Hearing Officer Transmittal Checklist

Hearing Date
12/20/2011
Agenda Item No.
6

Project Number: 01-037-(1)
Case(s): Nonconforming Review Case No. 200900010
Planner: Michele Bush

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: Maria S. Masis

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6435

PROJECT NUMBER 01-037-(1)
NCR 200900010

PUBLIC HEARING DATE	AGENDA ITEM
12/20/2011	6
RPC CONSENT DATE	CONTINUE TO

APPLICANT	OWNER	REPRESENTATIVE
Jacob Cohan	Broadway Main Associates, LLC	Jacob Cohan

PROJECT DESCRIPTION
A Nonconforming Review to allow the continued use and maintenance of existing industrial/warehouse buildings located in the R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) zones.

REQUIRED ENTITLEMENTS
A Nonconforming Review to allow the continued use and maintenance of existing industrial/warehouse buildings pursuant to County Code Section 22.56.1510.

LOCATION/ADDRESS
925 S. Vancouver Avenue and 924-926 Clela Avenue, Los Angeles, CA 90022

SITE DESCRIPTION
The site plan shows five lots, sharing four buildings, with 18 parking spaces, including one accessible space, in the southwest corner of the project site, accessed along Clela Avenue. There is an alley located to the north of the project site, connecting Clela Avenue and Vancouver Avenue. Landscaping is shown along both Clela and Vancouver Avenues.

ACCESS	ZONED DISTRICT
Vancouver Avenue and Clela Avenue	EASTSIDE UNIT NO. 1
ASSESSORS PARCEL NUMBER	**COMMUNITY**
5245-003-016 & 5245-003-028	East Los Angeles
SIZE	**COMMUNITY STANDARDS DISTRICT**
0.59 Acres	East Los Angeles

	EXISTING LAND USE	EXISTING ZONING
Project Site	Industrial/Warehousing	R-3 (Limited Multiple Residence) & R-3-P (Limited Multiple Residence Parking)
North	Commercial	C-3 (Unlimited Commercial)
East	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)
South	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)
West	Single and Multi-Family Residential	R-3-P (Limited Multiple Residence-Parking)

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
East Los Angeles Community Plan	RP (Residential Parking) & MD (Medium Density Residential - 30 du/ac)	n/a

ENVIRONMENTAL DETERMINATION
Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Michele Bush		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor

Av
Cielo Av
Project Site
N

STAFF ANALYSIS
PROJECT NUMBER 01-037-(1)
NONCONFORMING REVIEW 200900010

PROJECT DESCRIPTION
The applicant is requesting a nonconforming review (NCR) to allow the continued use and maintenance of four existing industrial/warehousing buildings, used for the operation of textile and garment manufacturing businesses.

REQUIRED ENTITLEMENTS
Pursuant to County Code Section 22.56.1510, the applicant is requesting a NCR to authorize the continued use of four (4) industrial garment manufacturing buildings in the R-3 and R-3-P zones.

LOCATION
925 S. Vancouver Avenue and 924-926 S. Clela Avenue, in the unincorporated community of East Los Angeles

SITE PLAN DESCRIPTION
The site plan depicts four existing industrial/warehousing buildings. Three buildings are located along Clela Avenue and the fourth is located along Vancouver Avenue. Two of the buildings, which are accessed directly from Clela Avenue, and the one building accessed from Vancouver Avenue, are all approximately 4,524 square feet. The fourth building, which is accessed from the parking lot along Clela Avenue, is approximately 3,160 square feet. The site plan also shows existing landscaping and parking. There are 18 parking spaces which include ten standard, seven compact and one accessible space. The parking layout will remain as it was previously approved by NCR 01-037.

ENVIRONMENTAL DETERMINATION
The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

PREVIOUS CASES/ZONING HISTORY
The subject property is within the R-3 and R-3-P zones of the Eastside Unit No. 1 Zoned District. Industrial buildings and manufacturing uses are not allowed in these zones. The buildings on the subject property are nonconforming structures having approximately two (2) years remaining on their amortization schedules. The site was originally developed under a series of Zone Exception grants as a warehouse and tire recapping plant of which the most recent was Zone Exception 6933 approved on September 10, 1963. The building was subsequently converted to textile and garment manufacturing. The warehouse structure will be fully amortized on September 10, 2013.

NCR 90-419: A request to allow the continued operation of a textile and garment manufacturing business and a warehouse in an existing building was approved December 19, 1990. The termination date of the approval was December 4, 1995.

NCR 95-017: A request to allow the continued operation and maintenance of an existing garment manufacturing business and warehouse within an existing industrial building in the R-3 and R-3-P zone. The request was approved subject to a number of conditions. The grant was only given for 5 years to enable re-review despite the applicant's request for a 10 year grant.

