

FINDINGS AND ORDER OF THE PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-01463
Conditional Use Permit RCUP200800125
2241 E. 89th Street, Los Angeles Ca 90002**

HEARING DATE: 9/30/2009

SYNOPSIS:

The applicant, Jose Diaz, is requesting a Conditional Use Permit (CUP) to authorize the establishment of a collection facility for scrap metal and other materials such as cardboard, newspaper and California Redemption Value (CRV) materials. The site plan depicts a total of 14 parking spaces of which two are designated handicap spaces. Access to the facility is off Alameda Street from two separate driveways. The site plans also depicts a 10' by 25' scale, a total of eight 8' x 32' containers and two CRV 8' by 24' containers. Also proposed is the construction of two structures, a 40'-6" by 12' office and a 30'-6" by 17' open patio cover. Open storage is proposed on the project site and will be screened by a 10' high solid fence. Landscape is proposed on 89th street, Alameda Street and adjacent to the office buildings. A 16' high by 10' wide free standing sign is also proposed on the corner of 89th and Alameda Street. All open areas not landscaped will maintain the existing concrete paved surface.

PROCEEDINGS BEFORE THE PLANNING COMMISSION:

Findings

1. The subject property is located at 2241 E. 89th Street, Los Angeles Ca 90002 in the unincorporated community of Florence-Firestone within the Firestone Park Zone District.
2. Scrap metal facilities require a conditional use permit in the M-2 Zone.
3. The applicant Alameda Recycling and Metals is requesting a conditional use permit to authorize the establishment of a collection facility for scrap metal and other materials such as cardboard, newspaper and CRV materials.
4. The site plan depicts an office, patio, several cargo containers and a scale.
5. The Subject Property is currently designated I-Major Industrial in the Los Angeles County General Plan.
6. The Subject property is currently zoned M-2 (Heavy Manufacturing)
7. The Surrounding Properties are zoned as follows:

North: M-2 (Heavy Manufacturing)
South: M-2 (Heavy Manufacturing)
East: M-2 (Heavy Manufacturing)
West: M-2 (Heavy Manufacturing)

8. The subject property is currently vacant and surrounding land uses within 500 include:
North: Auto Glass, Container Storage and Utility Station
South: Manufacturing and Used Car Sales
East: Alameda Corridor/ Industrial
West: Auto Body, towing and vehicle storage
9. The subject property consists of two rectangular shaped parcels totaling 0.96 acres. Parcel 1 totals 32,957 sq. ft. and parcel 2 totals 8,900 sq. ft. A covenant is required to maintain both parcels as one for the life of the conditional use permit.
10. Frequent monitoring is necessary to assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses. It is therefore necessary to limit the term of the grant to 10 years.
11. To satisfy the burden of proof, the architectural and general appearance of all such scrap metal and CRV recycling facility needs to be in keeping with the character of the neighborhood and so as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located.
12. Pursuant to the provisions of Section 22.60.174 and 22.60.175 of the Zoning Ordinance, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. The Department of Regional Planning has determined that the project qualifies for Class 3 Exemption (New Construction or Conversion of Small Structures), as it includes construction of a small structure like this wireless facility. Staff has determined that the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA).
14. 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.
15. No public correspondence or phone calls have been received regarding these requests.

BASED ON THE FOREGOING, THE PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, loading facilities, landscaping and other development features prescribed in this Title 22.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

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

PLANNING COMMISSION ACTION:

- 1. The Commission has considered the Categorical Exemption for this project and certifies 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 presented above, Conditional Use Permit No. RCUP20080125(5) / Project R2008-01463 with findings and conditions is APPROVED subject to the attached conditions.

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