

STAFF ANALYSIS
PROJECT NUMBER R2008-01463
Conditional Use Permit RCUP200800125

PROJECT DESCRIPTION

The facility will buy scrap metals and California Redemption Value (CRV) materials. The Materials will be classified and sorted in the project site open areas and then loaded into containers. The containers will be hauled away to a processing facility located off site. The Estimated number of employees is 4 or 5 employees on a single shift. Operation hours will be from 8:00 a.m. to 6 p.m. seven days a week.

REQUIRED ENTITLEMENTS

The applicant is requesting a conditional use permit to establish a collection facility for scrap metal and other materials such as cardboard, newspaper and CRV materials.

LOCATION

2241 E. 89th Street, Los Angeles Ca 90002

SITE PLAN DESCRIPTION

The site plan depicts the scrap metal and CRV material facility with 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.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 3 - New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

CP99021 Continued use of a dismantling yard-September 29, 1999 - Denied

STAFF EVALUATION

General Plan Consistency

Surrounding properties are zoned M-2 (Heavy Manufacturing). Properties in the M-2 Zone may be used for scrap metal processing yards subject to the requirements of Part 9 of Chapter 22.52 provided that a conditional use permit is obtained.

Zoning Ordinance and Development Standards Compliance

The proposed project substantially meets the Los Angeles County Code requirements and the subject property's General Plan designation.

Neighborhood Impact/Land Use Compatibility

The proposed project is compatible with the existing surrounding industrial uses. The establishment of a new scrap metal processing facility will not impact the surrounding neighborhood.

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 Hearing Officer and/or the Commission, the following:

- 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, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C) That the proposed site is adequately served: 1) by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2) by other public or private service facilities as are required.

Staff finds that the proposed project substantially meets the above burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The following departments have commented on this project:

As of the time of this report, staff has not received any public agency comments.

PUBLIC COMMENTS

As of the time of this report, staff has not received any public comments.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **Approval** of project number R2008-01463 Conditional Use Permit RCUP200800125 subject to the attached conditions.

If approved, staff recommends a fifteen (15) year term for the requested conditional use permit. This is based on the need to re-evaluate the project's compatibility with the surrounding community. Staff also recommends that the project be inspected annually (every year) for compliance with the conditions of approval.

Prepared by Daniel Fierros, Senior Regional Planner
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map