NCR 01-037-(1): A request to allow the continued use and maintenance of four industrial garment manufacturing buildings in the R-3 and R-3-P zones. The request was approved by the Hearing Officer on November 20, 2001 for a period of five (5) years.

A Zoning Enforcement file on the subject property lists the following violations between the years 1990 and 1997:

- Unpermitted business;
- Minimum parking requirements not met;
- Landscaping plan/requirements not met;
- Operating hours; and
- Graffiti shall be removed

An inspection conducted at 925 S. Vancouver Avenue, in September, 2009, revealed violations of the Conditions of Approval which required the following:

- A new application for a permit must be submitted. The grant expired on November 20, 2006;
- Graffiti shall be removed;
- Landscaping shall be maintained at all times;
- Mirrors shall be installed in the alleyway; and
- The applicant shall enter into a cooperative agreement with the adjacent property owner to enclose trash receptacles and arrange for loading and unloading areas.

There are currently no zoning violations on the subject property.

STAFF EVALUATION

General Plan Consistency

The project site is subject to the requirements of the East Los Angeles Community Plan and designated as Residential Parking and Medium Density Residential. The site is surrounded by commercial/retail businesses on the north and west which are oriented to the Whittier Boulevard commercial corridor, and mixed single and multi-family residences on the east, west and south. The land use policy map is a generalized pattern and distribution of land uses and provides a policy framework for reviewing specific development proposals. The subject property might be found consistent with the Major Commercial designation to the north, however the subject property is not consistent with the Medium Density Residential designation.

Zoning Ordinance and Development Standards Compliance

The project was previously approved with and currently maintains 18 parking spaces. A minimum of 18 striped parking spaces will be maintained on the site for employees and customers.

NCR 90-419 was approved by the Hearing Officer on December 19, 1990. As a condition of approval, the applicant was required to install and maintain landscaping along both frontages of the building. The Department of Regional Planning approved the landscape plan for the subject project (2-22-1991). Landscaping will be maintained as previously approved.

Site Plan
The site plan depicts four existing industrial/warehousing buildings. Three buildings are located along Clela Avenue and the fourth is located along Vancouver Avenue. Two of the buildings, which are accessed directly from Clela Avenue, and the one building accessed from Vancouver Avenue, are all together approximately 4,524 square feet. The fourth building, which is accessed from the parking lot along Clela Avenue, is approximately 3,160 square feet. The site plan also shows existing landscaping and parking. There are 18 parking spaces which include ten standard, seven compact and one accessible space. The parking layout will remain as it was previously approved by NCR 01-037.

Operation
The buildings have been used for garment manufacturing for more than twenty years. The Regional Planning Commission granted approval for the nonconforming use and structure in December of 1990 for a period of five years. NCR 90-419-(1) expired in 1995. A Hearing Officer subsequently approved NCR 95-017 and granted approval for a period of five years. NCR 95-017 expired in 2000.

Prior to the buildings being used for garment manufacturing, the subject buildings were used for auto related manufacturing uses. The auto manufacturing related uses were approved under prior zone exception cases.

Building and Safety records report a tire warehouse was permitted on the subject property in 1954. Building and Safety records further report that the current owners of the property submitted plans in 1991 to "remodel the nonconforming buildings to bring them up to current building codes." The plan check expired on September 28, 1994 and building permits were never issued.

Pursuant to the Zoning Code, Section 22.56.1540(B) – Termination by Operation of Law, nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this section, shall be discontinued and removed from their sites within the time specified in this section, except when extended or revoked as otherwise provided in the Zoning Code.

In the case of nonconforming uses and buildings or structures nonconforming due to use; where used as a warehouse or industrial building, the use does not terminate for 50 years.

Neighborhood Impact/Land Use Compatibility
The subject property is zoned R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) and consists of four industrial/warehousing buildings. Pursuant to the Zoning Code, Section 22.56.1550, a nonconforming use is allowed to continue past its amortization date in the R-3-P and R-3 zones provided a Nonconforming Review approval has first been obtained.

Surrounding Properties
Surrounding land uses consist of commercial to the north, single and multi-family residential to the south, east and west. Surrounding zoning is C-3 (unlimited commercial) to the north and R-3-P (limited multiple residence parking) to the south, east and west.

The site was developed as a warehouse and tire recapping plant more than 40 years ago. The building was subsequently converted to the current textile and garment manufacturing use. Many of the businesses have existed in the buildings for 15 years or more. The textile and garment manufacturing use is an economically viable part of the community. The current use does not cause any adverse impacts to the community and has become a part of the community's neighborhood pattern over the years. The textile and garment manufacturing business serves a special need in the community by providing employment for area residents who in turn patronize nearby commercial businesses.

