



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

October 21, 2010

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Romulo Agreda  
449 S. Wellington Road  
Orange, CA 92869

**REGARDING: PROJECT NUMBER R2007-02590-(2)  
RCUP 200800127  
9517 Laurel Street**

Dear Applicant:

Hearing Officer Gina Natoli by her action of Tuesday, October 19, 2010, **APPROVED** the above described application (**CUP for contractor's yard**). The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission Secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission Secretary for the appeal procedures and fee at (213) 974-6409. The appeal period for this project will end at the 5:00 p.m. on Tuesday, November 2, 2010. Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grants becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and hand deliver this form and any other required fees or materials to the planner assigned to your case. Please make an appointment with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Adam Thurtell of the Zoning Permits Section I at (213) 974-6443 or e-mail at [AThurtell@planning.lacounty.gov](mailto:AThurtell@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Mark Child, Supervising Regional Planner  
Zoning Permits Section I Section

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

c: DPW (Building and Safety); Zoning Enforcement, Jose Angel Martinez

MC:at

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

**PROJECT NUMBER R2007-02590-(2)  
RCUP 200800127  
9517 Laurel Street, Florence Firestone**

**HEARING DATE: 10/19/2010**

**SYNOPSIS:** The applicant is requesting a conditional use permit to authorize a contractor's yard in the Florence-Firestone Community Standards District (CSD).

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed hearing was held before Hearing Officer Gina Natoli on October 19, 2010. The Hearing Officer heard testimony from the applicant's agent in favor of the request. The Hearing Officer approved the conditional use permit request.

**Findings**

1. The subject property is located at 9517 Laurel Street in the unincorporated community of Florence-Firestone within the Stark Palms Zoned District.
2. A conditional use permit CUP is required for a contractor's yard in the Florence-Firestone CSD.
3. The subject property is designated I - Major Industrial.
4. The subject property is zoned M-1 (Light Manufacturing).
5. The surrounding properties are zoned as follows:
  - North: M-1 (Light Manufacturing)
  - South: M-1 (Light Manufacturing)
  - East: M-2 (Heavy Manufacturing)
  - West: R-3 (Limited Multiple Residence)
6. Surrounding land uses within 500 feet include:
  - North: industrial
  - South: industrial
  - East: industrial
  - West: residential
7. 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.

8. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.
9. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 I Section, Los Angeles County Department of Regional Planning.
10. The subject property is used as a storage yard for a sandblasting business. All sandblasting operations take place off-site.
11. The storage of sandblasting equipment and supplies is consistent with the Zoning Code definition of a contractor's storage yard.
12. Pursuant to Section 22.44.138 D.7.d., a conditional use permit is required for a contractor's yard in M-1 Zones that are located in the Florence-Firestone CSD.
13. Pursuant to 22.52.1140, the applicant shall provide one parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 feet of floor area of the building used for such use, whichever is the larger. There are three trucks associated with the use, and a maximum of five employees on any given shift. Six parking spaces are therefore required. The applicant has provided the six required parking spaces.
14. The subject property consists of two tied parcels totaling 6,750 square feet. The minimum lot size allowed in the Florence-Firestone CSD is 8,000 square feet unless the parcel was created prior to 2004. The parcels were created November 21, 1905 under Map Book 8-98.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses the property will be visually screened with a ten-foot-high metal sheet wall on the south and west property boundaries.
16. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the hours of operation will be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m.

Saturday and Sunday.

17. The proposed use meets the stated goal of the General Plan to promote the intensive use of new and recycled industrial and commercial land reserves and protect such reserves from being diverted to other uses, and contributes to meeting the stated goal of the General Plan to provide industrial lands sufficient to accommodate the projected labor force.
18. The subject property is located in an area designated Major Industrial by the Los Angeles County General Plan, Land Use Policy Map. The proposed contractor's yard use is in keeping with the definition of Major Industrial development.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

1. That the proposed use is consistent with the adopted general plan for the area; and
2. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
5. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.
6. AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

**HEARING OFFICER ACTION:**

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200800127 is APPROVED, subject to the attached conditions.

c: Hearing Officer, Each Commissioner, Zoning Enforcement, Building and Safety

This grant authorizes the operation of a contractor's equipment storage yard subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
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 Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on October 19, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
9. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial inspections**. 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this

grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. Within 60 days of approval of this grant, the applicant shall submit and actively pursue all permits required by the Fire Department letter dated March 3, 2010.
14. 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 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
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, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit. The site plan shall be changed to show fence height complying with Code requirements.
17. The permittee shall maintain a minimum of six (6) parking spaces on-site. One of the required spaces must be van accessible for the handicapped. The parking spaces shall be maintained for business usage at all times, and no inoperable vehicles shall be parked, stored or otherwise allowed to remain in the required six (6) parking spaces.
18. The permittee shall comply with all regulations, laws and ordinances of the County of Los Angeles and any other agency that has jurisdiction over the subject operation.

19. Walls and fences shall be a uniform height in relation to the ground upon which they stand and shall be at least eight feet in height.
20. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare;
21. The hours of operation shall be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday and Sunday.
22. The permittee shall post a sign on the subject property with contact telephone numbers for the facility manager and the Los Angeles County Department of Regional Planning Zoning Enforcement Section (213-974-6453) for reporting any complaints related to the operation of the facility.
23. The permittee shall post on site and continuously have on file with the Department of Regional Planning a contact name and phone number in the event that communication by the Department is warranted relative to these conditions. This posting shall be prominent and easily visible from the street.
24. Raw materials, equipment, or finished products shall be stored in such a manner that they cannot be blown outside the enclosed storage area.
25. The permittee shall maintain landscaping as depicted on the Exhibit "A" and in conformance with the Zoning Code.