



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 16, 2011

TO: Pat Modugno, Chair  
Esther L. Valadez, Vice Chair  
David W. Louie, Commissioner  
Harold V. Helsley, Commissioner  
Curt Pedersen, Commissioner

FROM: Andrew Svitek   
Regional Planning Assistant II, Zoning Permits West

SUBJECT: Scrap Metal Yard Conditional Use Permit Standard Conditions  
RPC Meeting: June 29, 2011  
Agenda Item: 7

Staff is submitting the following information in response to the Regional Planning Commission's comments to the staff presentation on May 11, 2011.

#### **A. SURVEY OF THE ZONING ORDINANCES**

A reformatted copy of other jurisdictions that authorize scrap metal yards is attached to this memo. From this list, a summary of the regulations of a selected few jurisdictions within Los Angeles County which permit scrap metal processing yards is provided below. The code provisions of the cities of Los Angeles, Long Beach and Palmdale are compared and contrasted with the proposed standard draft conditions.

##### **Permitted Zone/Use Classification**

County of Los Angeles: The Code permits "scrap metal yards" in the M-2 (Heavy Industrial) Zone with a Conditional Use Permit and has additional development standards in Part 9 of Chapter 22.52. The County is also developing additional standard conditions.

City of Los Angeles: The City of Los Angeles Zoning Code permits "scrap metal yards" in the M3 (Heavy Industrial) Zone with a conditional use permit.

City of Long Beach: The City of Long Beach Zoning Code provides a classification for a "recycling collection center" which is permitted with a CUP in the M-3 ("General Industrial") Zone. The Code requires special conditions for these CUPs.

City of Palmdale: The City of Palmdale Zoning Code provides a classification for “recycling centers” and further classifies them as “large collection facilities”, “light processing facilities” and “heavy processing facilities.”

### **Length of Term**

County of Los Angeles: The proposed standard conditions limit the length of terms to **ten years**.

City of Long Beach: The Long Beach Zoning Code limits the length of the term of recycling facilities to a maximum of **five years**.

City of Los Angeles/City of Palmdale: **No term** contained in the zoning code.

### **Noise Impacts**

County of Los Angeles: The proposed draft standard conditions require the permittee to locate noise sources away from residential areas (Condition No. 41), to install and to install noise reduction barriers (Condition No. 42), and to properly maintain and monitor the use of equipment (Condition No. 46).

City of Los Angeles: The code requires that dust and noise not impact adjacent properties.

City of Long Beach: The code requires all uses and activities comply with the city’s noise regulations . Between the hours of 10 p.m. and 7 a.m., industrial businesses are required to discontinue operations that produce noise levels at the nearest residential district or hospital property line higher than those permitted by the city’s noise ordinance.

City of Palmdale: The code requires that the operator “take all reasonable steps to mitigate intrusive noise to adjacent residential uses.”

### **Screening/Walls/Fences**

County of Los Angeles: The proposed draft standard conditions require screening by a solid fence or wall (Condition No. 31), prohibit storing of scrap metals outside of the enclosed area (Condition No. 34), provide that the minimum fence height be specified on a case-by-case basis (Condition No. 32) between 8 feet and 15 feet, and require a masonry wall at least 8 feet in height around the processing area (Condition No. 33).

City of Los Angeles: The City of Los Angeles Code requires that the use is enclosed in a building or by a solid masonry wall not less than 8 feet in height.

### **Height of Storage**

County of Los Angeles: The proposed draft standard conditions permit stacking up to the height of the fence up to fifteen feet if the site is within 250 feet of a residential zone. If the site is more than 250 feet of a residential zone, than stacking is permitted above the fence height as long as it is more than ten feet from the fence.

City of Los Angeles: The City of Los Angeles Code prohibits the stacking of materials above the height of the fence;

City of Palmdale: The City of Palmdale Zoning Code has general development standards regarding how and what types of materials can be stored. These standards include: Material are required to be stored inside containers or inside mobile vehicles; no outside storage is allowed; recycling areas or trash bins are to be protected against adverse environmental conditions, such as rain or wind.

### **Buffers With Residential Uses/Zones**

County of Los Angeles: The proposed standard conditions require that a scrap metal yard that will process ferrous materials locate the processing area more than 250-feet from a residential zone, restrict the hours of operation near residential areas, and require processing areas to be moved away from residential areas and stacking is prohibited above the fence height nearer to residential areas.

City of Los Angeles: The City of Los Angeles Zoning Code requires a finding that the use is compatible with surrounding existing uses.

City of Palmdale: The City of Palmdale Zoning Code specifies general development standards for recycling facilities to protect against noise, odor, vectors, or glare by requiring adequate separation, fencing, and landscaping. If the facility is located in or near an area designated, or planned for residential use, special requirements for hours of operation, type of machinery used, lighting, and truck routes are required.