Burden of Proof
The applicant is required to substantiate all facts identified by Section 22.56.1550 (C) of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
County of Los Angeles Fire Department
Comments from the Fire Department, dated June 4, 2010, have been included as an attachment to this report.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS
Staff has not received any comments regarding this request at the time of this report.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **Approval** of Project Number 01-037-(1) / NCR 200900010 subject to the attached conditions.

Prepared by Michele Bush, Principal Regional Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof Statement
Site Photographs
Site Plan
Land Use Map

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES

PROJECT NUMBER 01-037-(1)
NONCONFORMING REVIEW 200900010

REQUEST:
The applicant is requesting a nonconforming review (NCR) to allow the continued use and maintenance of four existing industrial/warehousing buildings, used for the operation of textile and garment manufacturing businesses, located at 925 S. Vancouver Avenue and 924-926 Clela Avenue, in the Eastside Unit No. 1 Zoned District, in the R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) Zones.

HEARING DATE: 12/20/2011

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 925 S. Vancouver Avenue and 924-926 Clela Avenue, Los Angeles, CA 90022 in the unincorporated community of East Los Angeles within the Eastside Unit No. 1 Zoned District.

2. The applicant is requesting a Nonconforming Review for the continued use and maintenance of four existing industrial/warehousing buildings.

3. The subject property is currently zoned R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence Parking).

4. The surrounding properties are zoned as follows:
   North: C-3 (Unlimited Commercial)
   South: R-3-P (Limited Multiple Residence Parking)
   East: R-3-P (Limited Multiple Residence Parking)
   West: R-3-P (Limited Multiple Residence Parking)

5. The surrounding land uses within 500' include:
   North: Commercial
   South: Single and Multi-Family Residential
   East: Single and Multi-Family Residential
   West: Single and Multi-Family Residential

6. The subject project is currently designated RP and MD (Residential Parking and Medium Density Residential) in the East Los Angeles Community Plan.

7. The site is surrounded by commercial/retail businesses on the north and west which are oriented to the Whittier Boulevard commercial corridor, and mixed single and multi-family residences on the east, west and south. The land use policy map is a generalized pattern and distribution of land uses and provides a policy framework for reviewing specific development proposals. The subject property might be found consistent with the Major Commercial designation to the north, however the subject property is not consistent with the Medium Density Residential designation.

8. The project on the subject property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The project is located in an existing commercial building and is consistent with the surrounding area. The warehousing and office use is consistent with other warehousing and office uses in the area.

9. The site plan depicts four existing industrial/warehousing buildings. Three buildings are located along Clela Avenue and the fourth is located along Vancouver Avenue. Two of the buildings, which are accessed directly from Clela Avenue, and the one building accessed from Vancouver Avenue, are all approximately 4,524sf. The fourth building, which is accessed from the parking lot along Clela Avenue, is approximately 3,160sf. The site plan also shows existing landscaping and parking. There are 18 parking spaces which include ten standard, seven compact and one accessible space. The parking layout will remain as it was previously approved.

10. The subject property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Access to the project is via Vancouver Avenue and Clela Avenue. There is also an alley that runs along the northern boundary of the site, connecting both avenues. The site is served by all necessary public and private facilities, including water, sewer, electricity and trash collection.

11. Regional Planning records indicate there are previous zoning related cases on the subject property.

    The site was originally developed under a series of Zone Exception grants as a warehouse and tire recapping plant of which the most recent was Zone Exception 6933 approved on September 10, 1963. The building was subsequently converted to textile and garment manufacturing. The warehouse structure will be fully amortized on September 10, 2013.

    NCR 90-419: A request to allow the continued operation of a textile and garment manufacturing business and a warehouse in an existing building was approved

December 19, 1990. The termination date of that approval was December 4, 1995.

NCR 95-017: A request to allow the continued operation and maintenance of an existing garment manufacturing business and warehouse within an existing industrial building in the R-3 and R-3-P zone. The request was approved subject to a number of conditions. The grant was only given for 5 years to enable re-review despite the applicant's request for a 10 year grant.

12. A Zoning Enforcement file on the subject property lists the following:

1990: A violation for a non-permitted sewing manufacturing business being conducted in the R-3-P zone. Applicant thus filed for an NCR approval.

1992: Noncompliance with NCR 90419 conditions of approval 8, 9 and 11. Namely, condition # 8 which states that; a minimum of 18 parking spaces shall be provided, operating hours shall be from 7:00 a.m. to 7:00p.m; there is a prohibition against outdoor storage; a prohibition of outdoor lighted signs; a prohibition of parking within the setback areas along Clela and Vanvouver Avenues; and the ordered removal of a shed or any other structure adding floor area to the property. Condition # 9 stated that the "property shall be maintained and developed in substantial compliance with the Exhibit A" and Condition #11, required a landscape plan for landscaping along Vancouver and Clela Avenues before June 1, 1991.

1993: Violation of Condition # 8a, requiring a minimum of 18 marked parking spaces.

