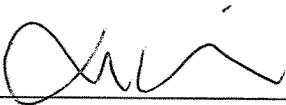


Hearing Officer Transmittal Checklist

Hearing Date
5/15/12
Agenda Item No.
8

Project Number: 01-184-(2)
Case(s): Minor Mod. to Conditional Use Permit 01-184-(2)
Planner: Travis Seawards

- Factual
- Property Location Map
- Hearing Officer Memo
- 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: 



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 25, 2012

TO: Pat Hichiya
Hearing Officer

FROM: Travis Seawards
Regional Planning Assistant II
Zoning Permits West Section

SUBJECT: PROJECT NO. 01-184-(2)
MINOR MODIFICATION TO CONDITIONAL USE PERMIT 01-184-(2)
Date, 2011 Discussion & Possible Action
Agenda Item No. 8

The applicant requests to modify conditions of approval to previously approved Conditional Use Permit (CUP) No. 01-184-(2). The Regional Planning Commission approved this Conditional Use Permit on July 16, 2003. The action authorized the use of the subject property for a bus storage yard for a maximum of 160 buses. The project site is located at 370 E. Redondo Beach in the unincorporated community of West Rancho Dominguez-Victoria in the Victoria Zoned District.

The purpose of the requested condition modification is to amend the conditional use permit to allow the outside storage 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. In addition, the Exhibit "A" has been revised to reflect the new site layout, including employee parking areas and the parking areas for the buses, trucks, vehicles, trailers, and other equipment.

The applicant proposes modifying the following conditions related to bus storage or a bus storage yard for CUP 01-184-(2). The conditions, as currently approved, read as follows:

1. *This grant authorizes the use of the subject property for a bus storage yard for a maximum of 160 buses 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 bus storage yard shall be further subject to all of the following restrictions:*
 - c. *Prior to commencing operation of the bus 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;*



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

- f. *No buses or employee vehicles shall be parked along Redondo Beach Boulevard and no off-site driveways shall be blocked by buses at any time;*
- g. *There shall be no queuing of buses on Redondo Beach Boulevard blocking traffic lanes;*

With the requested modification, these 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;*

As required by Section 22.56.1620 of the County Code, notices of request for a minor modification were mailed to all property owners within the 500-foot radius and other interested parties on April 4, 2012. The notice was also published in the newspaper and posted at the project site for at least 30 days.

According to Section 22.56.1630 of the County Code, "The hearing officer shall approve an application to modify or eliminate any condition(s) of a previously approved conditional use permit only upon a finding by the hearing officer that (1) not more than one protest to the granting of the application is received within the specified protest period; and (2) the information submitted by the applicant substantiates the following findings:

1. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040;



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Planning for the Challenges Ahead



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Director

2. 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,
3. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit."

Staff has received no opposition to the proposed modification of the conditions of approval for this project.

Staff believes that the burden of proof for a minor modification is met by the project. The change in conditions to allow the storage of trucks, vehicles, containers, and other equipment in addition to buses does not substantially alter the use of the site as a storage yard, and the minor alterations to the site plan do not intensify the use. Therefore, the proposed project is exempt from the California Environmental Quality Act (CEQA) under Class 1 – Existing Facilities, under CEQA reporting requirements.

Due to the aforementioned factors, staff recommends that the Hearing Officer APPROVE the Minor Modification to Conditional Use Permit No. 01-184-(2).

Attachments:

Draft Findings

Modified Conditions of Approval

Applicant's Burden of Proof statement

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

5/1/12

MK:TSS

**DRAFT 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)

DRAFT FINDINGS
Page 4 of 4

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:

 _____
Alex Garcia, Hearing Officer
Department of Regional Planning
County of Los Angeles



01-184



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location 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.

The requested modification s been in use storing vehicles since per approved CUP 01-184.

modification is to revise the type of vehicle storage from "buses" to "buses, trucks, vehicles, and equipment". we do not feel that modifying the type will be materially detrimental to the use, enjoyment or valuation of properties in the vicinity of the site, or a menace to public health, safety or welfare.

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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed modified use would be in compliance with the parking requirements stated in Section 22.52.1060, and would include the landscaping required by the county of los angeles and agreed to by the applicant of cup 01-184.

