

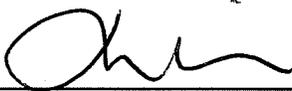
Regional Planning Commission Transmittal Checklist

Hearing Date
8/31/2011

Agenda Item No.
6

Project Number: R2010-01678-(2)
Case(s): Conditional Use Permit Case No. 201000160
Planner: Travis Seawards

- 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: 



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
 6

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 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



**STAFF ANALYSIS
PROJECT NO. R2010-01678-(2)
CONDITIONAL USE PERMIT NO. 201000160**

PROJECT DESCRIPTION

The applicant, Peter Kozeley, 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 1.44-acre (approximately 62,583 square feet) parcel contains a one-story 13,000-square-foot existing metal warehouse building, a 1,259-square-foot covered storage area, a 732 square-foot modular office trailer, and a large parking area. The existing warehouse and storage area are not a part of the project. The project proposes to use the large parking area as an outdoor storage area for trucks, trailers, vehicles, and other materials. Per 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

Pursuant to Section 22.44.130.6.b of the Los Angeles County Planning and Zoning Code (Title 22), a CUP is required for truck storage or rental in the M-1 Zone on properties abutting a residential zone in the West Rancho Dominguez-Victoria CSD.

LOCATION

The project is located at 13009 South Main Street, Los Angeles, CA in the unincorporated community of West Rancho Dominguez-Victoria in the Athens Zoned District.

SITE PLAN DESCRIPTION

The site plan depicts an approximately 1.44-acre parcel (approximately 62,583 square feet) 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. These uses are allowed by-right in the M-1 Zone and the structures were permitted and constructed with building permits. 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. There are two oak trees located in the northeast corner of the landscaped area but are not large enough to be subject to the County's Oak Tree Ordinance. 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.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project is a request to allow the outside storage of trucks, trailers, other vehicles, and materials on an already developed site and existing parking area and qualifies for a Class 1, Existing Facilities Categorical Exemption. No new construction or expansion of the existing operations or facilities on the subject property is proposed.

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.

PREVIOUS CASES/ZONING HISTORY

- **Existing On-Site Structures:** The 13,000-square-foot existing metal warehouse building and an existing 1,259-square-foot covered storage area are allowed by-right in the M-1 Zone and the buildings were permitted and constructed before permits were required.
- **March 18, 2009:** RPP 200800214: Plot Plan review for a new 702-square-foot free standing office trailer. Application denied due to inactivity.

EXISTING ZONING

Subject Property

The subject property is zoned M-1 and is located in the unincorporated community of West Rancho Dominguez-Victoria.

Surrounding Properties

Surrounding properties are zoned as follows within 500 feet from the subject property:

North: M-1
South: M-1
East: M-1 and R-1 (Single-Family Residence) Zone
West: M-1

EXISTING LAND USES

Subject Property

The subject property is currently occupied by a light industrial, 13,000 square-foot warehouse facility and a 1,259-square-foot covered storage area, which is not a part of the project, and a 732 square-foot modular office and parking area.

Surrounding Properties

Land uses within 500 feet of the subject property consist of the following:

North: Light industrial and commercial
South: Light industrial
East: Light industrial and single-family residences
West: Light industrial

STAFF EVALUATION

General Plan Consistency

The subject property is designated Major Industrial (I) under the Countywide General Plan land use policy map. Areas designated as Major Industrial are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to ensure that sufficient land is allocated for a wide range of industry and industry-related activities, and to provide jobs for the resident labor force.

The existing light industrial warehousing use, as well as the proposal for truck, trailer, and material storage on the subject property is consistent with the intent of the Major Industrial land use designation.

Zoning Ordinance and Development Standards Compliance

The subject property and proposed use is subject to the standards of the M-1 Zone, the West Rancho Dominguez-Victoria CSD, and the provisions of Part 7: Outside Storage and Display of the Los Angeles County Planning and Zoning Code (Title 22).

M-1 Zone

The subject property is located in the M-1 Zone. The existing warehouse is not a part of the project but is a permitted use in the M-1 Zone. The project proposes truck storage on the site, which although allowed as a permitted use in the M-1 Zone, requires a CUP here pursuant to the M-1 requirements as modified by the CSD as noted below. The site is compliant with all generally applicable M-1 development standards.

West Rancho Dominguez-Victoria CSD

The CSD contains additional provisions that apply to uses on M-1 zoned property located within the West Rancho Dominguez-Victoria CSD area. Pursuant to Section 22.44.130 of the Los Angeles County Planning and Zoning Code (Title 22), the West Rancho Dominguez-Victoria CSD requires a CUP for truck storage or rental in the M-1 Zone on properties abutting a residential zone. Single-family residences are located to the east of the subject parcel across Main Street in an R-1 (Single Family Residence) Zone. The CSD also contains additional development standards applicable to development on M-1 zoned property. The following zone specific standards from the CSD apply to the proposed project.

Front Setback

Pursuant to Section 22.44.130.5a of the County Code, all buildings and structures shall be set back a minimum of ten feet from the front property line, and except for access, parking and circulation areas, the setback area shall be landscaped.

The only structure toward the front of the property is the modular office trailer, which is set back 11-feet from the front property line outside of the required setback area. The setback area is landscaped. Further on both sides of the front entrance gate, there are at least 10 feet of landscaping. Therefore, the applicant's site plan complies with this requirement.

Fencing

Pursuant to Section 22.44.1305c, properties abutting a residential zone shall erect a solid wall or fence of at least eight in height along the property lines separating the two uses.

The front property line along Main Street has an eight-foot high fence that is topped with razor barbed wire that is screened with black cloth or concrete panels. Therefore, the applicant's site plan complies with this requirement.