1995: Violations of the NCR 95-017-(1) conditions of approval 7b; provision of 18 parking spaces; 7c, "manufacturing uses shall be limited to garment manufacturing"; 8c, "plant street trees on Vancouver Avenue and Clela Avenue"; 8d; "Landscape and maintain the parkway on Clela Avenue"'; 9; provision of a landscape plan,; 10; compliance with previous conditions of approval (NCR 90417); 11; required striping of parking spaces; and 15; graffiti removal.

1996: Violations of NCR 95-017-(1) conditions of approval #8c; "plant and maintain street trees on Vancouver Avenue and Clela Avenue" and #16; graffiti removal within 48 hours.

1997: Violation of NCR 95-017-(1) conditions of approval to maintain the landscaping along Clela Avenue and Vancouver Avenue.

13. An inspection conducted at 925 S. Vancouver, in September, 2009, revealed violations of the Conditions of Approval which required the following:

- A new application for a permit must be submitted. The grant expired on November 20, 2006;
- Graffiti shall be removed;
- Landscaping shall be maintained at all times;

- Mirrors shall be installed in the alleyway; and
- The applicant shall enter into a cooperative agreement with the adjacent property owner to enclose trash receptacles and arrange for loading and unloading areas.

There are currently no zoning violations on the subject property.

14. The existing buildings have been used for garment manufacturing and warehousing since 1987.

15. The Hearing Officer finds that the project qualifies for a Categorical Exemption under Class 1, Existing Facilities, of the CEQA reporting requirements and the Los Angeles County Environmental Document Reporting Guidelines, since the project will not require any addition or significant alteration to the existing facility beyond that which existed at the time of the environmental determination.

16. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

17. No comments were received from the public opposing this proposal.

18. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to ten (10) years.

19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

A. That such use, building or structure does not now and will not during the extension period requested, adversely affect the health, peace or welfare of persons residing or working in the surrounding area;

B. That such use, building or structure does not now and will not during the extension period requested, be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site;

C. That such use, building or structure does not now and will not during the extension period requested, jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of project does not have a significant effect on the environment.

2. In view of the findings of fact and conclusions presented above, Nonconforming Review Case 200900010 is **APPROVED** subject to the attached conditions.

C: Hearing Officer, Zoning Enforcement, Building and Safety

MM:mrb
12/20/2011

DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 01-037 – 1ST SUPERVISORAL DISTRICT
NONCONFORMING REVIEW NO. 200900010

PROJECT DESCRIPTION

The applicant is requesting a nonconforming review to allow the continued use and maintenance of four existing industrial/warehousing buildings, used for the operation of textile and garment manufacturing businesses, located at 925 S. Vancouver Avenue and 926 Clela Avenue, in the Eastside Unit No. 1 Zoned District, in the R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) Zones subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant., and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on 12/20/2021**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Nonconforming Review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the **four industrial garment manufacturing buildings** and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) annual** inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PROJECT SPECIFIC CONDITIONS

17. The grant authorizes the continued use and maintenance of four existing industrial/warehousing buildings, totaling 16,732sf, used for the operation of textile and garment manufacturing businesses, subject to the following conditions of approval:

    a. A minimum of 18 striped parking spaces shall be maintained on the site for employees and customers.

    b. The hours of operation shall be between 7:00 a.m. and 7:00 p.m.

    c. No outdoor storage is permitted on the site.

    d. Security lighting shall be low intensity and directed away from residential areas.

e. Any exterior business signs shall be limited to 2 square feet in area per tenant and shall be unlighted.

f. There shall be no overhanging structures which add floor area to the originally approved building square footages.

g. The maximum occupancy for all structures combined shall not exceed 79 persons unless otherwise revised by the occupancy determination established by the Department of Public Works.

h. Additional landscaping shall be maintained where dirt exist on Clela Ave. and Vancouver Ave.

i. Landscaping shall be maintained at all times.

j. Loading and unloading is prohibited on residential streets.

k. The applicant shall enter into a cooperative agreement with the adjacent property owner to enclose trash receptacles and arrange for loading and unloading areas.

l. The applicant shall repair any broken or damaged improvements on both streets and the alley.

Attachments:
Fire Department Clearance Letter dated June 4, 2010

12/20/11

MM:mrb

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: June 4, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: NCR 01-037

LOCATION: 925 S. Vancouver Ave., East Los Angeles (Co.)

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.

☒ **Water:** Fire flow tests performed by California Water Service Company on 04-14-2010 were both adequate.

☒ **Access:** Fire apparatus access as depicted on the Site Plan dated 03-30-10 is adequate.

☐ **Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

01-037

NONCONFORMING REVIEW BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location proposed will not: 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
See attached.
B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is other wise required in order to integrate said use with the uses in surrounding area.
See attached.
C. That the proposed site is adequately served: 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
See attached.
D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
See attached.
E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.
See attached.

