contained within the existing industrial building, with no exterior building modifications proposed. Interior improvements include required modifications for auto repair operations such as vehicle lifts, and installation storage racks.

Key components of the proposed operations include:

- Proposed operating hours are from 9:00 AM to 6:00 PM, Monday through Friday. (Closed on weekends).
- A total of two (2) full-time employees on site during operating hours.

CMC Chapter 19.33 requires that all new development and redevelopment projects involving automotive service facilities comply with Low Impact Development (LID) standards and stormwater retention requirements. However, the proposed project is located within an existing industrial building and does not involve any exterior construction, site modifications, or land-disturbing activities that would trigger these provisions. As a result, the project is not subject to the LID or stormwater development requirements of Chapter 19.33.

However, automotive repair uses are required to obtain coverage under the applicable NPDES Industrial General Permit for stormwater discharges. The City of Commerce conducts annual inspections to ensure ongoing compliance with operational stormwater Best Management Practices (BMPs) and to verify that no pollutants enter the storm drain system. The Applicant will be required to obtain and maintain all required permits related to stormwater discharges.

The site plan identifies seven (7) off-street parking spaces located at the rear of the building, accessible from the alley, along with one (1) additional parking space located inside the building.

Under standard application of the City's Off-Street Parking Requirements (CMC Table 19.21.040A), the use would be required to provide a total of ten (10) parking spaces, as summarized below:

Use	Floor Area	Parking Ratio	Spaces Required
Office	775 sq. ft	1 space per 300 sq. ft.	3
Repair Areas	839 sq. ft	1 space per 250 sq. ft.	4
Storage Areas	2,921 sq. ft	1 space per 2,000 sq. ft	2
Employees	2	1 space per 2 employees on the largest shift	1
Total	-	-	10

AB 2097 Parking Exemption Applicability

Assembly Bill (AB) 2097 prohibits local jurisdictions from requiring minimum off-street parking for projects located within one-half (½) mile of a major transit stop. This exemption applies not only to new development but also to changes of use. Based on City records, the previous use of the building was for wholesale operations, and the current proposal of a general automotive and collision repair facility therefore qualifies as a change of use subject to the provisions of AB 2097.

Staff reviewed the surrounding public transit network to determine whether the project site qualifies under AB 2097. The nearest transit stop to the subject property is the Metro Line 108 stop located at Commerce Way and Jillson Street, approximately 0.4 miles from the project site. This route currently operates with peak-period service intervals of approximately 15-18 minutes.