Noise

Pursuant to Section 22.44.130.5d of the County Code, to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining residential zones.

Single-family residences zones are located to the east of the subject property, across South Main Street, which is an Arterial Street and is considered a major road under the County Highway Plan. The existing light industrial warehouse has loading docks and is located on the western side of the subject property to the rear of the site, which is as distant from the adjacent residential zones as possible on the parcel. The existing warehouse is not a part of the proposed project and there are no proposed new structures or loading docks for this application. Therefore, no changes to the existing uses are being proposed or considered as part of this application, and the applicant's site plan complies with this requirement.

Height

Pursuant to Section 22.44.130.5e, buildings or structures located within 250 feet of a residential zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

The existing light industrial warehouse is one-story, and the proposed modular office trailer is nine-feet high. Therefore, the applicant's site plan complies with this requirement.

Lot Coverage

Pursuant to Section 22.44.130.5g, the maximum lot coverage in the M-1 zone is 70 percent.

The subject property contains an existing 13,000-square-foot light industrial warehouse and existing 1,259-square-foot covered storage area. The project proposes a 732 square-foot modular office trailer. The total square feet of all these structures is approximately 15,000 square feet, or approximately 24 percent lot coverage. Therefore the applicant's site plan complies with this requirement.

Outdoor Uses

Pursuant to Section 22.44.130.5hi, all uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building. Additionally, all outside storage shall not be visible by pedestrians or residents on adjacent residentially zoned streets.

The project proposes to allow the outside storage, or parking, of trucks, trailers, other vehicles, and materials on the subject property, which is permitted in the M-1 Zone and the CSD with a CUP. The subject property also has an eight-foot high fence with black out fabric and concrete panels along the front parcel border, which blocks all views to the interior site. Therefore, the applicant's site plan complies with this requirement.

Outside Storage and Display

Fencing and Screening

Pursuant to Sections 22.52.570, all outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence which shall be a minimum of eight feet and shall not exceed 15 feet in height.

The subject property has an eight-foot high fence with black out fabric and concrete panels along the front parcel border, which blocks all views to the interior site. The project site is enclosed by adjacent buildings to the north and south, and the warehouse is situated along the west parcel boundary. The project site is not visible from any exterior boundary and therefore, the applicant's site plan complies with this requirement.

Landscaping

Pursuant to Section 22.52.630 all required fences or walls shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be developed and distributed in accordance with a site plan as approved by the Director.

The subject property provides 3,155 square feet of landscaping, located along the front property line, in the front of the modular office, and along the northern and southern boundaries of the property. The multiple landscaped areas exceed the total area required for landscaping and are well-designed and well-maintained. Therefore, staff is of the opinion that the project complies with this requirement.

Neighborhood Impact/Land Use Compatibility

Staff is of the opinion that the applicant's request will not have a negative impact on the surrounding area. The request is to allow the outside storage of trucks, trailers, other vehicles, and materials in the Light Manufacturing (M-1) Zone. The existing light industrial warehouse facility and the proposed project are consistent with the General Plan and the provisions of the M-1 Zone and the CSD.

The proposed project meets all of the requirements and development standards of the West Rancho Dominguez-Victoria CSD. The subject parcel and proposed project are compatible with the surrounding community and are adjacent on three sides to other light industrial uses. Single-family residences that are located to the east are buffered by fencing, landscaping and South Main Street. There are no current zoning violations attributed to the subject parcel or open complaints from the public.

The existing use is in good condition and is well landscaped and has not affected the health or valuation of adjacent properties. The subject parcel is compliant with all zoning standards and is adequately served by roads and existing public facilities. With appropriate conditions and enforcement, the proposed project to allow the outside storage of trucks, trailers, other vehicles, and materials in the Light Manufacturing (M-1) Zone will not adversely affect the surrounding community.

Burden of Proof

The applicant is required to substantiate the burden of proof as required by Section 22.56.040 of the Los Angeles County Code.

Staff is of the opinion that the applicant has met the burden of proof. The applicant's burden of proof responses are attached to this document.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Fire Department, Department of Public Health, and Department of Public Works were consulted and have recommended approval of the project subject to their attached conditions.

PUBLIC COMMENTS

Staff has received two calls regarding the parking of trailer and RV vehicles along Main Street and the disposal of trash and waste from these vehicles in the street and sidewalk areas. The applicant and owner of the parcel has agreed to maintain the sidewalk and landscaped areas from his property to the street, and this has been added as a condition of approval. Regional Planning also forwarded the complaints and information from the callers to other appropriate County Departments, including Public Health and Public Works.

Staff received another call from a nearby resident who opposes the project over concerns about noise, hours of operation, and general issues about trucks on Main Street. The conditions for approval of the proposed project include limiting the hours of operation to daytime hours on Monday through Friday and also ensuring compliance with the County's Noise Ordinance.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 R2010-01678-(2) subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to Class 1 - Existing Facilities Categorical Exemption, and Approve Conditional Use Permit No. 201000160 subject to the attached Findings and Conditions of Approval.

Prepared by Travis Seawards, Regional Planning Assistant II
Reviewed by Mi Kim, Acting Section Head, Zoning Permits West

- Attachments:
- Draft Conditions
- Draft Findings
- Applicant's burden of proof statement
- Site Photographs
- Site Plan
- Land Use Map

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

PROJECT NUMBER R2010-01678-(2)
CONDITIONAL USE PERMIT NUMBER 201000160

REQUEST:

The proposed project is a request for a conditional use permit (CUP) to allow the outside storage of trucks, trailers, other vehicles, and materials on property in the Light Manufacturing (M-1) Zone located at 13009 South Main Street in the West Rancho Dominguez-Victoria Community Standards District (CSD) in the Athens Zoned District.