01-037

Nonconforming Review Burden of Proof

ATTACHMENT

A.) This series of buildings at one time were part of a Firestone Tire and Rubber Facility. The current use is substantially more beneficial for the area than this prior use. Current owners have made all reasonable efforts in order to maintain the facilities and to keep the property economically viable, even in today's depressed economic conditions. The majority of tenants in these buildings have maintained businesses for over 15 years, and depend on these businesses for their livelihood. Continued use will not adversely affect the health, peace or welfare of persons nor jeopardize or endanger the public health, safety or welfare and it will help sustain the economic vitality and valuation of properties in the area. Those individual who work in these buildings patronize the nearby commercial stores on Whittier Boulevard, thereby creating benefits for the local business owners. We have not heard from anyone (in the local community or otherwise) that they are dissatisfied with the existing use of the property.

B.) Although the existing site does not meet current standards for parking, landscaping or setbacks, it did meet the applicable requirements at the time the property was constructed. The property does have parking and landscaping. The existing parking and landscaping is to be maintained as per the conditions of the previous approval of NCR 01-037. No new construction or additions are being requested or anticipated. We are simply seeking to maintain the status quo. It would cause the owners undue hardship if they were required to meet any new requirements, and potentially cause the businesses at the property to have to be closed.

C.) All streets are adequate to continue to meet the demand generated by the continued use of this property in its existing condition. This has been the case for the many years that the property has been in its existing condition on the site, and continues to be the case to the present day. All other facilities are in place and adequate.

D.) Cessation of use of this property would force many people out of jobs. In times of unprecedented unemployed, this would be a disastrous result for the County of Los Angeles. The individuals who own and work at these businesses depend on the income they derive from

these properties to earn a livelihood, support their families and children, pay income taxes, and be productive members of the local community. The current owner of the property has entered into lease arrangements with these businesses, and cessation of use would cause the landlord to be in breach of these lease agreements. It would also mean vacant buildings which would be subject to vandalism, gang gatherings, etc. Given current market conditions, there is no viable alternative use of the property, and the property would therefore potentially become abandoned and neglected. Cessation of use of these buildings would be an economic and visual hardship on the area and it would turn this property into a nuisance.

E.) These units have been occupied by the same businesses for several years. Their continued use is less noisy than the prior use by Firestone Tire & Rubber. It also produces less dust and traffic than other historic uses of these industrial buildings. The existing improvements are the basis of property tax assessments, which generate thousands of dollars for schools and the local community. Continued use of this property as developed will help sustain the area, provide jobs in walking distance for residents and help maintain the quality and character of the neighborhood. It is an asset to the community.

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

November 20, 2001

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ms. Carolyn Ingram Seitz
Carolyn Ingram Seitz and Associates
P.O. Box 265
Altadena, CA. 91003-0265

RE: NONCONFORMING REVIEW CASE NO. 01-037-(1)
A request to allow the continued use and maintenance of four existing industrial buildings in the R-3 and R-3-P zones in the Eastside Unit # 2 Zoned District.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the commission's secretary, Room 1390, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant requests a nonconforming review to allow the continued use and maintenance of four industrial garment manufacturing buildings in the R-3 and R-3-P zones.

FACTUAL SUMMARY:

November 20, 2001 Public Hearing

A duly noticed public hearing was held on November 20, 2001. The applicant's representative, Ms. Carolyn Ingram Seitz, presented testimony in favor of the request. Ms Seitz testified she had reviewed the conditions of approval recommended by staff which included First District and Department of Public Works recommendations. Ms. Seitz stated that she agreed with the conditions, however, her clients had already satisfied Department of Public Works condition # 1, (dedication of 30'r/w from the centerline on Clela Ave. and Vancouver Ave.) in a prior NCR approval. Ms. Seitz also testified that Department of Public Works condition # 4, (planting of street trees on Clela Ave. and Vancouver Ave.), was recommended but deleted in a prior NCR approval because the adjacent property owners and residents in the neighborhood objected strongly due to the potential for the trees to breach their security.

Ms. Seitz further testified that the issue regarding the trash enclosure and loading and unloading areas would be rectified with the adjacent property owners privately as the subject NCR request did not include that property.

The Hearing Officer acknowledged the building and safety, zoning and nonconforming status concerns and denied the applicant's request for a ten year approval period. The Hearing Officer emphasized the need to reconsider the request in five years as the building is nearing the fifty year amortization period. The Hearing Officer further explained that the building code violations and zoning code violations of the past warranted scrutiny of the property every five years. The Hearing Officer additionally explained that the building must be brought up to code before the effectuation of the subject grant. After considering the testimony, the Hearing Officer indicated her intent to approve the request for a period of five years. There being no further testimony, the Hearing Officer closed the public hearing and directed staff to prepare the findings and conditions for approval.

