



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462

PROJECT NUMBER R2010-01678
CONDITIONAL USE PERMIT NUMBER 201000160

PUBLIC HEARING DATE
 August 31, 2011

AGENDA ITEM
 xx

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Peter Kozely

OWNER

Peter Kozely

REPRESENTATIVE

None

PROJECT DESCRIPTION

The applicant is requesting a conditional use permit (CUP) to allow the outside storage of trucks, trailers, other vehicles, and materials in the Light Manufacturing (M-1) Zone, located at 13009 South Main Street in the unincorporated community of West Rancho Dominguez-Victoria in the Athens Zoned District. The project proposes to use the large parking area as an outdoor storage area for trucks, trailers, vehicles, and other materials. Per Section Title 22 (Los Angeles County Code), the storage of trucks is a permitted use in the M-1 Zone. However, the project is located in the West Rancho Dominguez-Victoria Community Standards District (CSD), which requires a CUP for truck storage or rental in the M-1 Zone on properties within 500 feet of a residential zone. No new construction is proposed with this application.

REQUIRED ENTITLEMENTS

The applicant is requesting a conditional use permit (CUP) to allow the outside storage of trucks, trailers, other vehicles, and materials in the Light Manufacturing (M-1) Zone. The storage of trucks is a permitted use in the M-1 Zone. However, the project is located in the West Rancho Dominguez-Victoria Community Standards District (CSD), and pursuant to Section 22.44.130.6.b of the Los Angeles County Planning and Zoning Code (Title 22), the CSD requires a CUP for truck storage or rental in the M-1 Zone on properties within 500 feet of a residential zone.

LOCATION/ADDRESS

13009 South Main Street, Los Angeles, CA 90061

SITE DESCRIPTION

The site plan depicts an approximately 1.44-acre parcel that has a one-story 13,000-square-foot existing metal warehouse building with an existing 1,259-square-foot covered storage area along the back, western end of the subject property. There are 17 parking spaces for warehouse employees along the northern parcel boundary and at the front, eastern end of the subject property. The area devoted to the outdoor storage of trucks, trailers, vehicles and other materials is located in the center of the parcel. This area is striped for 27 trailer/container parking spaces, each 10-feet wide and 45-feet long. Twelve parking spaces are located toward the north, center of the parcel, and the other 15 parking spaces are located along the southern parcel boundary. The two parking areas are separated by an 88-foot wide trailer/container loading area. A 732 square-foot modular office is located toward the front, main entrance and serves the parking lot use. It is located 11-feet back from the front security fence, which is eight-feet tall and topped with razor wire. The site plan depicts three landscaped areas: a 620 square-foot area along the southern border of the subject property, a 2,535 square-foot area in the northeast corner of the subject property, and a 600 square-foot area between the modular office trailer and the front fence. Access is granted to the site from a motorized gate on South Main Street through a 28-foot, 8-inch driveway with 10-foot-wide open fenced sight views on each side.

ACCESS

Access is granted to the site from a motorized gate on S. Main Street

ZONED DISTRICT

Athens

ASSESSORS PARCEL NUMBER

6132039026

COMMUNITY

West Rancho Dominguez - Victoria

SIZE

1.44 Acres

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez - Victoria

EXISTING LAND USE

EXISTING ZONING

Project Site	Light industrial warehouse facility, modular office and parking area.	M-1
North	Light industrial and commercial	M-1
East	Light industrial and single-family residences	M-1 and R-1 (Single-Family Residence) Zone
South	Light industrial	M-1
West	Light industrial	M-1

GENERAL PLAN/COMMUNITY PLAN

General Plan

LAND USE DESIGNATION

I - Major Industrial

MAXIMUM DENSITY

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

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