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.

as the surrounding highways and streets were sufficient to serve the property as a bus storage yard per previously approved cup 01-184, we believe that those same highways and streets will adequately serve the proposed modified use.

CONDITIONAL USE PERMIT CASE NO. 01-184-(2)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATES: June 11, 2003 and July 16, 2003

SYNOPSIS:

The applicant requests a Conditional Use Permit to authorize the operation of a bus storage yard for 160 buses on the subject property.

PROCEEDINGS BEFORE THE COMMISSION

June 11, 2003

A duly noticed public hearing was held before the Regional Planning Commission on June 11, 2003. All Commissioners were present. Staff recommended the hearing be continued for further traffic analysis since the newly proposed tenant's use would exceed the previously analyzed traffic counts. The applicant's representatives presented testimony and answered questions posed by the Commission. The hearing was continued until July 16, 2003.

July 16, 2003

A duly noticed public hearing was held before the Regional Planning Commission on July 16, 2003. Commissioner Rew was absent. The applicant's representative presented testimony regarding the new traffic analysis and answered questions posed by the Commission. There being no further testimony, the Regional Planning Commission after discussion voted (4-0) to close the public hearing, indicate its intent to approve the conditional use permit, and direct staff to prepare the final environmental document and findings and conditions for approval.

Findings

1. The applicant requests a Conditional Use Permit to authorize the operation of a bus storage yard for 160 buses on the subject property.
2. The subject property is located at 370 E. Redondo Beach Boulevard, within the unincorporated community of Rosewood, in the Victoria Zoned District. The rectangular shaped parcel is 5 acres in size with flat topography. Access to the subject property is from Redondo Beach Boulevard to the north.
3. Zoning on the subject property is M-2 (Heavy Manufacturing), and the property is located within the West Rancho Dominguez-Victoria Community Standards District ("CSD").

4. Surrounding zoning consists of:
 - M-2 to the north;
 - R-1 (single-family residence) to the south;
 - M-2 to the east; and
 - M-1 (light manufacturing) and M-2 to the west
5. The West Rancho Dominguez-Victoria CSD was established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program, to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district, and to enhance the appearance of the district by setting forth development and building standards.
6. Pursuant to County Code Section 22.32.160, the proposed bus storage facility is a permitted use in the M-2 zone. However, the subject property is located within the West Rancho Dominguez-Victoria CSD, which requires a conditional use permit in the M-2 Zone for bus storage if the property abuts a residential zone. The subject property abuts a residential zone to the south, therefore, a conditional use permit is required for the proposed use pursuant to Section 22.44.130.D.
7. The subject property is currently vacant. Previous zoning permit cases have been approved for the operation of a fertilizer plant, an auto dismantling yard and two auto wrecking yards on the property.
8. Surrounding land uses consist of:
 - Industrial and warehousing to the north;
 - Single-family residences and manufacturing to the south;
 - Industrial and vacant to the east; and
 - Industrial and manufacturing to the west.
9. The subject property is within the Major Industrial land use category on the Countywide General Plan land use policy map. The Major Industrial land use category includes areas which are generally appropriate for major industrial uses, including manufacturing of all types, as well as warehousing and storage. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities. The proposed bus storage facility is consistent with the Major Industrial land use designation.
10. The applicant's revised site plan, labeled Exhibit "A", depicts 160 bus parking spaces, 85 employee parking spaces along the south property line, and an additional 8 employee parking spaces along the north property line. The plan also shows a 62' x 24' office trailer in the northeast corner of the property. A new 8' high textured and colored block wall is shown along Redondo Beach Blvd (north property line). The south property line is shown with either a 9' or 12' sound wall (subject to final acoustical analysis), the east wall is existing 7' concrete block, and the west wall is shown as 8' high chain link fencing.