Findings

1. The applicant is requesting a nonconforming review to allow the continued use and maintenance of four existing industrial buildings in the R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence – Parking) zones.

2. The buildings have been used for garment manufacturing for over ten years. The Regional Planning Commission granted approval for the nonconforming use and structure in December of 1990 for a period of five years. NCR 90-419-(1) expired in 1995. A Hearing Officer subsequently approved NCR 95-017 and granted approval for a period of five years. NCR 95-017 expired in 2000.

3. Prior to the buildings being used for garment manufacturing, the subject buildings were used for auto related manufacturing uses. The auto manufacturing related uses were approved under prior zone exception cases.

4. The subject property is located at 925 S. Vancouver and 924-926 S. Clela Ave. in the community of East Los Angeles and in the Eastside Unit #2 Zoned District. Access to the site is via Whittier Blvd. to the north, Clela Ave. to the west and Vancouver Ave. to the east.

5. The parcel is a flat, flagged shaped, 24,000 sq. ft. parcel containing four buildings on a .55 acre site.

6. Zoning on the subject property is R-3 (Limited Multiple Residence) and R-3-P (Limited Multiple Residence-Parking) The property is developed with four buildings used for garment manufacturing and warehousing. Industrial buildings and warehouse buildings currently exists on the subject property.

7. Zoning and Land Uses on surrounding property consist of ;

North: C-3	Commercial Retail Uses
South: R-3	Single Family and Duplex Residences
East: R-3-P	Single Family and Duplex Residences
West: R-3-P	Single Family and Duplex Residences

8. Regional Planning records indicate there are five previous zoning related cases on the subject property.

ZEC 3274: A request for storage warehousing including truck storage and service at 925 S. Vancouver was approved by the Planning Commission on January 28, 1958. The approval was appealed but the Commission's action was upheld by the Board of Supervisors on March 18, 1958.

ZEC 5433: A request for a tire retreading shop with modification of setback and parking requirements at 926 Clela Avenue was granted by the Planning Commission on March 1, 1960.

ZEC 5439: A request for a tire retread facility on a portion of the subject property at 924 and 926 Clela Avenue for a tire retread facility approved on March 1, 1960.

ZEC 5537: A request to establish, operate and maintain a tire re-tread shop and tire storage facility including the construction of a concrete block structure of approximately 4680 square feet (demolition of 2 existing SFR's) while providing less than required parking and required setback modifications on property located at 924 and 926 South Clela Avenue. It was approved by the Planning Commission in May of 1960 despite objections by a number of businesses in the area and the Greater East Los Angeles Merchants Association..

ZEC 6933: A request to permit the removal of two old residences and the erection, maintenance and use of a building for storage and tire building for an adjoining tire business with modifications of parking and setback requirements at 932 and 936 South Clela Avenue in the Eastside Unit # 1 Zoned District. It was approved in September of 1963.

NCR 90-419: A request to allow the continued operation of a textile and garment manufacturing business and a warehouse in an existing building. The request was approved December 19, 1990. The termination date of that approval was December 4, 1995.

NCR 95-017: A request to allow the continued operation and maintenance of an existing garment manufacturing business and warehouse within an existing industrial building in the R-3 and R-3-P zone. At the hearing a number of issues arose including the lack of a lunch room, trash, blockage of alley by catering trucks, inadequate ventilation and graffiti. The request was approved subject to a number of conditions to mitigate concerns to the satisfaction of the Hearing Officer despite previous violation of previous conditions imposed by previous permits. The grant was only given for 5 years to enable re-review despite the applicant's request for a 10 year grant.

EF901680: A Zoning Enforcement file on the subject property as follows;

1990: A violation for a non permitted sewing manufacturing business being conducted in the R-3-P zone. Applicant thus filed for an NCR approval.

1992: Noncompliance with NCR 90419 conditions of approval 8,9 and 11. Namely, condition # 8 which states that; a minimum of 18 parking spaces shall be provided, operating hours shall be from 7:00 a.m. to 7:00p.m; there is a prohibition against outdoor storage; a prohibition of outdoor lighted signs; a prohibition of parking within the setback areas along Clela and Vanvouver Avenues; and the ordered removal of a shed or any other structure adding floor area to the property. Condition # 9 stated that the " property shall be maintained and developed in substantial compliance with the Exhibit A" and Condition # 11, required a landscape plan for landscaping along Vancouver and Clela Avenues before June 1, 1991.

1993: Violation of Condition # 8a, requiring a minimum of 18 marked parking spaces.

1995: Violations of the NCR 95-017-(1) conditions of approval 7b; provision of 18 parking spaces; 7c, "manufacturing uses shall be limited to garment manufacturing"; 8c, "plant street trees on Vancouver Avenue and Clela Avenue"; 8d; "Landscape and maintain the parkway on Clela Avenue'"; 9; provision of a landscape plan,; 10; compliance with previous conditions of approval (NCR 90417); 11; required striping of parking spaces; and 15; graffiti removal.