HEARING DATE: August 31, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The project site is located at 13009 South Main Street, Los Angeles, CA in the unincorporated community of West Rancho Dominguez-Victoria in the Athens Zoned District in Los Angeles County.
2. The project is a request for a conditional use permit (CUP) to allow the outside storage of trucks, trailers, other vehicles, and materials on property zoned M-1 and located in the West Rancho Dominguez-Victoria CSD in the Athens Zoned District.
3. The project is to use the large parking lot as an outdoor storage area for trucks, trailers, vehicles, and other materials. Per 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.
4. The site is developed with a light industrial, warehouse use. Surrounding land uses consist of single family residences and light industrial to the east, and light industrial uses to the north, west, and south. The subject property is located within 500-feet of a residential zone that is located to the east, across Main Street, and which is developed with single-family residences.
5. The subject property is currently occupied by a one-story, 13,000-square-foot existing metal warehouse building and 1,259-square-foot covered storage area, which are permitted uses in the M-1 Zone. The structures were permitted with a building permit and before the creation of the West Rancho Dominguez-Victoria CSD. These structures are not a part of the project.

6. The project consists of the parking lot area that is striped for 27 truck and container spaces and a 732 square-foot modular office.
7. The proposed project is compliant with all required development standards. The site plan depicts an approximately 1.44-acre parcel (approximately 62,583 square feet) that has an existing metal warehouse covered storage area with 17 associated employee parking spaces. 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 two parking areas are separated by an 88-foot wide trailer/container loading area. The 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. There are two oak trees located in the northeast corner of the landscaped area but are not large enough to be subject to the County's Oak Tree Ordinance.
8. Access is granted to the site from a motorized gate on South Main Street through a 28-foot, 8-inch driveway with 10 ft. open fenced sight views on each side.
9. Surrounding properties are zoned M-1 and R-1 (Single-Family Residence) Zone to the east, and M-1 to the north, west, and south.
10. Previous zoning history on this subject property includes Plot Plan 200800214, which reviewed a new 702 square foot free standing office trailer, and was denied on March 18, 2009. The existing structures on the site were permitted and constructed with a building permit.
11. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project is a request to allow the outside storage of trucks, trailers, other vehicles, and materials in the M-1 at an existing site with no new construction or expansion of existing uses or operations on the subject property, and therefore qualifies for a Class 1, Existing Facilities Categorical Exemption.
12. Regional Planning Staff has received three phone calls regarding the proposed project. Two calls were regarding the parking of trailer and RV vehicles along Main Street and the disposal of trash and waste from these vehicles in the street and sidewalk areas. The applicant and owner of the parcel has agreed to maintain the sidewalk and landscaped areas from his property to the street, and this has been added as a condition of approval. The third call was from a neighboring resident who

opposed the project who opposes the project over concerns about noise, hours of operation, and general issues about trucks on Main Street. The conditions for approval of the proposed project include limiting the hours that trucks can enter and exit the site to daytime hours on Monday through Friday, and also ensuring compliance with the County's Noise Ordinance.

13. There are no current zoning violations on the property.
14. The project, along with the existing light industrial warehousing use, is consistent with the applicable General Plan policies for the subject property. The property is designated as Major Industrial (I) under the Countywide General Plan land use policy map. Areas designated as Major Industrial are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to ensure that sufficient land is allocated for a wide range of industry and industry-related activities, and to provide jobs for the resident labor force. The project propose to allow for the storage of trucks and materials on the subject property in connection with an on-going light industrial use will help to ensure the viability of the site and therefore, is consistent with the General Plan.
15. The subject property is zoned M-1 and located within the West Rancho Dominguez-Victoria CSD. While the project would be permitted in the M-1 Zone, outside storage of trucks, trailers, other vehicles, and materials require a CUP pursuant to the provisions of the CSD because the subject property is located within 500 feet of a residential zone.
16. The project meets all of the requirements and development standards of the West Rancho Dominguez-Victoria CSD.
17. The project meets all of the requirements for Outside Storage and Display of Part 7, Chapter 22.52 of Title 22 (Los Angeles County Code).
18. The subject parcel is adjacent to light industrial uses to the north, west and south. Truck and trailer storage is a compatible use with the existing development pattern of the surrounding industrial community.
19. The project on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, because the project is consistent with the predominantly industrial character of the surrounding area to the north, west and south, and is adequately buffered and screened from adjacent residential uses to the east by Main Street and a solid fence on the front property line.
20. The residential uses to the east are adequately buffered by an eight-foot high screened fence on the subject property, South Main Street, which is an Arterial Street and is considered a major road in the County Highway Plan, and by 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. All storage uses on the property will not be visible from the front property and are set back approximately 40-feet from the front property line.

21. The subject parcel is compliant with all zoning standards and is adequately served by roads and existing public facilities. Access to the site is from South Main Street, which is an Arterial Street and is considered a major road in the County Highway Plan.
22. With appropriate conditions and enforcement, the proposed project will not adversely affect the surrounding community. The owner of the property has agreed to maintain the sidewalks and landscaped areas that front his property and lie across from single-family residences, and to limit the hours of operation to Monday through Friday, 7:30 a.m. to 5:30 p.m. The owner has also agreed to strictly comply with the County's Noise Ordinance as outlined in Title 12 of the Los Angeles County Code.
23. 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.
24. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
25. 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 III Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING CONCLUDES:

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

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private 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 Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission determines that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project meets the criteria for Class 1 - Existing Facilities, Categorical Exemption set forth in Section 15301 of the State CEQA Guidelines and the County Environmental Document Reporting Procedures and Guidelines, Appendix G as the project does not include any new construction, expansion, or intensification of the existing use on the subject property.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000160, associated with Project R2010-01678-(2) is **APPROVED**, subject to the attached conditions.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Each Commissioner, Zoning Enforcement, Building and Safety

