



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 15, 2012

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

James E. Klein
1204 Gardena Blvd., #A
Gardena, CA 90247

REGARDING: MINOR MODIFICATION TO CONDITIONAL USE PERMIT
PROJECT NO. 01-184-(2)
CONDITIONAL USE PERMIT NO. 01-184-(2)
370 E. Redondo Beach Blvd., Gardena, CA 90248

Dear Applicant:

Hearing Officer Hichiya, by her action of May 15, 2012, **APPROVED** the above described project and entitlements. The attached documents contain the Hearing Officer's findings and modified conditions relating to the approval. Please carefully review each document. You are also required to file an affidavit accepting the modified conditions before the grant becomes effective.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at the 5:00 p.m. on May 29, 2012.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit will be transferred to Zoning Enforcement for further action.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462 or e-mail at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety), Zoning Enforcement,

MKK:TSS

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

PROJECT NUMBER 01-184-(2)

CONDITIONAL USE PERMIT NUMBER 01-184-(2)

REQUEST: Minor modification to conditions of approval to previously approved Conditional Use Permit No. 01-184-(2). Condition No's. 1, 20.c, 20.f, and 20.g as modified, shall read as follows:

HEARING DATE: May 15, 2012

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The project site is located at 370 E. Redondo Beach Boulevard in the unincorporated community of West rancho Dominguez – Victoria.
2. Zoning on the subject property is M-2 (Heavy Manufacturing Zone).
3. The project was originally approved on July 23rd, 2003 by the Regional Planning Commission to authorize the use of the subject property for a bus storage yard for a maximum of 160 buses.
4. The applicant has requested a minor modification to the conditions of approval for Conditional Use Permit No. 01-184-(2), to allow the outside storage on the site of trucks, vehicles, trailers, containers, and other equipment in addition to buses. Four conditions refer to a bus storage yard and are proposed to be modified to allow buses, trucks, vehicles, trailers containers, and equipment.
5. The minor modification to the conditions of approval for Conditional Use Permit No. 01-184-(2) is being requested as the original permit limited the types of vehicles that could be stored on the site to buses, and the applicant would like the ability to allow similar uses to buses, such as trucks and trailers and containers, to also be permitted on the site.
6. Pursuant to Section 22.56.1600, the minor modification to previously approved conditions is allowed for modifications that will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved permit. This project requests to allow the outside storage on the site of trucks, vehicles, trailers, containers, and other equipment in addition to buses. As these are similar uses to the already approved use, and there is no proposed increase in the number of items that can be stored on the site or any other change to the conditions, there

is not a substantial alteration or material deviation from the previously approved conditions.

7. Approval of the modification request is necessary for the continued operation of the site. The original conditional use permit approval was for the allowed outside storage of buses to accommodate a specific bus storage operation that has since gone out of business. The allowance of additional similar uses to be stored on site, such as truck, trailers, and containers, is reasonable and is consistent with the existing M-2 Zone.
8. With the requested modifications, the following conditions will read as follows:
 1. *This grant authorizes the use of the subject property for a storage yard for a maximum of 160 buses, trucks, vehicles, trailers, containers, and other equipment as depicted on the approved revised Exhibit A, subject to all of the following conditions of approval.*
 20. *The establishment, operation and maintenance of the buses, trucks, vehicles, trailers, containers, and equipment storage yard shall be further subject to all of the following restrictions:*
 - c. *Prior to commencing operation of the buses, trucks, vehicles, trailers, containers, and equipment storage facility, the applicant shall: (1) complete construction of a sound wall as approved by and subject to any restrictions imposed by the Los Angeles County Department of Health Services; and (2) comply with any of the conditions required in Condition No. 20b that the Los Angeles County Fire Department determines are necessary to commence operation;*
 - f. *No trucks, vehicles, trailers, containers, buses, equipment or employee vehicles shall be parked along Redondo Beach Boulevard and no off-site driveways shall be blocked at any time;*
 - g. *There shall be no queuing of buses, trucks, vehicles, trailers, or containers on Redondo Beach Boulevard blocking traffic lanes;*
9. Pursuant to the provisions of Section 22.56.1630 of the County Code, if more than one protest to the request for a minor modification to a conditional use permit is not received during the appeal period the Hearing Officer may approve the request. No protests have been received regarding this permit.

10. Pursuant to the provisions of Sections 22.56.1620 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
11. The project has been granted a Class 1 Categorical Exemption under CEQA reporting requirements categorized as "Existing Facilities".

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE MINOR MODIFICATION OF THE CONDITIONAL USE PERMIT:

- A. That not more than one protest to the granting of the application was received within the specified protest period;
- B. That the burden of proof for the conditional use permit as modified has been satisfied as required by Los Angeles County Code Section 22.56.040;
- C. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and
- D. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a minor modification to a conditional use permit as set forth in Section 22.56.1630, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt for the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects that has been determined to not have a significant effect on the environment. The project meets the criteria set forth in Section 15302 of the State CEQA Guidelines and Class 1 – Existing Facilities, Categorical Exemption of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, the requested Minor Modification to Conditional Use Permit 01-184-(2) is **APPROVED**.

PROJECT NUMBER 01-184-(2)
CONDITIONAL USE NUMBER 01-184-(2)

FINDINGS
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Attachments:

Original Findings & Conditions of Approval for CUP 01-184-(2)

c: Zoning Enforcement, Building and Safety

4/25/12

ADDENDUM TO CONDITIONAL USE PERMIT
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 01-184-(2)
CONDITIONAL USE PERMIT NO. 01-184-(2)

MINOR MODIFICATION OF CONDITION NUMBERS 1, 20, 20.c, 20.f, and 20.g OF
CONDITIONAL USE PERMIT NUMBER 01-184-(2).

Pursuant to Section 22.56, Part 11 of the County Zoning Ordinance (Conditional Use Permit – Modifications or Eliminations of Conditions), and in conformance with the Hearing Officer approval action regarding minor modification to Conditional Use Permit Number 01-184-(2) on April 1, 2012, Condition Numbers 1, 20, 20.c, 20.f, and 20.g of the originally approved Conditional Use Permit Number 01-184-(2) are hereby modified as follows:

1. *This grant authorizes the use of the subject property for a storage yard for a maximum of 160 buses, trucks, vehicles, trailers, containers, and other equipment as depicted on the approved revised Exhibit A, subject to all of the following conditions of approval.*

20. *The establishment, operation and maintenance of the buses, trucks, vehicles, trailers, containers, and equipment storage yard shall be further subject to all of the following restrictions:*
 - c. *Prior to commencing operation of the buses, trucks, vehicles, trailers, containers, and equipment storage facility, the applicant shall: (1) complete construction of a sound wall as approved by and subject to any restrictions imposed by the Los Angeles County Department of Health Services; and (2) comply with any of the conditions required in Condition No. 20b that the Los Angeles County Fire Department determines are necessary to commence operation;*

 - f. *No trucks, vehicles, trailers, containers, buses, equipment or employee vehicles shall be parked along Redondo Beach Boulevard and no off-site driveways shall be blocked at any time;*

 - g. *There shall be no queuing of buses, trucks, vehicles, trailers, or containers on Redondo Beach Boulevard blocking traffic lanes;*

BY:



Pat Hichiya, Hearing Officer
Department of Regional Planning
County of Los Angeles