Regional Planning Commission Transmittal Checklist	Hearing Date 8/5/2009
	Agenda Item Number 7

Project Number: R2006-00321-(2)
Case(s): Conditional Use Permit Case No. 200600024-(2)
Environmental Assessment Case No. 200600026-(2)
Contact Person: Tyler Montgomery, Zoning Permits II

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☐	☒	Draft Conditions
☒	☐	DPW Letter
☒	☐	FD Letter
☐	☒	Other Department's Letter(s)
☒	☐	Burden Of Proof Statement(s)
☒	☐	Environmental Documentation (IS, MMP, EIR)
☐	☒	Opponent And Proponent Letters
☒	☐	Photographs
☐	☒	Resolution (ZC Or PA)
☐	☒	Ordinance with 8.5 X 11 Map (ZC Or PA)
☒	☐	Aerial (Ortho/Oblique) Image(s)
☐	☒	Land Use Radius Map
☒	☐	Site Plan And Elevations
☐	☒	Other

Reviewed By: Mona B. Masis

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6435 **PROJECT R2006-00321-(2)** **CONDITIONAL USE PERMIT 200600024-(2)**	PUBLIC HEARING DATE 8/5/2009	AGENDA ITEM 7
	RPC CONSENT DATE	CONTINUE TO

APPLICANT CBS Outdoor	**OWNER** Jerry A. David	**REPRESENTATIVE** Dave Ryan, CBS Outdoor

ENTITLEMENT REQUEST
Conditional Use Permit to authorize a new outdoor advertising sign (billboard) located in the M-1 (Light Manufacturing) zone.

PROJECT DESCRIPTION
A new 42 ft. height, double-faced billboard, with two 672 sq. ft. sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard will be oriented towards Avalon Blvd. The applicant had indicated they will remove an existing, smaller billboard located at 505 E. 154th St., unincorporated Gardena, located approximately 300 ft. southwest of the proposed.

LOCATION/ADDRESS
15301 S. Avalon Blvd., unincorporated Gardena, CA

SITE DESCRIPTION
The property is primarily used for open storage and is surrounded by a 10 ft. high obscuring chain-link fence. There are two, 675 sq. ft. existing storage buildings on the site. The property consists of three parcels. Primary access onto the parcel is from Redondo Beach Blvd.

ACCESS Avalon Blvd. and Redondo Beach Blvd.	**ZONED DISTRICT** Willowbrook – Enterprise
ASSESSORS PARCEL NUMBER 6139-009-017	**COMMUNITY** West Rancho Dominguez – Victoria
SIZE 0.11 acres (5,000 sq. ft. parcel)	**COMMUNITY STANDARDS DISTRICT** West Rancho Dominguez – Victoria

	EXISTING LAND USE	EXISTING ZONING
Project Site	Storage	M-1
North	Auto Repair	B-1, M-1
East	Office, Body Shop, Church	C-2
South	Offices	M-1
West	Glass store, Church	M-1

GENERAL PLAN General Plan	**DESIGNATION** Industrial	**MAXIMUM DENSITY** N/A

ENVIRONMENTAL DETERMINATION
Negative Declaration

RPC LAST MEETING ACTION SUMMARY

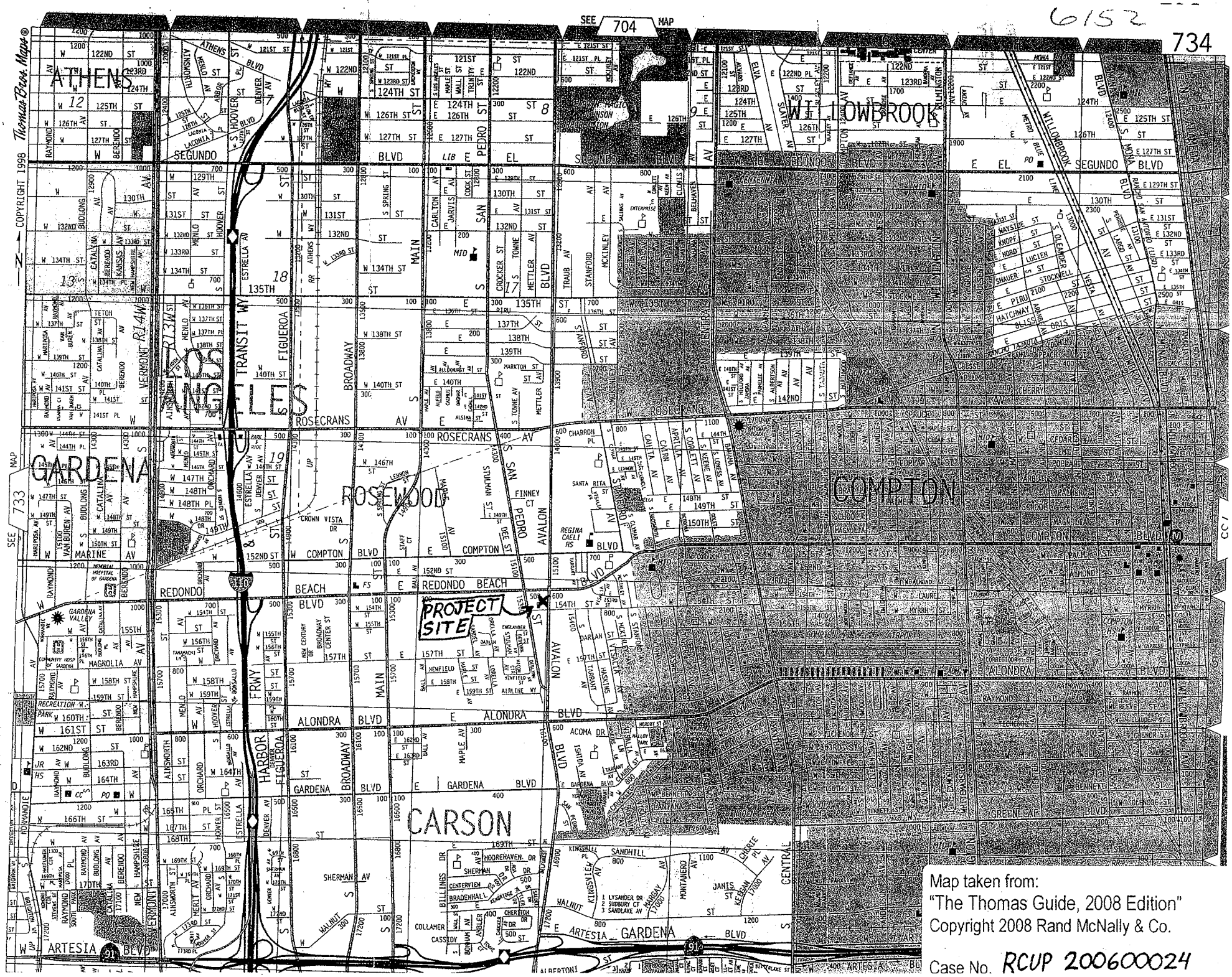
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