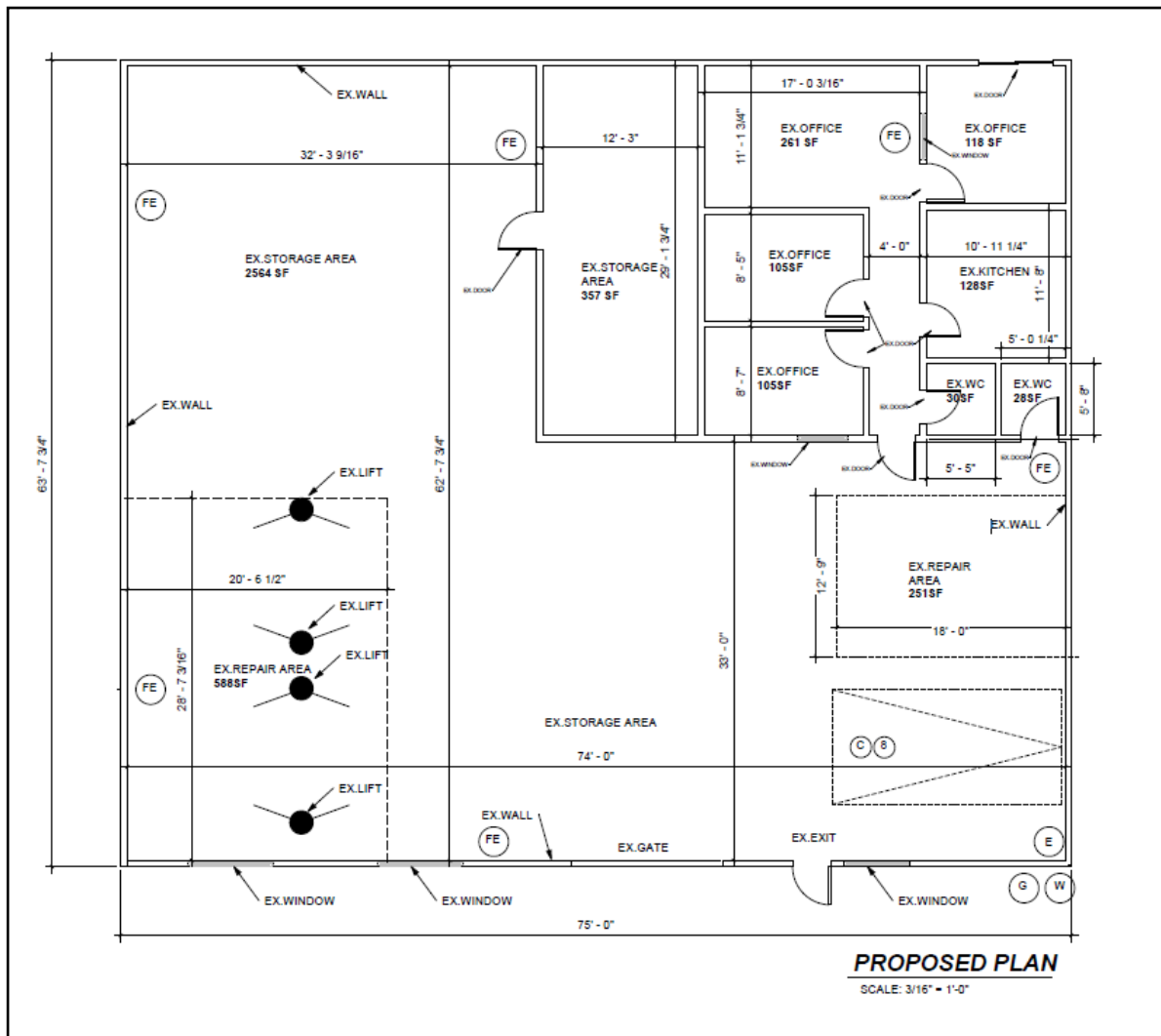
In addition, Assembly Bill (AB) 2553, effective January 1, 2025, expands the definition of a qualifying "major transit stop" by increasing eligible bus service frequency to intervals of up to 20 minutes. With this expanded criterion, the Metro Line 108 stop will fall within the revised transit service definition.

Based on the project's proximity to this qualifying transit stop, minimum off-street parking requirements do not apply. While the City's parking standards would normally require ten (10) parking spaces, the project is exempt from these minimum requirements under AB 2097. Furthermore, the business does not rely on walk-in customers, as vehicles are generally dropped off for repair and picked up at a later time, resulting in limited on-site parking demand. Staff believes, the parking provided is adequate, and no additional parking spaces are required as part of this CUP.