1996: Violations of NCR 95-017-(1) conditions of approval # 8c; "plant and maintain street trees on Vancouver Avenue and Clela Avenue" and # 16; graffiti removal within 48 hours.

1997: Violation of NCR 95-017-(1) conditions of approval to maintain the landscaping along Clela Avenue and Vancouver Avenue.

9. The existing buildings have been used for garment manufacturing and warehousing since 1987.

10. The site plan depicts a flag shaped parcel containing 18 parking spaces in the southwest portion of the lot along Clela Ave. Four buildings are shown as follows; Building 1 is shown east of the parking lot; Buildings 2 and 3 are shown on Clela Ave.; and Building 4 is shown east of Building 3. An alley is shown north of buildings 3 and 4 and landscaping is depicted along Clela Ave. Each building is shown to contain approximately 4700 sq. ft.

11. Regional Planning staff has determined that a Class 1 – Existing Facilities Categorical Exemption is the appropriate environmental document pursuant to the California Environmental Quality Act environmental reporting requirements.

12. The Department of Public Works has recommended conditions of approval involving street trees, dedications, vehicular access and street lighting.

13. The Department of Public Works, Building and Safety Division has reported that the applicant submitted plans for a plan check in 1991 to "remodel the nonconforming building to bring it up to current codes". The plan check expired in 1994 and building permits were never issued. DPW also reports that there is an active code enforcement file for additions and alterations without benefit of permits or inspections.

14. The First District has expressed concerns over the facility's history of non-compliance with previous conditions of approval. Zoning Enforcement File No. EF901680 contains "order to comply" letters dating from 1992 to 1997. In addition, there have been building code violations as reported by the Department of Public Works.

15. Pursuant to the Zoning Code, Section 22.56.040, - Conditional Use Permits, Variances, Nonconforming Uses, a nonconforming use is allowed in the R-3-P and R-3 zones provided a Nonconforming Review approval has first been obtained.

16. The applicant testified that they are in the process of obtaining all relevant building permits and would provide evidence of such.

17. The existing structures have existed for over forty years and the amortization period for such buildings is fifty years.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

A. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety and general welfare;

B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

C. The proposed site is adequately served by highways of sufficient width and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a nonconforming review approval as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption together with any comments received during the public review process and finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment and further finds that the Categorical Exemption reflects the independent judgment and analysis of the Hearing Officer and adopts the Categorical Exemption.

2. In view of the findings of fact presented above, Nonconforming Review Case No. 01-037-(1) is **APPROVED** subject to the attached conditions.

BY: Ron Hamilton DATE: 11-26-01

Rose Hamilton, Hearing Officer
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Planning Commissioners, Zoning Enforcement, Building and Safety

RH:FM:vi
11-20-01

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept, all of the conditions of this grant.

3. The permittee shall defend, indemnify and hold harmless the County, it's agents, officers and employees from any claim, action or proceeding against the County or it's agents, officers or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.

4. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;

   A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within six months from the date of approval. A six month time extension may be requested in writing and with the appropriate fee, before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. This grant will terminate on November 20, 2006. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **$500.00.** The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for **5 annual inspections.**

   If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

10. Upon receipt of this letter, the permittee shall contact the Fire Department Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from

fire hazard. Any necessary facilities shall be provided as may be required by said Department.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works. The applicant shall contact the Division of Building and Safety immediately and obtain all necessary permits required. Proof of required permits shall be available for inspection at any time.

13. The subject facility shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings; drawings or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A".

17. This grant allows the operation of textile and garment manufacturing businesses and a warehouse in the existing buildings subject to the following restrictions as to use:

    a. A minimum of 18 striped parking spaces shall be maintained on the site for employees and customers.

    b. The hours of operation shall be between 7:00 a.m. and 7:00 p.m.

    c. No outdoor storage is permitted on the site.

d. Security lighting shall be low intensity and directed away from residential areas.

e. Any exterior business signs shall be limited to 2 square feet in area per tenant and shall be unlighted.

f. There shall be no overhanging structures which add floor area to the originally approved building square footages.

g. The maximum occupancy for all structures combined shall not exceed 79 persons unless otherwise revised by the occupancy determination established by the Department of Public Works.

h. A 6' wrought iron fence shall be installed around landscaped areas on Clela Ave. and Vancouver Ave.

i. Additional landscaping shall be installed where dirt exist on Clela Ave. and Vancouver Ave.

j. Landscaping shall be maintained at all times.

k. Loading and unloading is prohibited on residential streets.

l. Mirrors shall be installed in the alleyway.

m. The applicant shall enter into a cooperative agreement with the adjacent property owner to enclose trash receptacles and arrange for loading and unloading areas.

n. The applicant shall repair any broken or damaged improvements on both streets and the alley.

o. The applicant shall construct transition around and behind raised utilities on Vancouver Ave. to the satisfaction of the Department of Public Works.