11. The proposed bus storage facility is subject to the applicable development standards of the M-2 zone and the West Rancho Dominguez-Victoria CSD. The development standards of the M-2 zone, set forth in County Code Section 22.32.200, require compliance with the requirements of Part 7 of Chapter 22.52 (outside storage), Part 10 of Chapter 22.52 (signs) and Part 11 of Chapter 22.52 (parking).
12. Part 7 of Chapter 22.52 includes requirements applicable to property in the M-2 zone used for the outside storage or display of raw materials, equipment or finished products. Part 7 provides that outside storage open to view from the exterior boundary of the parcel of land upon which it is conducted shall be enclosed by a solid wall or fence which meets the following specifications:
 - a. All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of 8 feet and shall not exceed 15 feet in height. The proposed walls are not of a uniform height and the 7-foot eastern wall does not comply with the height requirement. Further, the western wall consists primarily of an 8-foot high chain-link fence, but it has a 10-foot high, corrugated metal wall for a portion of its length. The existing eastern and western walls are not open to view from any street or highway or any area in a residential, agricultural or commercial zone. The adjacent properties are also in an industrial zone and are developed with similar uses. The existing eastern wall is a relatively new block wall and provides sufficient visual protection from adjacent properties. In addition, a sound wall is required in the southwest corner of the subject property. The height of the sound wall is subject to a final acoustical analysis and may be taller than the remainder of the southern corrugated metal wall. There are oil derricks currently located on the adjoining property to the south, which block the view of the south wall from residences. The applicant has requested and the Commission hereby grants a modification to the height requirements to permit the wall heights proposed by the applicant as specified on the site plan and described herein.
 - b. All fences and walls open to public view from any street or highway or any area in a residential zone shall be constructed of the following materials: metallic panels, at least .024 inches thick, painted with a baked on enamel or similar permanent finish, masonry, or other materials comparable to the foregoing if approved by the Director. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life. The proposed walls will comply with these requirements.

- c. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet. The conditions of approval of this grant require compliance with these standards.
 - d. All required fences or walls which are open to public view from any street or highway or any area in a residential zone shall be provided with at least one square foot of landscaping for each linear foot of such frontage; no landscaping shall be developed with a horizontal dimension of less than three feet. The walls along the north and south property lines are subject to this landscaping requirement and the applicant proposes to provide the required landscaping on the north frontage. The oil derricks currently located on the adjoining property to the south block the view of the south wall from residences. The applicant has requested and the Commission hereby grants a modification to the landscaping requirements for the wall on the south property line.
13. In the event that the oil derricks, currently located on the adjoining property to the south, should be removed prior to the termination of this grant, the permittee will be responsible for assuring that the wall facing the single-family residences to the south is of uniform height.
 14. Pursuant to County Code Section 22.44.130.D, buildings and structures in the M-2 zone of the West Rancho Dominguez-Victoria CSD shall be set back a minimum of 10 feet from the front property line, and the front 10 feet of the front yard setback, not including access, parking, and circulation areas, shall be landscaped. For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.
 15. The front five feet along the north property line is currently landscaped with shrubs and trees along the outside of the existing fence. The applicant will provide an additional five feet of landscaping in conformance with the CSD requirements. The applicant is requesting and the Commission hereby grants a modification to the five-foot landscape buffer requirement at the south property line, which adjoins the residential area. As described above, since oil derricks block the view of the subject property from the residences, the required landscaping would not be visible to residents.
 16. The subject property complies with the minimum lot size and maximum lot coverage requirements set forth in County Code Section 22.44.130.D for properties in the M-2

zone of the West Rancho Dominguez-Victoria CSD. The conditions of approval of this grant will ensure that the project complies with all other applicable requirements of the CSD.

17. Signs must comply with the requirements of Part 10 of Chapter 22.52 of the County Code. The applicant has not submitted any sign plans with this application. The applicant will be required to submit sign plans to the Director for approval depicting all existing and proposed signs on the subject property.
18. The automobile parking requirement for bus storage facilities is not specified in the County Code. Pursuant to Section 22.52.1220, for uses with no specified parking requirement, parking shall be provided in an amount which the Director finds adequate for 160 bus drivers and one office manager to prevent traffic congestion and excessive on-street parking. The applicant's site plan depicts 93 automobile parking spaces, of which two are accessible to disabled persons and vans. As drivers will also use the bus parking spaces for their personal vehicles as the buses leave, the Director has determined that sufficient on-site parking will be available.
19. Staff received one letter from an adjacent property owner regarding the proposed project, stating concerns regarding traffic due to school buses coming and going from this site throughout the day. The writer also asked for improvements to the existing fencing along Redondo Beach Boulevard.
20. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for the proposed project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
21. A traffic analysis was prepared for the school bus operation which concluded that the net increase in traffic due to this project will be minimal and will not have a significant impact on County roadways in the area.
22. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the proposed use will be compatible with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;