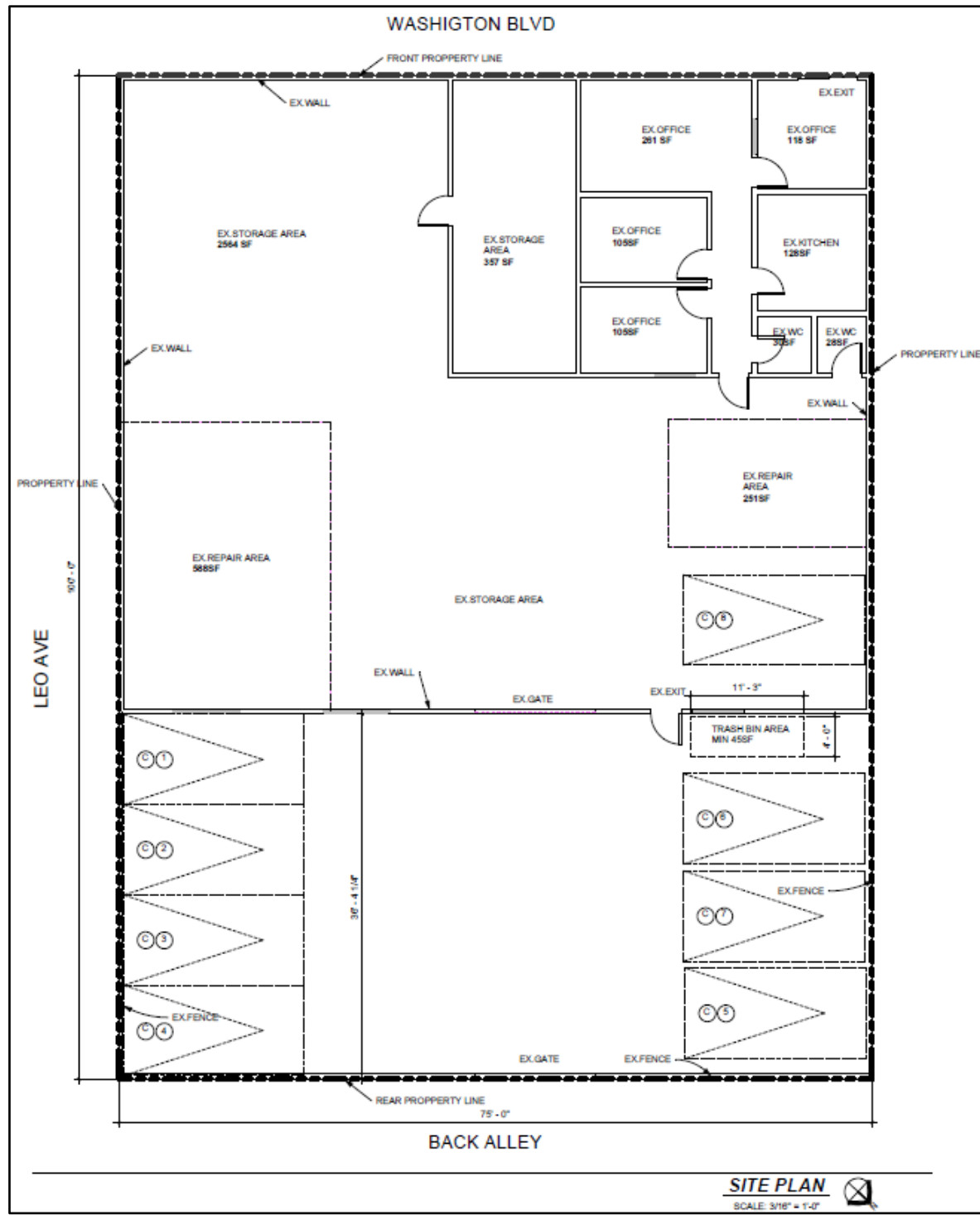
To ensure that parking activity remains orderly and does not result in spillover or obstruction of the alley or non-designated parking areas, staff recommends specific conditions requiring that all customer and employee vehicles be parked only within the approved on-site parking spaces. These conditions will ensure that the surrounding area remains accessible, clean, and free of parking-related impacts.

No exterior building modifications or significant site changes are proposed. The use is consistent with the C/M-1 zoning designation, which allows limited industrial and repair uses, and is compatible with the surrounding industrial development pattern.

Floor Plan:



Site Plan:



CONCLUSION:

Staff has evaluated the proposed operations to allow an establishment primarily engaged in general automotive and collision repair at an existing commercial/industrial facility located at 5920 East Washington Boulevard, Commerce, CA 90040, within the City's C/M-1 zoning district. With appropriate conditions of approval, the Project is not expected to result in adverse impacts to adjacent properties or increase demand on public infrastructure beyond its existing capacity. The facility is expected to operate in accordance with the purpose and standards of the C/M-1 zone, supporting continued light industrial use that is appropriate for the site and surrounding area.

Staff recommends that the Planning Commission approve CUP No. 25-05 with the findings and the City's Conditions of Approval found in Attachment A.

Prepared by:	Norma Lopez Contract Planner
Reviewed by:	Jessica Serrano Director of Community Development
Reviewed by:	Araceli Almazan Deputy City Attorney