FM:vi
11-20-01

DO NOT
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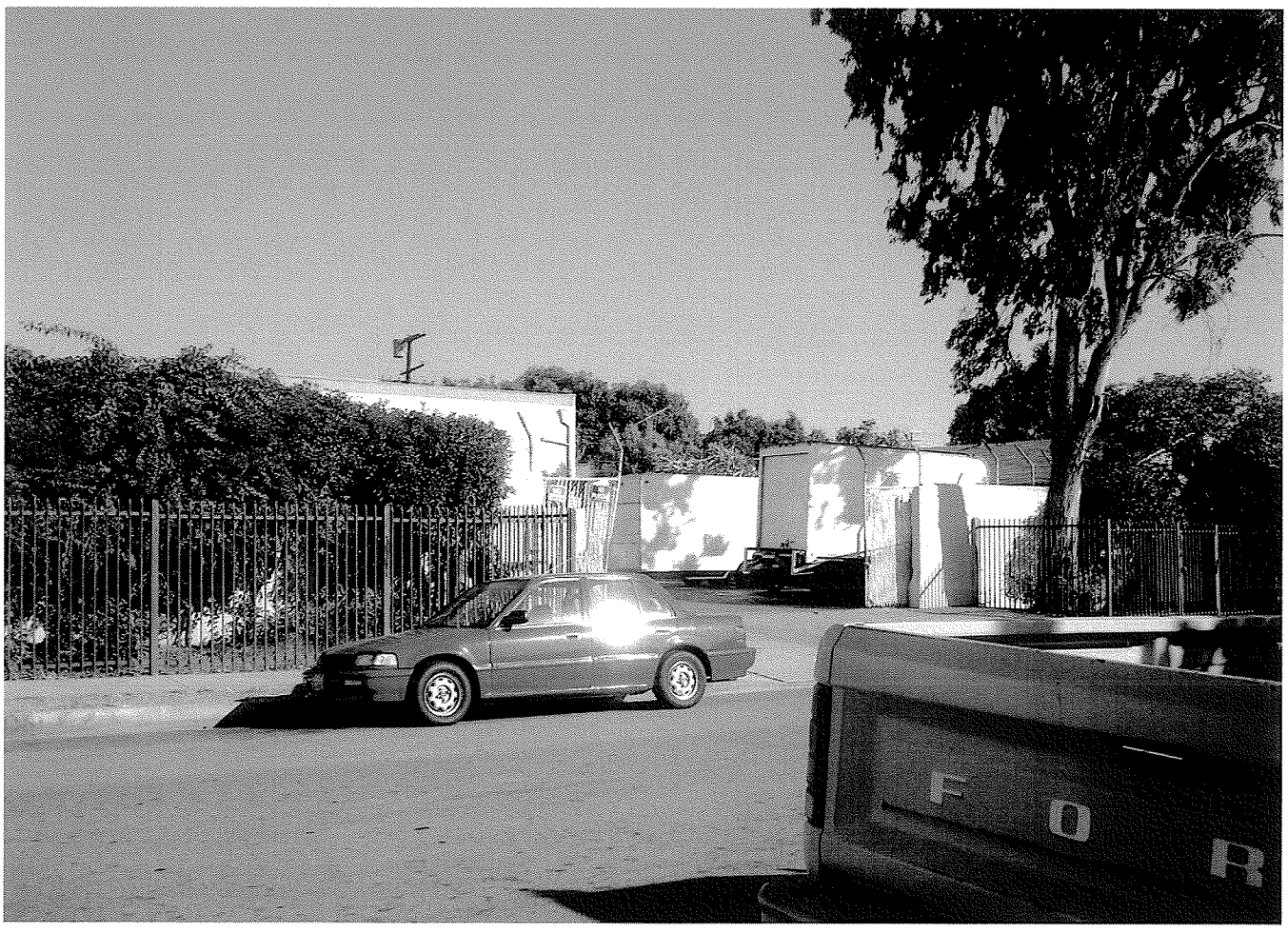
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gisNET department of regional planning

01-037-(1)

Printed On: Dec 7, 2011

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

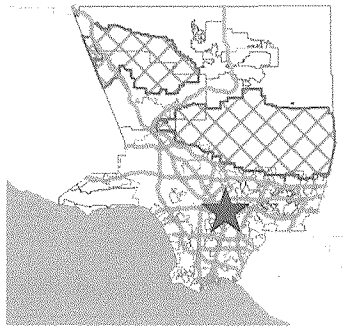
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not In Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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Creation Date: Jun 12, 2008 14:14
Modification Date: Jun 22, 2008 20:17

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