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

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

6152



Map taken from:
"The Thomas Guide, 2008 Edition"
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Case No. RCUP 200600024

STAFF ANALYSIS

PROJECT NUMBER:
R2006-00321-(2)

CONDITIONAL USE PERMIT NO.
200600026-(2)
ENVIRONMENTAL ASSESSMENT CASE NO.
200600026-(2)

OVERVIEW OF THE PROPOSED PROJECT

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and would be oriented toward Avalon Boulevard to the east. The applicant would remove an existing, smaller billboard located approximately 300 feet to the southwest. The site is located in an M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 15301 South Avalon Boulevard. The site is within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County. The site is also within the West Rancho Dominguez-Victoria Community Standards District (CSD).

Physical Features

The subject property consists of three (3) 5,000 square-foot parcels approximately and is relatively level. The proposed billboard would be placed on the southernmost parcel. The property houses the storage yard of a drywall business and is enclosed by a 10-foot-high, view obscuring chain-link fence. Two (2) 675-square-foot storage buildings exist on the site.

ENTITLEMENT

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction of an outdoor advertising sign (billboard) on a property in the M-1 (Light Manufacturing) zone.

EXISTING ZONING

Subject Property

The project site is zoned M-1 (Light Manufacturing) and is located in the West Rancho Dominguez-Victoria CSD.

Surrounding Zones
Surrounding properties are zoned:
North: M-1 (Light Manufacturing); B-1 (Buffer Strip)
East: C-2 (Neighborhood Business)
South: M-1 (Light Manufacturing)
West: M-1 (Light Manufacturing)

EXISTING LAND USES
Subject Property
The subject property is utilized as a storage yard for a drywall business.

Surrounding Land Use
Surrounding land uses consist of:
North: Light industry, Storage
East: Light industry, Retail, Church
South: Light industry, Church
West: Light industry, Storage

GENERAL PLAN
Land Use Policy Map
The subject property is located within the "I" (Major Industrial) classification of the Los Angeles County Land Use Plan. This designation allows for all types of industrial and manufacturing uses, as well as appropriate accessory uses. The requested use is consistent with the adopted land use plan, as is the current use of the site as a storage yard.

SITE PLAN
The project site consists of three (3) 5,000 square-foot parcels under one ownership, which contain a storage yard for a drywall business. Pallets and other materials are stacked on the site, which is enclosed by a 10-foot-high, view obscuring chain-link fence. Two (2) 675-square-foot storage buildings (15'x45') are located on the northernmost parcel. The proposed billboard would be mounted on a support column on the southeastern portion of the southernmost parcel. The billboard would be double-faced and reach to a maximum height of 42 feet. Each sign face would be 672 square feet (48'x14') and illuminated with non-flashing lights. The sign would be oriented toward Avalon Boulevard to the east, although the primary access to the project site would be through a driveway to Redondo Beach Boulevard to the north.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS
The property on which the proposed facility is to be located is zoned M-1 (Light Manufacturing). An outdoor advertising sign (billboard) is a permitted use in this zone, subject to the issuance of a Conditional Use Permit.

According to Section 22.52.840 of the County Code, the maximum height of an outdoor advertising sign shall not exceed 42 feet, and the area of a sign face shall not exceed 800 square feet. The proposed project meets these minimum requirements, as its

proposed height is 42 feet, and the area of each proposed sign face is 672 square feet. This section of the Code also states that no outdoor advertising sign of more than 150 square feet shall be maintained within 500 feet of another outdoor advertising sign of more than 150 square feet. Currently there is an existing single-faced billboard of approximately 300 square feet (10'x30') located on an industrial property at 505 East 154th Street, approximately 300 feet to the southwest of the proposed project. In order to meet this requirement of the zoning code, the applicant proposes to remove this billboard, which is also owned by CBS Outdoor. In addition, an outdoor advertising sign may not be located within 200 feet of a residential zone "located on the same side of the street or highway." The closest residential zone is approximately 240 feet to the east of the project site; however, it is located on the opposite side of Avalon Boulevard.

Section 22.52.1220 determines parking requirements for uses that are not specified. The proposed billboard will be unmanned and will be visited for a periodic maintenance and change of copy only. The director may impose an amount of parking spaces that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The subject facility is unmanned and will require periodic visits only. As such, street parking and the existing load areas within the storage yard should be sufficient.

WEST RANCHO DOMINGUEZ-VICTORIA CSD

The West Rancho Dominguez-Victoria CSD was established in order "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" (Section 22.44.130, County Code). However, there are no specific regulations relating to outdoor advertising signs (billboards) within the CSD.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

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

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, 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.

The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days. No comments were received regarding the study.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 62 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2009, regarding the project proposal. The notice was published in the *Los Angeles Sentinel* and in *La Opinion* on April 16, 2009. Case-related materials were sent to the Gardena Mayme Dear Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on July 2, 2009. A scheduled public hearing was held before the Regional Planning Commission on May 20, 2009 regarding the project proposal, at which time the applicant requested a continuance in order to renegotiate the lease agreement between CBS Outdoor and the property owner. The hearing was subsequently continued to August 5, 2009.

In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the two (2) sensitive land uses within 500 feet: Greater Holiness Church (15320 S. Avalon Blvd.) and Beulahland Missionary Baptist Church (515 E. 154th St.). These packets included a description of the project, the project's factual sheet, and photo simulations of the proposed billboard with an invitation for comments. Staff received no public comments regarding the proposal.