- B. That the requested use at the proposed location 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;
- C. 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 the Zoning Ordinance, or as is otherwise required in order to integrate the proposed use with the uses in the surrounding area;
- D. That the proposed site 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;

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

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 01-184-(2) is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring: Bellamy, Helsley, Valadez, Modugno

Dissenting: none

Abstaining: none

Absent: Rew

Action Date: July 23, 2003

RJF:MBM

| 1/18/20127/23/2003

1. This grant authorizes the use of the subject property for a bus storage yard for a maximum of ~~(160)~~ buses as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval.
2. 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.
3. 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 Department of 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
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 limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with the payment of the applicable fee, at least six months before the expiration date.
7. 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.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on July 23, 2023.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies 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, including adherence to development in accordance with the approved site plan on file. The fund provides for **twenty (20) annual inspections**. The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all

additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

11. Within fifteen (15) days of the approval date of this grant, the permittee shall remit a **\$25.00** processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
12. 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 health or safety or so as to be a nuisance.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be developed and 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.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. 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 the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, 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.
17. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all required and proposed

changes, including the following: (1) all proposed and existing landscaping, including the size, type and location of all plants, trees and watering facilities; watering facilities shall consist of "bubblers", or a similar water efficient irrigation system, for irrigation in all areas except where there is turf; (2) two parking aisles accessible to disabled persons and vans; and (3) the height and material used for all walls and fences. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

18. Throughout the term of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
19. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of dimensioned sign elevations for all proposed and existing signs, if any, on the subject property, developed in accordance with Section 22.52.870 of the County Code.
20. The establishment, operation and maintenance of the bus storage yard shall be further subject to all of the following restrictions:
 - a. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated November 5, 2002, or as is otherwise required by said department;
 - b. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department letter dated June 10, 2003, or as otherwise required by said department;
 - c. Prior to commencing operation of the bus 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. 20.b that the Los Angeles County Fire Department determines are necessary to commence operation;
 - d. Within five months of the approval date of this grant, the applicant shall have constructed all other required improvements to the site, including the block wall along the Redondo Beach Boulevard frontage and the associated 10 ft wide landscape strip, the two landscape areas in the interior of the site, the modular building in the northeast area of the site

- and public improvements including but not limited to street trees, street lights, and repairs/alterations to the driveway apron, curb, sidewalk and parkway;
- e. Access to the site shall be limited to right-turn in and out movements. No left turns are permitted;
 - f. No buses or employee vehicles shall be parked along Redondo Beach Boulevard and no off-site driveways shall be blocked by buses at any time;
 - g. There shall be no queuing of buses on Redondo Beach Boulevard blocking traffic lanes;
 - h. During construction the permittee and his contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
 - i. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. Parking of construction worker vehicles shall be on-site and away from adjacent residences;
 - j. The permittee shall provide and continuously maintain a minimum of 93 on-site automobile parking spaces, developed to the specifications listed in Section 22.52.1060, and at least two of these spaces shall be van-accessible and reserved for persons with disabilities. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use; ←
 - k. All portions of outside storage areas shall have adequate grading and drainage and shall be continuously maintained. Nothing shall be stored above the height of the fence or wall within 10 feet of said fence or wall;
 - l. The permittee shall maintain the subject property free of litter and debris. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these;
 - m. All parking lot and other exterior lighting shall be hooded and directed away from roadways and neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after

conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot;