MKK:TSS
8/17/11

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2010-01678-(2)
CONDITIONAL USE PERMIT NO. 201000160**

PROJECT DESCRIPTION

The project is a conditional use permit (CUP) for the outside storage of trucks, trailers, other vehicles, and materials on property zoned Light Manufacturing (M-1), located at 13009 South Main Street, in the unincorporated community of West Rancho Dominguez, in the West Rancho Dominguez Community Standards District (CSD), and 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, and 9, shall be effective immediately upon 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 August 31, 2031.** 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 Conditional Use Permit 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$3,000.00**. 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 fifteen (15) total inspections. **One annual inspection for the first 10 (ten) years, and 5 biennial (one every other year) inspections for the last ten years.** 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 with 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 SITE SPECIFIC CONDITIONS

17. The entering and exiting of vehicles to be stored on site shall be restricted to the hours between 7:30 a.m. and 5:30 p.m., Monday through Friday.
18. The permittee shall obtain a Certificate of Compliance needs for the subject property within six (6) months after the date of approval of this grant.
19. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter, trash, and other debris for all areas on the premises including front yards, front sidewalks and parkways, and rear alleys.
20. The permittee shall place near the front property line on the exterior front fence a sign that states that littering is illegal and that contains the contact information for the local County Sheriff's Office.

21. The permittee shall maintain a minimum of seventeen employee (17) parking spaces on-site.
22. Any lighting within the parking lot area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
23. The entire parking lot area shall be paved with asphalt or concrete surfacing, which shall be maintained in good condition.
24. No vehicle repair or disassembly is permitted on-site.
25. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Fire Department, Fire Prevention Division, letter dated March 9, 2011 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.
26. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Health, letter dated May 20, 2011 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.
27. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Works, letter dated June 9, 2011 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.

Attachments:

County Fire Department's Letter, dated March 9, 2011.

County Department of Public Health Letter, dated May 20, 2011

County Department of Public Works Letter, dated June 9, 2011



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.

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

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.

Conditional Use Permit Burden of Proof

A I believe that this type of vehicular storage use is well adapted to the nature of this paved and fenced open area of about 46,000sf.

1) As the term storage implies it will not affect the health, peace comfort or welfare of persons residing or working in the surrounding area as the tenant would be operating (i.e. entering and exiting the property) during normal business hours in vigor in other surrounding buildings. No bustling activity resulting in noise fumes, dust or other air contaminants would be observed. Existing proper screening and vegetation hide almost entirely insightful storage from the street.

2) The existing metal fence in the front of the property has been screened with materials that block public sight along SMS, and both North and South sides are delimited by adjacent property buildings as well as by my own metal warehouse running most of the West side along the back alley. When I moved in the property in the beginning of 2002, I set out to create some landscaped areas for the enjoyment of my employees as well as for beautification for residents across SMS. An area approximately 2600 sf in size of the property, running through the NE corner and including about half of the length on SMS(105/231ft), was planted with a Palm tree, two young Oak trees considered unprotected yet as they haven't grown to more than 8" in diameter at the 4 ½ feet height from the ground, two small Apple trees bearing fruits for the enjoyment of our employees, three multi trunk Olive trees lined symmetrically along the North wall and bougainvilleas as well as other vines along the fence to bring a touch of color both inside the property and into the street. These trees are only visible from public above the 9' high metal fence as it was screened with black out materials to hide unappealing vehicular storage. Another landscaped area of about 600 sf was set out along the South wall and is planted with one big tree of unknown species. The other half of the property line length along SMS includes a 26' rolling and motorized electrical gate, a 3' man door and another 14' rolling gate separated by 61 ft of fencing along the office trailer set on the property for offices. If required, some more vines could be added to this fence for a more visually pleasing sight further complementing the overall astatically pleasing sight of the property from the street.

3) As the term vehicular storage also implies, there would be no machines or motors running permanently i.e. no extraneous noises or fumes. Only the traffic in and out of the property through the well delineated large 26' rolling gate located in the center of the property line on SMS could be observed from the street, thus not jeopardizing, endangering nor constituting any menace to public health, safety or general welfare

B As presently fenced and landscaped I search to promote good relations with my neighbors through pleasing sights onto the property, and adequate control of traffic in and out of the property. Normal business hours such as 7AM – 5PM Monday through Friday, and 8AM – 12PM on Saturdays will be proposed and observed for the tenant and his specific requested use. With just a little over one acre of paved and fenced open space, my property would be adequate in size and shape to accommodate the parking and loading areas within its limits as minimums of 30 parking spaces for big rigs of 10' x 45' in size plus 15 employee parking spaces of 8 ½' x 18' could be dedicated to the requested use while still maintaining ample flow and ease of circulation on site. Obviously a different use such as storage of school buses or waste disposal truck for example would require a readapted parking allocation of spaces... Any smaller vehicular use such as vans or even cars would be easily adapted to the property by adjusting the ratios of storage space to vehicular flow areas. Thus minimum standard widths for drive thru travel lanes and queuing areas will be maintained where vehicular circulation is concerned that will create a free flow travel within the property and its parking or storage spaces. Adequate throat length will be provided at the onset of the property past the main entrance gate to ensure no constrictions for loading/unloading and parking of for example trailers or container trailers. Existing landscaping (grass and trees) provides a comforting and shaded environment for the tenant in addition to the open grassy areas in the sidewalk bordering the property on SMS and less than 1100ft from the public park space located on the North West corner of Main Street and El Segundo Blvd.