PUBLIC AGENCY COMMENTS AND RECOMMENDATIONS

Staff consulted with several stakeholder agencies during the Initial Study process. Both County Fire and Public Works have cleared the project for public hearing without any additional recommendations.

PREVIOUS PERMITS ON SUBJECT PROPERTY

Plot Plan No. 28777
Approved outdoor storage facility on subject property
Approved December 12, 1977

ZONING ENFORCEMENT CASES

Zoning Enforcement has received one (1) request for service regarding the subject property. The case is currently closed.

1. Zoning Enforcement Case 08-0009096
   Outside storage extending above fence height
   Opened April 2, 2008
   Action: Complied; storage extending above fence height removed
   Closed May 19, 2008

STAFF EVALUATION

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and would be oriented toward Avalon Boulevard to the east. The applicant would remove an existing, smaller billboard located approximately 300 feet to the southwest.

The development standards listed in the County Code for M-1 zoning indicate that outdoor advertising signs (billboards) require a Conditional Use Permit. The proposed sign also meets the minimum development standards for outdoor advertising signs, including the maximum height (42 feet), maximum sign face (672 square feet vs. 800 square feet), and minimum distance from a residential zone. In order to meet the requirement that no outdoor advertising sign of more than 150 square feet shall be maintained within 500 feet of another outdoor advertising sign of more than 150 square feet, the applicant proposes to remove a 300 square-foot billboard 300 feet to the southwest of the project site.

While the project proposal does meet all requirements of the zoning ordinance, the conditional use permit process give the Commission discretion to approve or deny a project based on whether or not it meets all aspects of the required burden of proof (see above). In this case, staff has concerns regarding whether or not the project would comply with sections A1 and A2, namely that the proposed use would not:

A1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or

A2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site

The County has long recognized the need to regulate the size, number, and placement of billboards in its unincorporated areas. This is evidenced from the regulations placed on such facilities in the Zoning Ordinance (Title 22), a part of which states, "(t)hese regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively" (Section 22.52.790, County Code).

This need has often been used to justify strict signage requirements in several of the County's supplemental districts, one of which—the Willowbrook CSD, approximately two (2) miles to the northeast—bans new outdoor advertising signs altogether.

While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, staff has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed. In addition, although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones. These factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.

Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius. The clear intention of this section is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. Such an action would result in an effective increase in local billboard ad space by nearly 350%. It is staff's opinion that allowing such an action would not be consistent with the intent of this section of the Code.

Staff would not oppose a minor-to-moderate increase in the size of a new outdoor advertising sign versus the size of the sign proposed for removal. Such allowances are often necessary in order provide the outdoor advertising industry to operate effectively, as mandated in the County Code. However, the substantial increase in sign area that would result in the immediate vicinity as a result of the proposed project exceeds such an allowance.

It is staff's opinion that, in order to meet the burden of proof for a conditional use permit, the overall height and sign area of the proposed billboard must be decreased. Staff requested that the applicant make such changes prior to the public hearing; however, the applicant declined. Should the Regional Planning Commission so choose, it may request that the applicant revise the project proposal to incorporate these alterations. However, in the absence of any specific proposal for a billboard of smaller size and scale, staff currently is compelled to recommend denial of the project.

STAFF RECOMMENDATION

Staff recommends denial of project R2006-00321-(2) / Conditional Use Permit No. 200600024, subject to the attached Findings.

SUGGESTED MOTION

I move that the Regional Planning Commission close the public hearing and **DENY** Conditional Use Permit 200700024 with the attached Findings.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Maria Masis, Section Head
Zoning Permits Section II

Attachments:
Draft Findings
Applicant's Burden of Proof statement
Letter of clearance from County Fire
Letter of clearance from Public Works
Aerial photo
Photo simulations
Initial Study

MM:TM
07/23/09

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

PROJECT NUMBER R2006-00321-(2)
CONDITIONAL USE PERMIT CASE NUMBER 200600024-(2)
ENVIRONMENTAL ASSESSMENT CASE NUMBER 200600026-(2)

REGIONAL PLANNING COMMISSION HEARING DATE: AUGUST 5, 2009

SYNOPSIS:
Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a Conditional use Permit to authorize the construction and maintenance of a new outdoor advertising sign (billboard) in a M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic).

2. The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and located at 15301 South Avalon Boulevard. The site is within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County and is located within the West Rancho Dominguez-Victoria Community Standards District (CSD).

3. The project site is zoned M-1 (Light Manufacturing).

4. The subject property consists of three (3) 5,000 square-foot parcels approximately and is relatively level. The proposed billboard would be placed on the southernmost parcel. The property houses the storage yard of a drywall business and is enclosed by a 10-foot-high, obscuring chain-link fence. Two (2) 675-square-foot storage buildings exist on the site.

5. Surrounding properties are zoned as follows:
   North: M-1 (Light Manufacturing); B-1 (Buffer Strip)
   East: C-2 (Neighborhood Business)
   South: M-1 (Light Manufacturing)
   West: M-1 (Light Manufacturing)

6. The surrounding land uses consists of the following:
   North: Light industry, Storage
   East: Light industry, Retail, Church
   South: Light industry, Church
   West: Light industry, Storage

7. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days.

8. A total of 62 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2009, regarding the project proposal. The notice was published in the *Los Angeles Sentinel* and in *La Opinion* on April 16, 2009. Case-related materials were sent to the Gardena Mayme Dear Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on July 2, 2009. Staff received no public comments regarding the proposal.

9. In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the two (2) sensitive land uses within 500 feet: Greater Holiness Church (15320 S. Avalon Blvd.) and Beulahland Missionary Baptist Church (515 E. 154th St.). These packets included a description of the project, the project's factual sheet, and photo simulations of the proposed billboard with an invitation for comments. Staff received no comments regarding the proposal.

10. Staff consulted with several stakeholder agencies during the Initial Study process. Both County Fire and Public Works have cleared the project for public hearing without any additional recommendations.

11. The proposed project would meet all applicable minimum standards for the zone and the General Plan Land Use category.

12. While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, staff has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed.

13. Although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones.

14. Aforementioned factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.

15. Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius, the clear intention of which is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts.

16. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed.

17. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. It is staff's opinion that allowing such an action would not be consistent with the intent of the County Code.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. The proposed use is not consistent with the adopted general plan for the area;

B. The requested use at the proposed location is likely to adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas and be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for conditional use permits as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600024-(2) is **DENIED**.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

1. c: Each Commissioner, Zoning Enforcement, Building and Safety.

MM:TM
07/23/09

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THE SITE IS FULLY CONFORMING TO ALL EXTANT SIGN CODES AND THE SIGN WILL IN NO WAY ADVERSELY AFFECT NEIGHBORING PROPERTIES. THE SIGN WILL PROVIDE ILLUMINATION TO THE STREET AND THEREBY INCREASE SECURITY AND VISIBILITY

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 SITE CAN EASILY ACCOMODATE THE PROPOSED SIGN WITHOUT ANY ALTERATIONS

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.

THE SIGN WILL NOT INCREASE TRAFFIC ON THE STREET NOR REQUIRE ANY ADDITIONAL FACILITIES

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: September 3, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2006-00321

LOCATION: 15301 S. Avalon Blvd., Gardena

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

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

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

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

☐ **Location:** _____

☐ **Access:**

☐ **Special Requirements:** _____

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

Inspector: ***SCOTT JAEGGI***

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

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

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

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

July 7, 2008

IN REPLY PLEASE REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Philip Estes

FROM: Steve Burger
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2006-00321
CONDITIONAL USE PERMIT NO. CUP200600024
15301 SOUTH AVALON BOULEVARD, GARDENA

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The permit application is to install an illuminated bill board sign.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Construction Division, Permit Section. This permit will allow the Permit Section to perform a site visit and review the specific locations of above-ground facilities within public right of way. If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4945 or Simin Agahi at (626) 458-4921.

SA:ca
P:\ldpub\submgt\CUP\ProjectR2006-000321_CUP200600024 Bill Board sign.doc

STAFF USE ONLY

PROJECT	*R2006-00321*
CASES	*CUP 200600024*
	ENV 200600026

* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

I.A. Map Date: *12-21-2006* **Staff Member:** *Phillip Estes, AICP*

Thomas Guide: *734 D5* **USGS Quad:** *Inglewood*

Location

15301 S. Avalon Boulevard., Gardena, CA (APN 6139-009-017)

Project Description

The proposed project consists of a new double-faced outdoor advertising sign (billboard). The proposed billboard is 42 ft. in height with two sign faces each consisting of 672 sq. ft. in area (48 ft. x 14 ft.). The proposed billboard will be externally illuminated (non-flashing and non-changing) during night time hours. The property is surrounded by a 10 ft. high obscuring chain-link fence. Access is from Redondo Beach Blvd.

Gross Acres: *Approximately 2.7 acres on 3 parcels. (Project parcel is approximately 1.1 Acres)*

Environmental Setting

The project site is located in a predominantly industrial and commercial area with residential uses within close proximity. The subject property is used as a storage yard. There are two, 675 sq. ft. existing storage buildings on the site. Properties located within 500 ft. are of mixed-use: industrial, commercial, residential, churches, and undeveloped open space.

Zone: *M-1 (Light Industrial). The subject and surrounding properties are located in the M-1 (Light Manufacturing) zone, and properties located across Avalon Blvd. in the C-2 (Neighborhood Business) zone.*

Community Standards District: *West Rancho Dominguez – Victoria CSD.*

General Plan: *I – Industrial. The subject and surrounding properties are located in the I (Industrial) General Plan Category, and properties located directly across Avalon located in the 1(Low Density Residential) General Plan Category.*

Community/Area Wide Plan: *Not applicable*

Major Projects In Area:

PROJECT NUMBER	DESCRIPTION & STATUS
No known projects.	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

RESPONSIBLE AGENCIES

- ☒ None
- ☐ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board
- ☐ California Coastal Commission
- ☐ Army Corps of Engineers
- ☐ California Dept. of Toxic Substance Control

TRUSTEE AGENCIES

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

SPECIAL REVIEWING AGENCIES

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☐ Santa Catalina Island Conservancy
- ☐ High School District
- ☐ Elementary School District (LA Archdiocese)
- ☐ Local Native American Tribal Council
- ☐ Town Council
- ☐ Water District

REGIONAL SIGNIFICANCE

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

COUNTY REVIEWING AGENCIES

- ☐ Subdivision Committee
- ☒ Public Works
- ☐ Sanitation District
- ☐ Sheriff
- ☒ Fire Department
- ☐ Public Health – Mountain and Rural Water

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY			
			Less than Significant Impact / No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	
CATEGORY	FACTOR	PG.				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: _____
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: _____ Date: *4-17-08*
Phillip Estes, AICP, Principal Regional Planner

Approved by: _____
Maria Masis, AICP, Supervising Regional Planner Date: *4-17-08*

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Approximately 650 ft. west of seismic zone; approximately 1,020 ft. west of fault*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydro-compaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

1. *Consultation with Public Works and approval of any necessary geotechnical reports.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)

☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: LA county Fire Department.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☐ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *Yes, the project is located within an industrial area.*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There is one church located within 50 ft. and two other churches located within 1,500 ft., one middle school located within 1,200 ft., and one park located within 2,100 ft. of the subject property. There are residences located within 150 ft. of the project.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Temporary noises customarily associated with construction projects.*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)

☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G (a), J & K (Sewers & Septic Systems)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study

☐ Industrial Waste Permit ☐ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, water quality problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Grading and/or construction may create dust and/or noise.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *No, the project is located within a highly disturbed, urbanized area.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *No, the project is located within a highly disturbed, urbanized area.*
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Source: Applicant's oak tree statement.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ ERB/SEATAC Review (Biota Report required)

☐ **OTHER CONSIDERATIONS**

☐ Oak Tree Permit

☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *None known resources.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources? *No known formations.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *There are no known historic structures on the project site.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *None known.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the view shed? *The project site is not located along a scenic highway or scenic element.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☒	☐	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed bulk (sign face sq. footage) is substantial. The proposed height is substantially taller, more than twice the height of surrounding buildings.*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems? *The bulk and height of the project may create shadows on adjacent properties. The proposed lighting may produce light glare on adjacent properties.*
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Visual Simulation ☐ Compatible Use