- n. The permittee shall not utilize any amplified sound system outdoors;
 - o. The permittee shall not store or use hazardous materials on the subject property;
 - p. Should the oil drilling on the adjacent property south of the subject property cease and the derricks be removed prior to the termination date of this grant, the permittee shall provide that the fencing along the southern property line is a minimum of 8 feet high, of uniform height, and constructed of a solid material in conformance with Section 22.52.610 of County Code; and
 - q. The telephone numbers by which persons may contact the permittee and the Department of Regional Planning regarding operations at the facility shall be continuously posted at a visible location by the entrance. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
21. The use of the subject property is further subject to the following conditions:
- a. The permittee shall comply with all applicable NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
 - b. The permittee shall submit a site access/driveway plan to the Department of Public Works Traffic Study Section for review and approval prior to issuance of any certificate of compliance. The site plan shall be at 1"= 40' scale and shall show the site access locations in relationship to the adjacent intersections and driveways opposite the project frontage.
 - c. Within three (3) months after the permittee has commenced operation, the permittee shall conduct a follow-up review of noise levels to ensure that project operation is in compliance with the County Noise Ordinance. A noise report, including remediation actions as necessary, shall be submitted to the Los Angeles County Department of Health Services (DHS) for review and approval. A copy of the report shall be forwarded to the Department of Regional Planning. The permittee shall comply with any remediation requirements imposed by DHS.

- d. Prior to exportation of soil from the project site, a Phase I Environmental Assessment shall be conducted and said report shall be reviewed and approved by the Los Angeles County Department of Public Works, Fire Department Hazardous Materials Division, Regional Water Quality Control Board, and the California Department of Toxic Substances Control.

Attachment: Department of Public Works letter dated November 5, 2002
Fire Department letter dated June 10, 2003
Department of Health Services, Environmental Health Section letter dated January 18, 2003

RJF:MBM

| 1/18/20127/23/2003

STAFF ANALYSIS

PROJECT NUMBER

01-184-(2)

CASE NUMBER

Conditional Use Permit Case No. 01-184-(2)

PROJECT DESCRIPTION

The applicant is requesting the approval of a Conditional Use Permit to authorize the operation of a bus storage yard for 160 buses on the subject property.

DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 370 E. Redondo Beach Boulevard, within the unincorporated community of Rosewood, in the Victoria Zoned District. The rectangular shaped parcel is 5 acres in size with flat topography. The site is currently vacant. Access to the subject property is from Redondo Beach Boulevard to the north.

ENTITLEMENT REQUESTED

The applicant is requesting the approval of a Conditional Use Permit to authorize a bus storage facility for 160 school buses.

EXISTING ZONING

Subject Property

Zoning on the subject property is M-2 (Heavy Manufacturing), and the property is also located within the West Rancho Dominguez-Victoria Community Standards District ("CSD").

Surrounding Properties

Surrounding zoning consists of:

- M-2 to the north;
- R-1 (single-family residence) to the south;
- M-2 to the east; and
- M-1 (light manufacturing) and M-2 to the west

EXISTING LAND USES

Subject Property

The subject property is currently vacant.

Surrounding Properties

Surrounding land uses consist of:

- Industrial and warehousing to the north;
- Single-family residences and manufacturing to the south;
- Industrial and vacant to the east; and
- Industrial and manufacturing to the west.

PREVIOUS CASES/ZONING HISTORY

Previous zoning permits on the subject property are:

- SP (Special Permit) 456: Authorized operation of a fertilizer plant 8/5/1947;
- SP 646: Authorized continued operation of fertilizer plant 12/27/1949;
- SP 787: Authorized continued operation of fertilizer plant 8/29/1951;
- SP 1108: Authorized establishment of auto dismantling yard 8/28/1956;
- SP 2133: Authorized expansion of two auto-wrecking yards on property with three auto-wrecking yards and a fertilizer plant 10/5/1971; and
- CUP 1916: Authorized continued use of auto dismantling 4/14/1982

COUNTYWIDE GENERAL PLAN

Land Use Policy Map

The subject property is within the Major Industrial land use category on the Countywide General Plan land use policy map.

Consistency Analysis

The Major Industrial land use category includes areas which are generally appropriate for major industrial uses, including manufacturing of all types, as well as warehousing and storage. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities. The proposed bus storage facility can be found consistent with the Major Industrial land use designation.

WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY STANDARDS DISTRICT

Intent

The West Rancho Dominguez-Victoria CSD is established to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district and to enhance the appearance of the district by setting forth development and building standards.