C The proposed site is located on South Main Street which is about 85 ft wide in between the 8' wide sidewalks with a median lane of about 20' separating north and south bound traffic lanes of over 30' in width. (There is a 100' total width between property lines bordering SMS). There is also ample space for parking and there are no restrictions on times of street parking. South Main Street is so wide that big rigs driving lessons are sometimes taught in the vicinity! Furthermore, the property is located about 1000ft south of the next major intersection at El Segundo Blvd. which offers on and off ramps unto the Harbor Freeway (110), easily dissipating any incoming or outgoing traffic into the area. Slightly further north on South Main Street is the 105 freeway.

Proper street lights and signalization are present on South Main Street where the property is located. The onsite office trailer is provided to offer tenant with a small office space as well as restrooms. Ample (400A) electrical power supply is available at the site..



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

JUN 15 2011

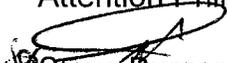
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

June 9, 2011

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention Phillip Estes

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201000160
PROJECT NO. R2010-01678
13009 SOUTH MAIN STREET
ASSESSOR'S MAP BOOK NO. 6132, PAGE 39, PARCEL NO. 26
UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This memo supersedes our February 22, 2011. We reviewed CUP No. 200800160 in the unincorporated County area of West Rancho Dominguez to authorize an outside storage for vehicles, trucks, containers, and buses to an existing warehouse for a future tenant.

Upon approval of the site plan, we recommend the following conditions:

1. Road
 - 1.1 Close any unused driveway with curb, gutter, and sidewalk along the property frontage on Main Street.
 - 1.2 Reconstruct driveway approach on Main Street to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.

Susan Tae
June 9, 2011
Page 2

- 1.3 Submit street improvement plans or other appropriate plan as determine by Public Works and acquire street plan approval or direct check status before obtaining any building permit.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Tony Hui at (626) 458-4921 or thui@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

RP:\ldpub\SUBMGT\CUP\Project R2010-01678 CUP 201000160 13009 South Main Street APN 6132-039-026 outside storage FINAL.docx



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

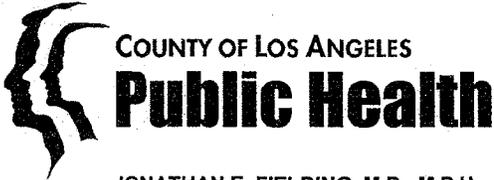
DATE: March 9, 2011
TO: Department of Regional Planning
Permits and Variances
PROJECT #: CUP R2010-01678
LOCATION: 13009 S. Main St., Rancho Dominguez

- 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 pounds per square inch residual pressure.
- Verify __ existing public fire hydrant, 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:** The Fire Department has cleared this project for Public Hearing with conditions or approval and special requirements.
- Water:** Per fire flow test perform by Golden State Water Company dated 02/24/11, the existing water system and existing fire hydrants are adequate.
- Access:** The following are conditions of approval for Fire Department access within the site:
- Provide a minimum paved 26ft clear to sky Private Driveway and Fire Lane around the proposed vehicle storage areas maintaining access to the existing rear building.
- A Fire Department turnaround shall be required when the Private Driveway and Fire Lane exceed a distance of 150ft and dead end.
- All turns within the Private Driveway and Fire Lane shall provide a 32 feet centerline turning radius.
- Adequate signage and/or stripping required for the Private Driveway and Fire Lane prior to occupancy.
- Gated entrances shall comply with the Fire Department's Regulation 5, Limited Access Devices.
- Special Requirements:** Once the final design for the vehicle storage within the property is determined, incorporate the access conditions as indicated above on a site plan and submit to the Fire Department for review and approval.
- Conditions of Approval:** Additional requirements for the existing building maybe required by the Regional Fire Prevention Office prior to occupancy. Submit a site plan for review and approval at that time.

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: Juan C. Padilla

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Land Use Program
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
Second District

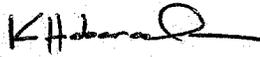
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 20, 2011

TO: Phillip Estes, AICP
Principal Regional Planner
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: **PROJECT NO. R2010-01678**
CUP 2010 00160
LOCATION: 13009 S. MAIN STREET, LA (RANCHO DOMINGUEZ)