1. *The applicant shall provide photo simulations of the proposed project.*

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *The project is not residential.*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *The billboard sign is situated and oriented to attract the attention of motorists. The billboard sign may distract motorists and thereby create hazardous traffic conditions.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☒ **OTHER CONSIDERATIONS**

☒ Consultation with DPW Traffic & Lighting Division

2. *Consultation with Dept. of Public Works.*

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)

☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)

☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12

☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The height and bulk of the proposed billboard is not in scale with the existing buildings in the surrounding area.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☒	☐	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Yes. There are residences and churches located within 150 ft. of the subject property.*
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or are the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *Source: Environstor.com*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The project does not provide facilities, goods, services or conveniences to the neighborhood or surrounding community.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project may be authorized with a Conditional Use Permit in the M-1 zone.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☐	☒	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Unlimited billboards in the area would contribute to visual blight and have a negative impact on the visual environment and may negatively impact property values.*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

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R2006-00321 / RCUP 200600024

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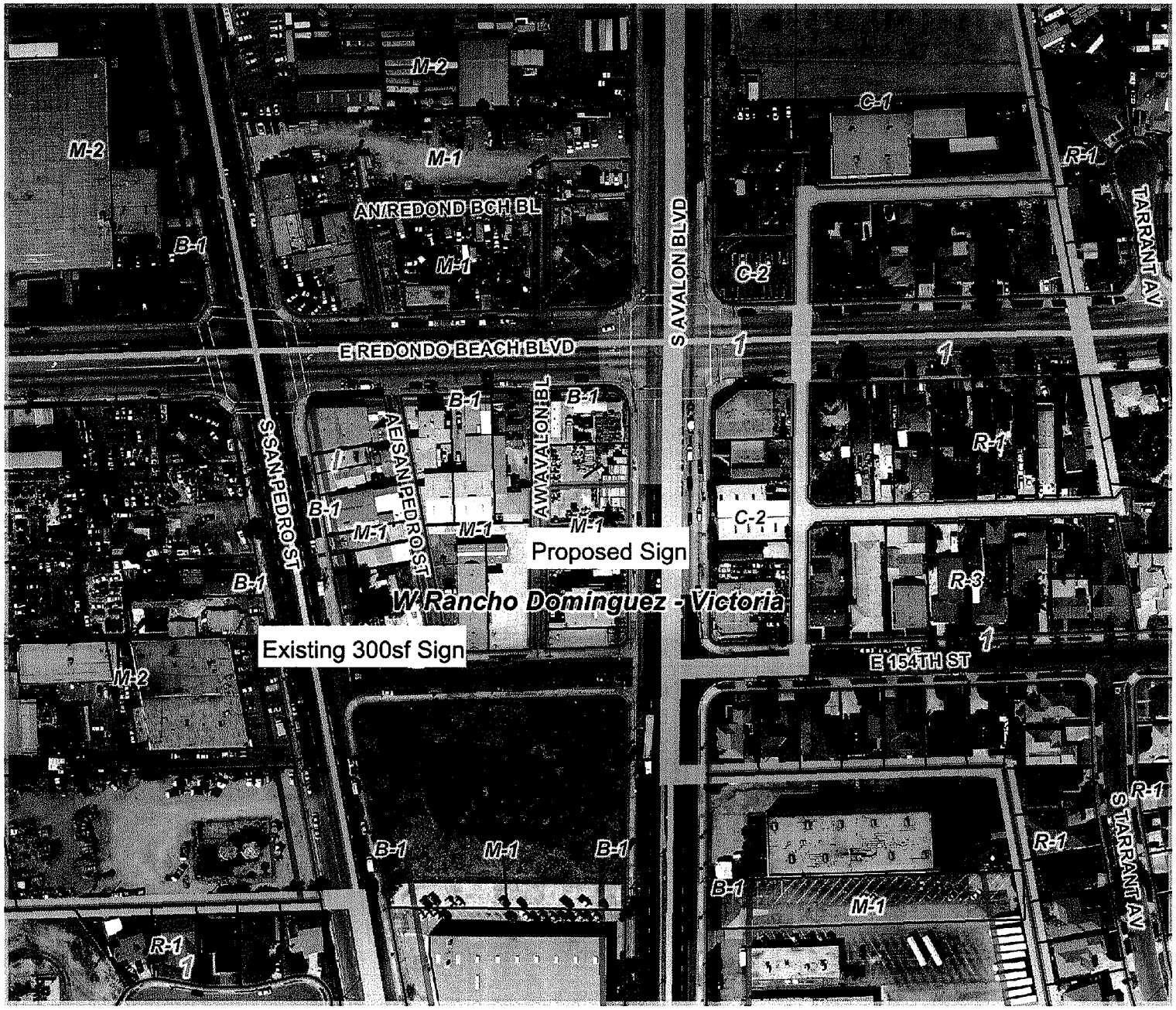


Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

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

(e)-Existing (p)-Proposed

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

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

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

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

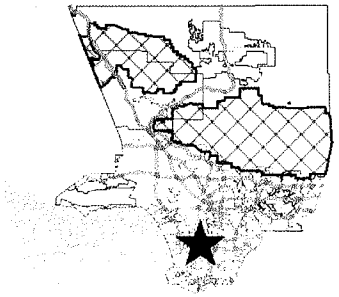
- Zoning (Boundary)