Compliance

The proposed development shall comply with the following development standards of the CSD, County Code Section 22.44.130 to ensure compatibility with adjacent residential properties:

- Maintain exterior walls free from graffiti.

- Buildings and structures shall be set back a minimum of 10 feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.
- For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaces within the buffer strip; and
- For properties abutting a residential zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.52.610 shall be erected along the property line separating the two uses.

SITE PLAN

General Description

The applicant's site plan depicts 160 bus parking spaces, 70 employee parking spaces along the south property line, and an additional 8 employee parking spaces along the north property line. The plan also shows a 30' x 40' office trailer in the northeast corner of the property. Fencing is shown as 11' high and opaque along Redondo Beach Blvd (north property line), the south property line is shown with either a 9' or 12' sound wall (subject to final acoustical analysis), the east wall is existing 7' concrete block, and the west wall is shown as 8' high (of unspecified material).

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

With the recommended conditions of approval, the proposed bus storage yard will comply with the required development standards of the M-2 zone and the West Rancho Dominguez-Victoria CSD pursuant to Sections 22.32.200 and 22.44.130 of the County Code as follows:

FENCING

In addition to the above-mentioned fencing requirements of the CSD, the applicant is further subject to the specifications for fences and walls listed in Section 22.52.610 of County Code as follows:

- All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be setback at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in Code Section 22.52.630.

- All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:
 1. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
 2. Masonry; or
 3. Other materials comparable to the foregoing if approved by the Director.
- Required fences which are not open to view from any street or highway or any area in a residential, agricultural, or commercial zone may be constructed of material other than as specified above, if constructed and maintained in accordance with the provisions of Part 7 of Section 22.52 of County Code.
- All fences and walls shall be constructed in a workmanlike manner and shall consist of solely new materials unless the Director approves the substitution of used materials where such materials can be found of equivalent quality.
- All fences and walls, excluding masonry and approved pre-finished panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.
- No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification shall not consist of an aggregate area in excess of 30 square feet.

The Department of Health Services are requesting a final acoustical review prior to applicant's receipt of a Certificate of Occupancy to determine the definitive height of the sound wall to be installed between the subject property and abutting residences to the south and south-west (see letter dated January 18, 2003).

COMPLIANCE:

Frontage: The subject property is developed with an existing eleven-foot high corrugated metal fence topped with barbed wire along the Redondo Beach Boulevard frontage (north side). The fence is painted a neutral gray color and is set back and appears to be landscaped per the above-stated requirements.

East: Existing seven-foot concrete block wall. *This wall does not comply with the minimum height requirement of 8 feet.*

West: Existing 8' fencing. The southwest portion will be rebuilt as part of the required soundwall.

South: The wall abutting residences to the south is subject to final acoustical review of whether a 9-foot soundwall with a 50-foot operational setback or a 12-foot soundwall with a 125-foot operational setback will be required.

The applicant is requesting modifications to the requirement that all perimeter walls be of uniform height in relation to the ground, County Code Section 22.52.610A. The existing perimeter walls are not visible from the public right-of-way along Redondo Beach Boulevard, according to the applicant.

The applicant will be required to submit a revised Exhibit "A" depicting the final heights and materials of the walls and fences.

LANDSCAPING REQUIREMENTS

Per County Code Section 22.44.130 5a-b, the West Rancho Dominguez-Victoria CSD, the front 10 feet of the front yard setback, not including access, parking, and circulation areas, shall be landscaped. Also, County Code Section 22.52.630 require all fences and walls open to view from any street or highway to be provided with at least one square foot of landscaping for each linear foot of such frontage. For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.

COMPLIANCE:

The front five feet along the property line is currently landscaped with shrubs and trees along the outside of the existing fence. The applicant is requesting an exception to the five-foot landscape buffer requirement at the south property line, which adjoins the residential area. Since a soundwall is required for this area the required landscaping would not be visible to residents. The applicant is proposing to locate additional landscaping in an area (to be determined) where it would be better seen and enjoyed by the public, rather than behind the soundwall. The applicant will be required to submit a revised site plan that depicts existing and proposed landscaping.