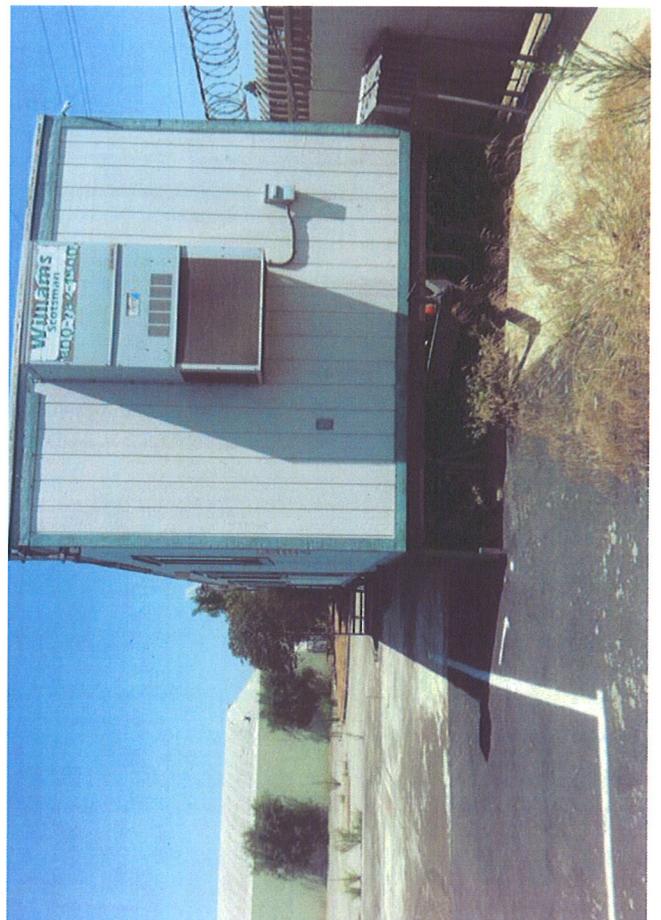
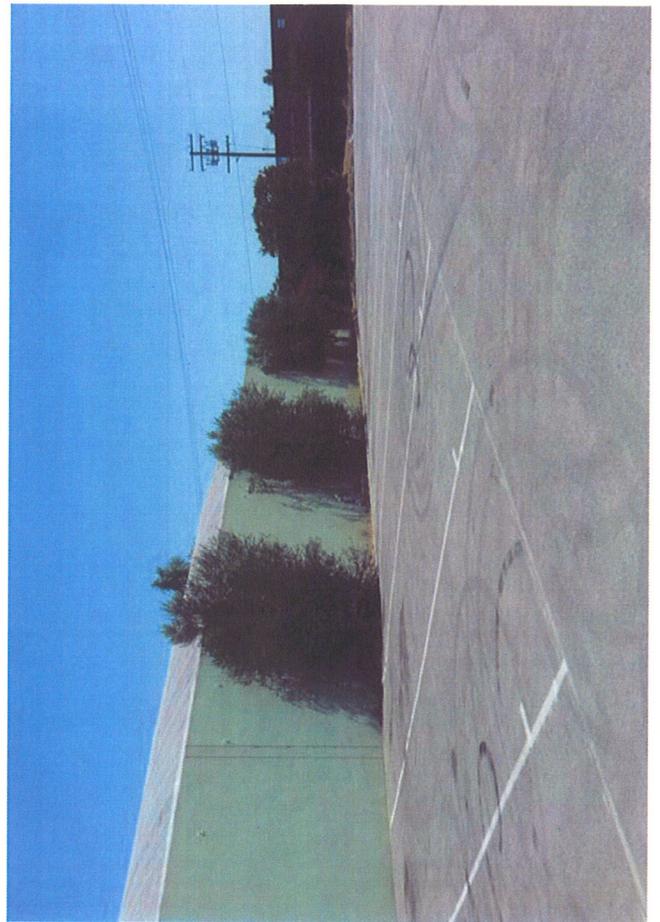
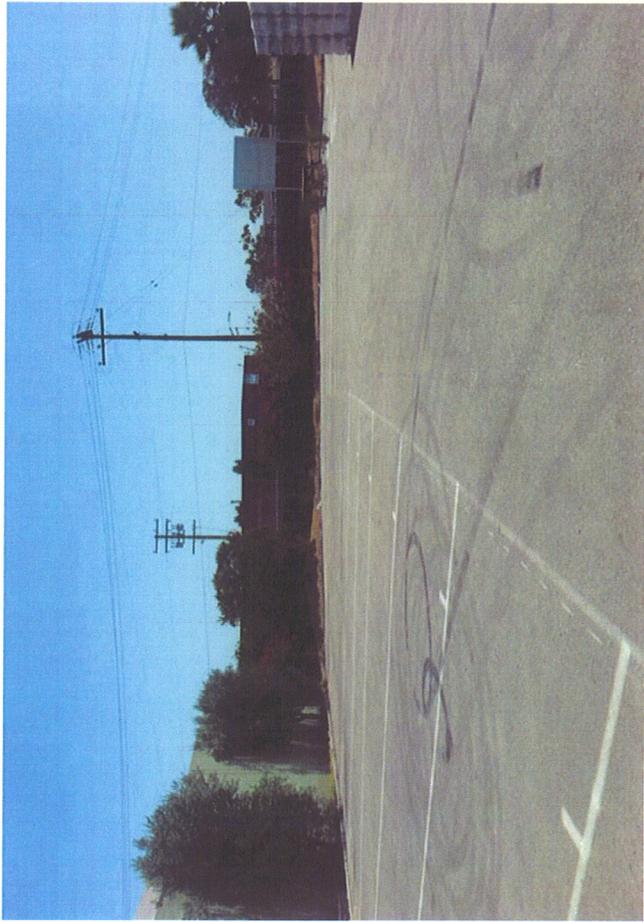
- Environmental Health recommends approval of this CUP.
 Environmental Health does **NOT** recommend approval of this CUP.