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

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

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



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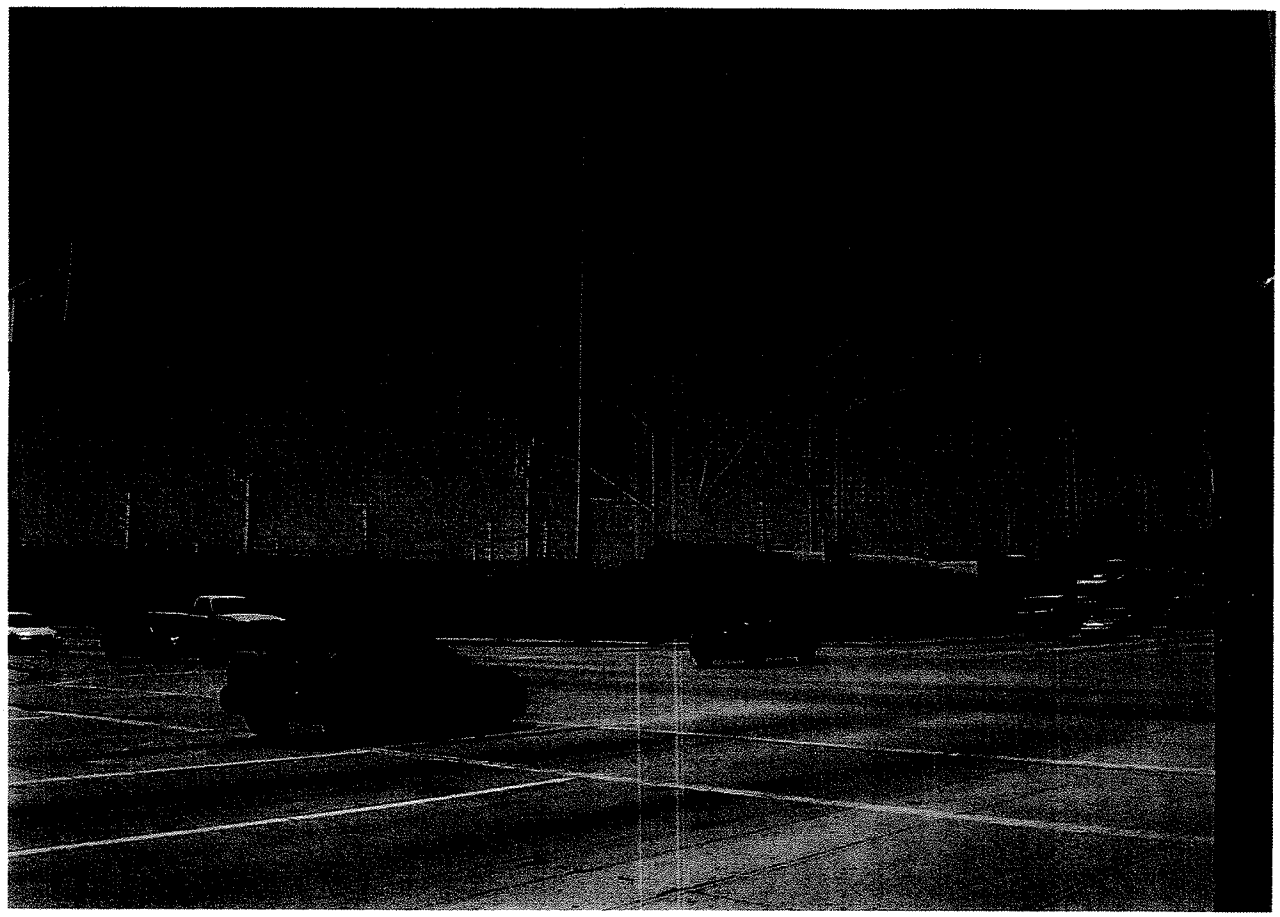
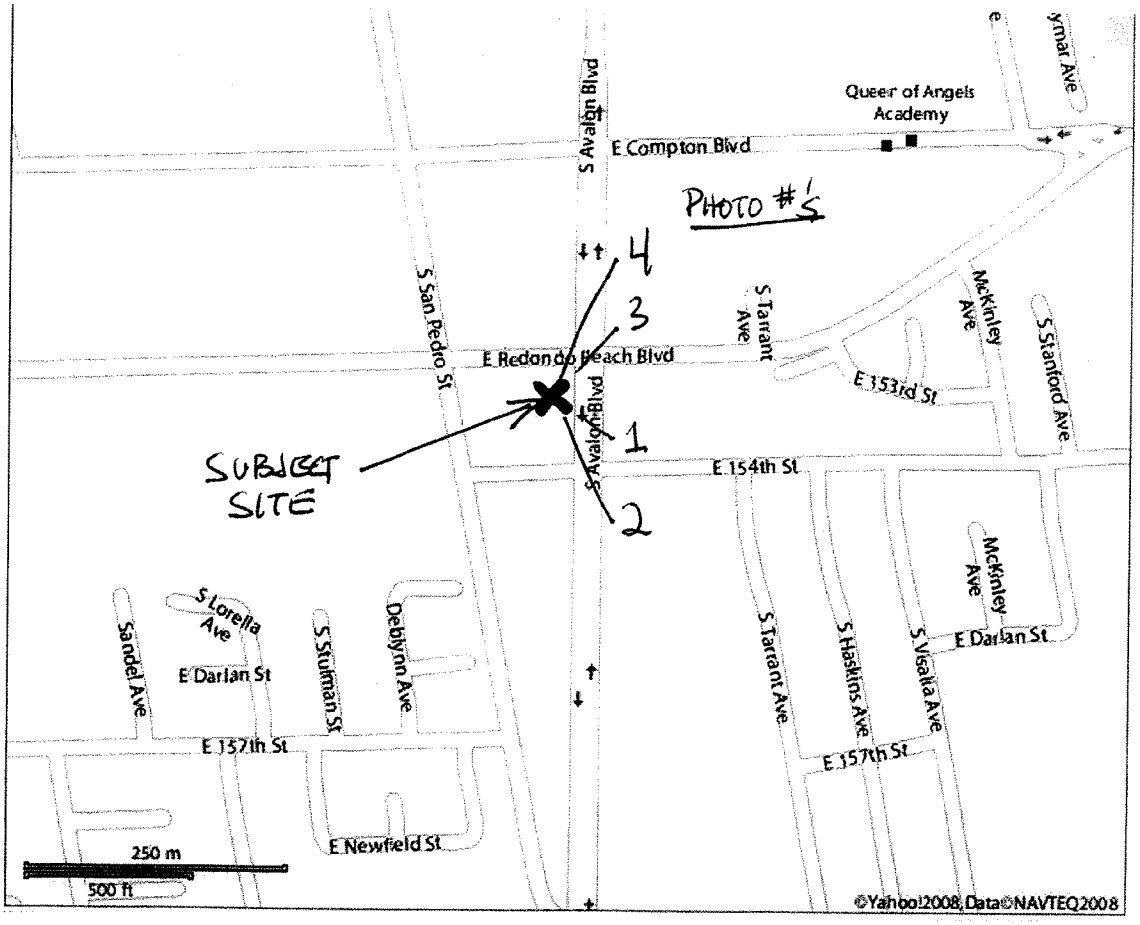
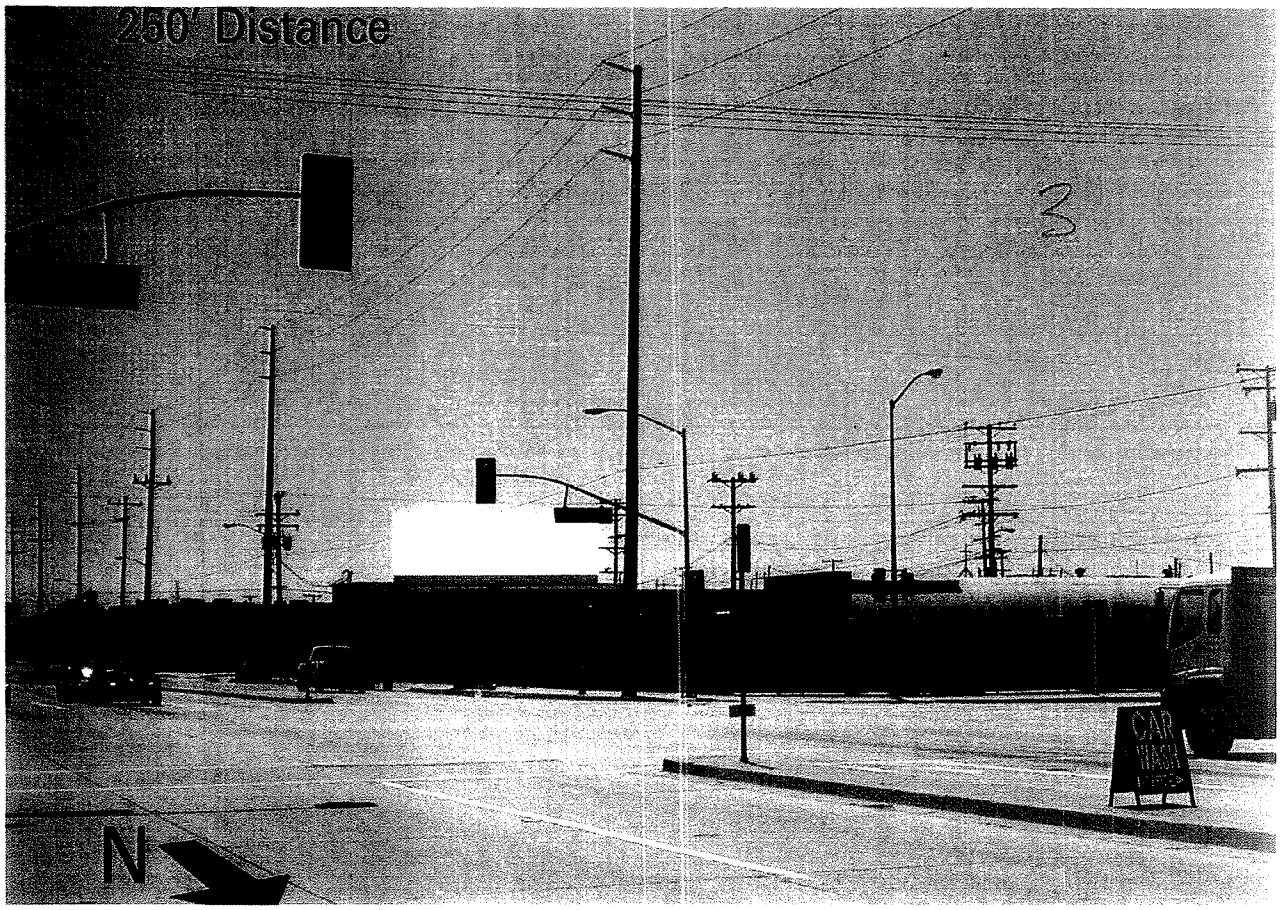