AUTOMOBILE PARKING

Per County Code Section 22.52.1220, Uses not Specified, the bus storage facility shall provide adequate parking for 160 bus drivers and one office manager to prevent traffic congestion and excessive on-street parking.

COMPLIANCE:

The applicant's site plan depicts 78 automobile parking spaces, of which one is shown accessible to disabled persons and vans. Per County Code Section 22.52.1070 a facility with 78 parking spaces shall provide a minimum of two (2)

spaces accessible to disabled persons. The applicant will be required to revise the site plan to conform to this requirement. The applicant is proposing to have the first drivers arriving in the morning use the spaces designated for automobiles, thereafter as buses leave the facility drivers would use the vacant bus stalls to park their personal vehicles.

SIGNAGE

All signage shall comply with the requirements of Part 10 of Chapter 22.52 of County Code.

COMPLIANCE:

The applicant has not provided any sign plans. The applicant will be required to submit sign plans as a condition of approval, if applicable.

BURDEN OF PROOF

Conditional Use Permit Burden of Proof

Per section 22.56.040 of the zoning code, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts:

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

2. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

The applicant's responses are provided as an attachment to this report.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under CEQA reporting requirements. The Negative Declaration in this case qualifies for a De Minimus Finding of Impact and is exempt from Fish and Game fees pursuant to Section 711.2 of the Fish and Game Code.

COUNTY DEPARTMENT COMMENTS

County of Los Angeles Department of Public Works

Comments from the Department of Public Works dated November 5, 2002 have been included as an attachment to this document.

County of Los Angeles Fire Department

Comments from the Fire Department dated March 5, 2003, have been included as an attachment to this document.

PUBLIC COMMENTS

Staff received one phone call regarding the proposed project. The caller stated concerns regarding traffic due to school buses coming and going from this site throughout the day; the caller also asked for improvements to the existing fencing along Redondo Beach Boulevard.

STAFF EVALUATION

The applicant is proposing to use the vacant industrial site as a bus parking lot for 160 school buses serving the Los Angeles Unified School District (LAUSD). Initially the applicant was asking for a generic permit to allow parking of commercial tractor trailers and storage of cargo containers, since the property owner did not have a tenant for the property. The applicant has since obtained a long-term contract with LAUSD. The environmental review, which resulted in the recommended Negative Declaration, was completed prior to this change, but has been determined sufficient since a worst-case analysis in regards to traffic, noise and number of trucks/buses was performed. A final acoustical analysis to determine the height of a soundwall will be part of the building permit process, per Health Services recommendations.

The main changes compared with the generic truck facility are as follows:

- Parking space for 160 school buses versus 260 truck spaces;
- More employee parking to accommodate on-site parking for bus drivers;
- Earlier starting time of 4:15 AM for arrival of drivers; and
- No ancillary garage/maintenance facility adjacent to the office. All maintenance will be done at an off-site garage.

Buses will begin leaving the facility at 4:45 AM. The first buses to leave will be those parked closest to Redondo Beach Boulevard, and thereby the furthest away from the abutting residences to the south.

Local staging for bus use is critical for servicing local and regional schools, and the applicant would need to be operational for the start of the September 2003 school year to service the LAUSD contract.

FEES/DEPOSITS

If approved as recommended by staff, the following fees/deposits will apply:

Fish & Game:

1. Processing fees of \$25 related to the posting of the Notice of Determination with the County Clerk. Fish & Game fees will not be required due to the fact that the project is located in an urban, previously disturbed area. The fees will be required prior to the final approval date of the permit.

Zoning Enforcement:

2. A cost recovery deposit of \$1,500 to cover the costs of the 10 recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

STAFF RECOMMENDATION

Approval

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 Conditional Use Permit 01-184-(2) subject to the attached conditions.

SUGGESTED MOTION

I move that the Regional Planning Commission indicate its intent to approve Conditional Use Permit 01-184-(2) and instruct staff to prepare the final environmental documentation, findings and conditions for approval as instructed."

Attachments:

Copy of Thomas Guide Map
Draft Conditions
Environmental Documentation
Burden of Proof
Correspondence
Site Plan