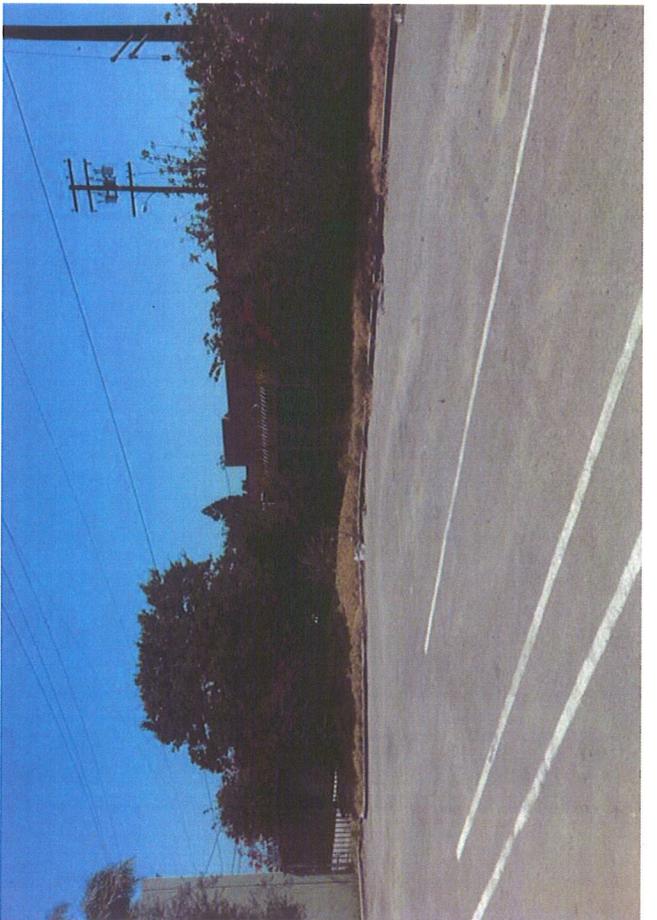
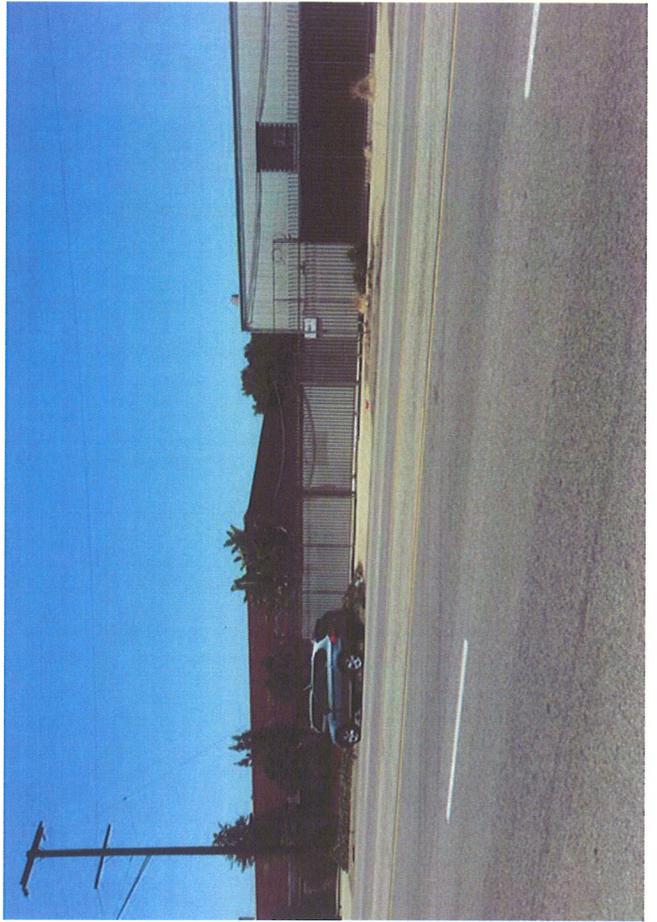
The Department of Public Health – Environmental Health Division has reviewed the information submitted by the applicant for the subject CUP. The CUP is to authorize the outside storage (vehicles, trucks, containers, buses) within 500 ft. of residential dwellings, located in the M-1 zone, W. Rancho Dominguez CSD.

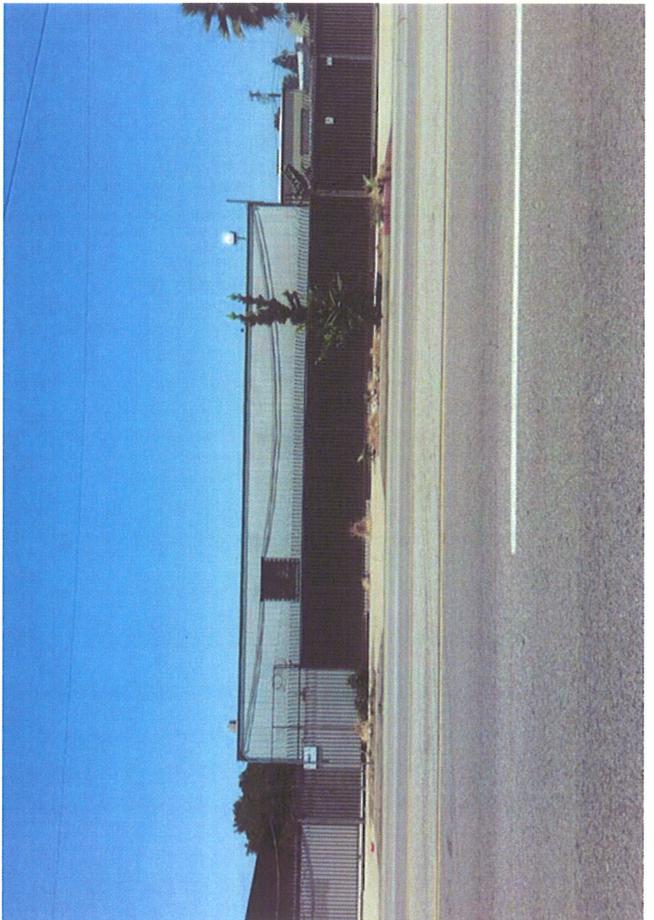
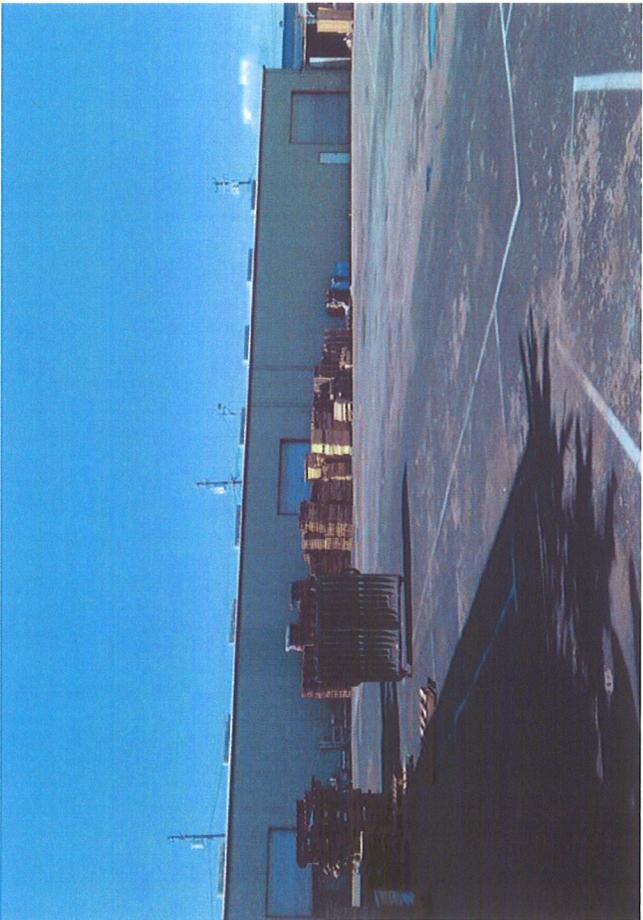
Based on the additional information provided, the Department has no further objection to the approval of this CUP provided the applicant meets the following conditions:

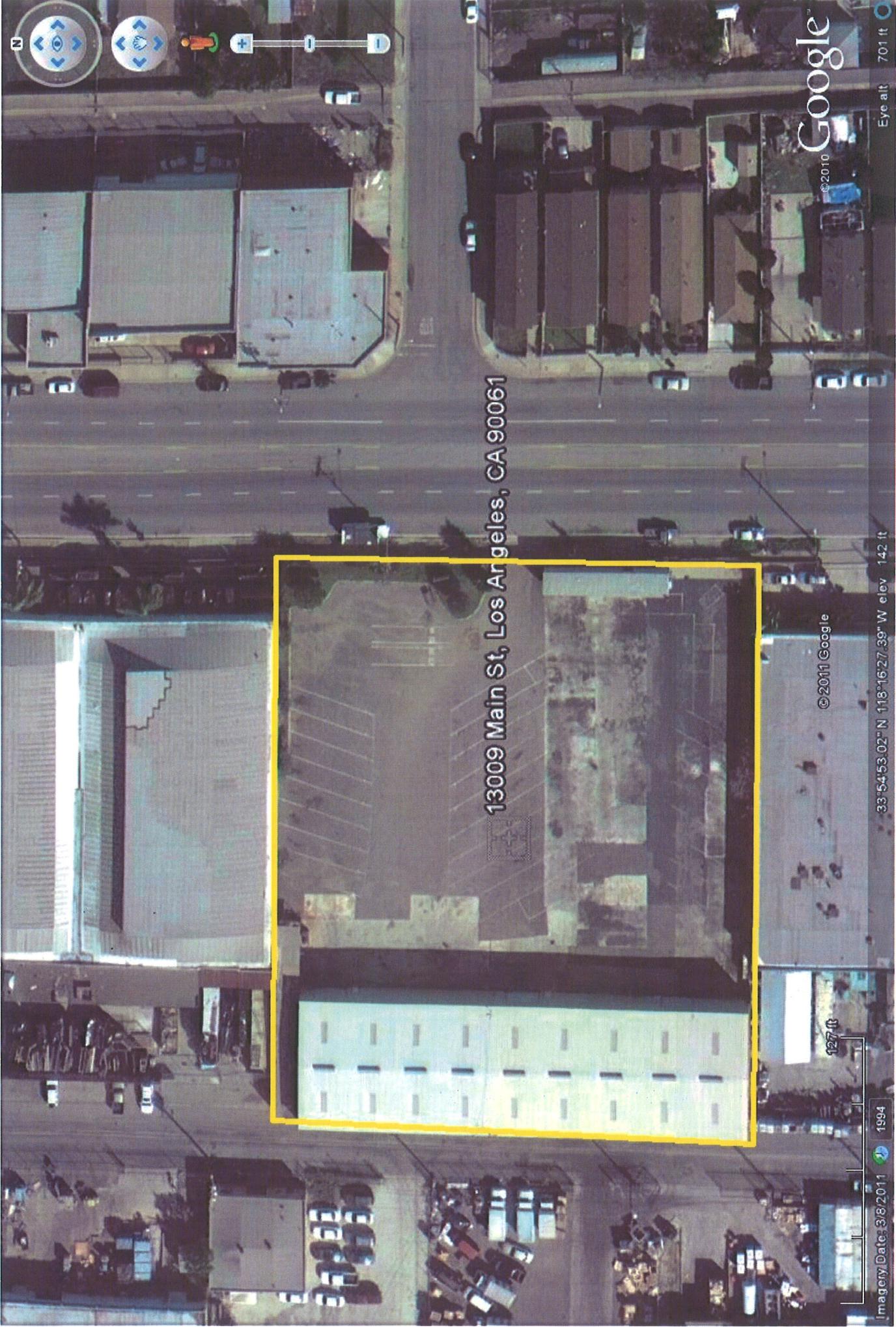
1. The proposed office trailer and restroom facility shall be connected to available public water and public sewer.
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

If you should have any questions regarding the above conditions, please contact me at (626) 430-5382.









13009 Main St, Los Angeles, CA 90061

Google

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127 ft

Eye alt: 701 ft
33°54'53.02" N 118°16'27.39" W elev 142 ft
Imagery Date: 3/8/2011 1994