Queen of Angels Academy
E Compton Blvd
PHOTO #'S
4
3
1
2
S Avalon Blvd
S San Pedro St
S Tarrant Ave
McKinley Ave
S Stanford Ave
E Redondo Beach Blvd
E 153rd St
SUBJECT SITE
E 154th St
S Lorella Ave
Sandel Ave
E Darlan St
S Stulman St
Deblynn Ave
E 157th St
E Newfield St
S Haskins Ave
S Vegalta Ave
250 m
500 ft
©Yahoo!2008,Data©NAVTEQ2008

N

500' Distance
PARKING
8 TO 10 A.M.
N

PARKING
8 TO 10 A.M.
TUESDAYS ONLY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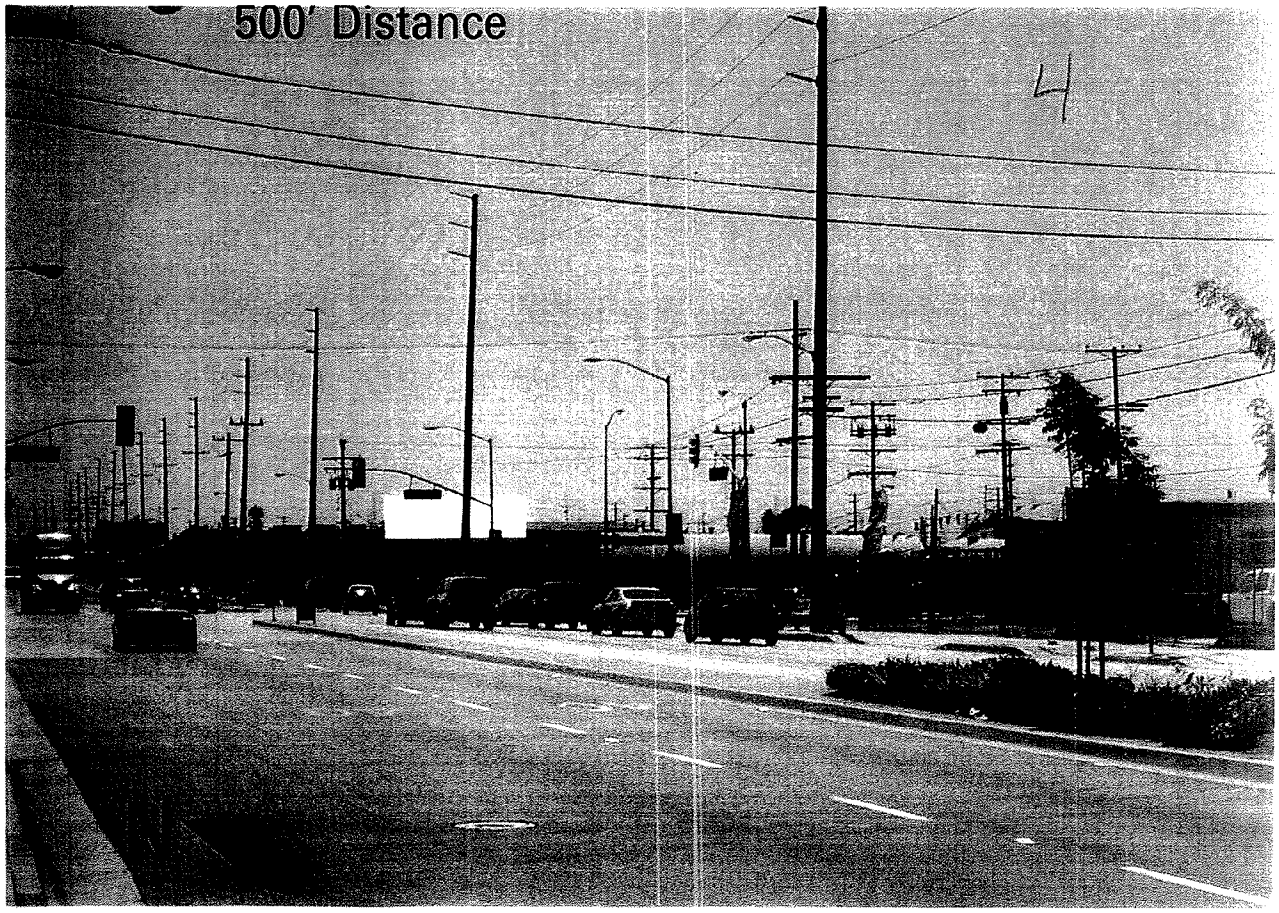
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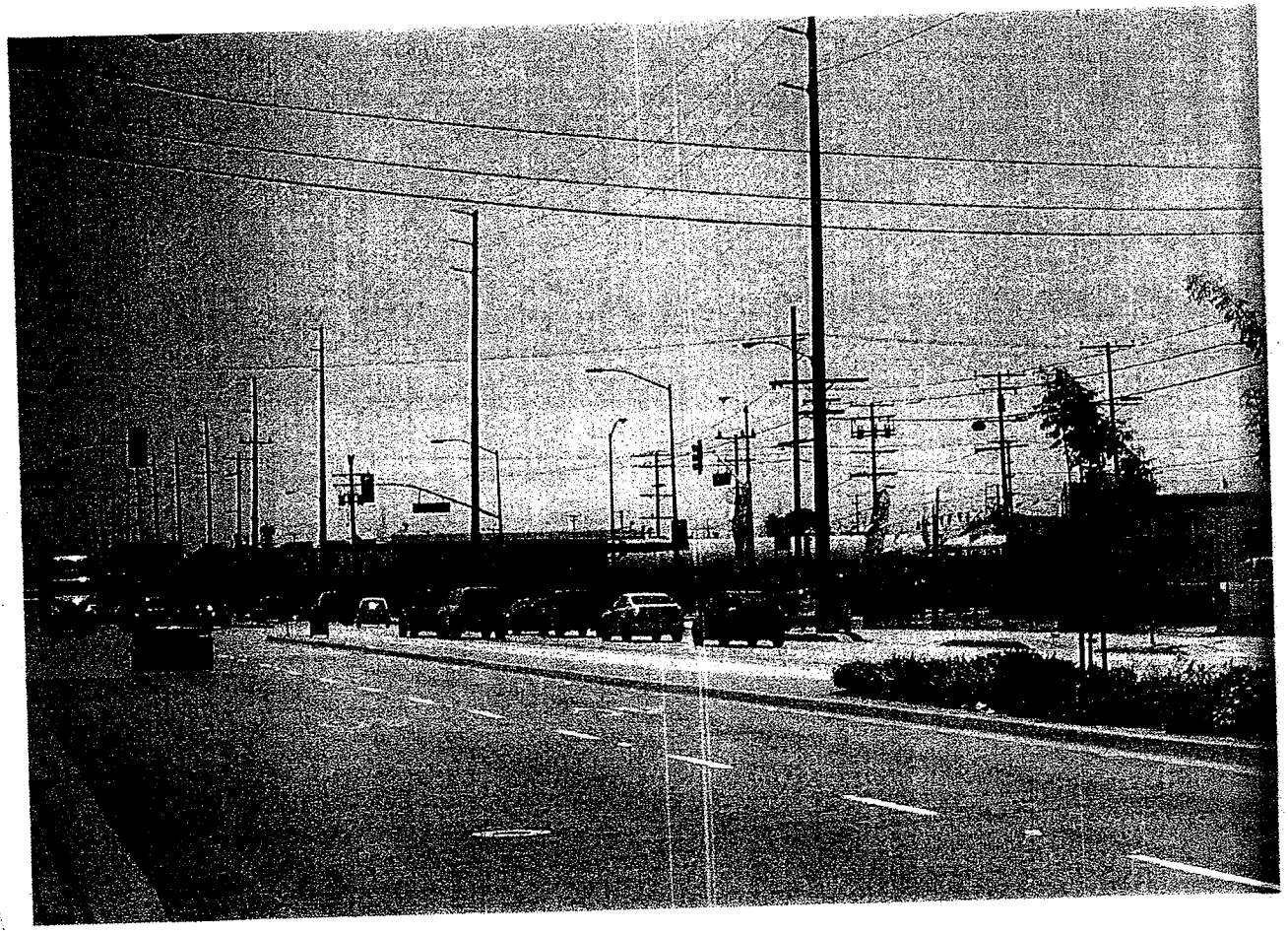
CAR
WASH