### **B. APPLICABILITY OF CONDITIONS – NUMBER OF SITES AND PERMITS**

The zoning code defines three use types “scrap metal yards” “auto dismantling” and “junk and salvage.” Scrap metal yards may only be established in the M-2 Zone, of which there are 2,584 parcels that are zoned as M-2 (Heavy Industrial). Some of these parcels are in overlay zones that may not allow scrap metal yards (for instance, parcels zoned as M-2-DP for “development program”). All of the existing operations are located in three areas of the county: Florence-Florence, Willowbrook and City Terrace, with most of the uses along Alameda Street in Florence-Firestone.

During the week of June 22, 2009, Land Use Regulation Division staff conducted a field survey of businesses along a 3.5 mile stretch Alameda Street frontage (236 total parcels). According to the survey, the following number of uses are located along the Alameda corridor:

- Within Supervisorial District 1 the survey found 12 auto dismantling/junk and salvage yards.

- Within Supervisorial District 2 the survey found the following uses:
  - 26 auto repair uses (auto body, fender repair, windshield repair, etc.)
  - 7 properties maintaining a junk and salvage yard
  - 6 recycling redemption centers
  - 5 auto dismantling yards
  - 2 scrap metal yards

It is not straightforward to classify these businesses into use type as many process material that may fall into multiple categories. Some non-ferrous yards may operate as “junk and salvage yards” if they solely collect and do not process metals.

Currently, there are approximately 15 scrap metal yard CUPs that are in effect in the county. There may be other scrap metal yards operating without a CUP. As instructed in the Board Motion, upon approval of the standard conditions, Zoning Enforcement will initiate enforcement procedures for all scrap metal yards that currently do not have a CUP.

### **C. MODIFIED CONDITIONS**

Based on the discussion at the previous Regional Planning Commission on May 11, 2011 and the public comments received from scrap yard operators, staff proposes modifications to the proposed standard conditions, as follows:

- Condition No. 30 regarding the location of sorting and processing activities shall be modified to state: “The sorting and processing of scrap metals shall be restricted to the Drop Off Area as depicted on the approved Exhibit ‘A’. *The permittee shall paint or otherwise mark the dimensions of the processing area on the pavement. At no time shall sorting and processing activities impede the traffic circulation pattern depicted on the approved Exhibit ‘A’.*”
- Condition No. 31 has been split into two separate conditions. (One condition states that stacking above the fence height is permitted, as long as the pile is at a distance of at least ten feet from the fence. For sites within 250 of residential zones of sensitive uses Condition No. 31 is replaced with Condition No. 46, which provides for a limited stacking height, one that is based on the height of the fence. The storage pile may be up to the height of fence, and the fence may be up to 15-feet high.
- Condition No. 36(c) prohibiting queuing of vehicles in public rights of way will be modified to state “*The permittee shall ensure that no vehicles shall be permitted to queue in public rights of way. The permittee shall post a sign prohibiting queuing outside of the facility.*”
- Previous Condition No. 37 regarding maximum amount of tonnage permitted will be eliminated. Site capacity will be primarily regulated by the proposed conditions in terms of limiting areas on the site plan for storage, processing, and vehicle circulation. In addition, new projects are subject to environmental

review and any environmental impacts related to vehicle trips and processing activities may be mitigated as part of the environmental document.

- Previous Condition No. 45 regarding truck circulation has been expanded to state “The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public rights of way.”
- Previous Condition No. 48 has been split into two separate conditions (now Condition Nos. 46 and 49). The requirement remains the same as before: that a ferrous metal yard should be at least one acre in size and the site plan should provide for at least a 250-ft buffer from the processing area (where the ferrous materials will be processed) to the nearest residential zone or sensitive use. Each condition is listed under a different site-specific set of conditions (one for sites that are within 250-ft of a residential zone or sensitive use, and one for sites that are less than one acre in size).

#### **D. STAFF RECOMMENDATION**

Staff believes that having more specific standards than what is currently contained in the code will promote consistent review of future CUPs and will provide a basis for advising applicants who are proposing to establish new sites.

If the submitted draft conditions meet with the approval of the Commission, staff suggests the following motion:

- 1. The draft standard conditions for scrap metal yard CUPs should be used as a starting point for staff in drafting conditions of approval for all future scrap metal yard CUPs.**
- 2. All scrap metal yard CUPs will continue to be reviewed by the Commission on a case-by-case basis.**
- 3. These standard conditions may be modified with each project and additional conditions may be imposed.**

If you have any questions regarding this report, please contact Andrew Svitek at (213) 974-6462 or at [asvitek@planning.lacounty.gov](mailto:asvitek@planning.lacounty.gov).

Attachments:

Survey of Jurisdictions (reformatted)  
Standard Conditions (as modified)

Cc:

Department of Public Works  
Board of Supervisors  
County Counsel

Jurisdiction	Anaheim	Atascadero
Use	Junkyards (inc. auto wrecking, scrap, scrap metal yards)	Recycling and scrap
Use Standards	Junkyards subject to Outdoor Storage, include screening materials and height, gates, surfacing, storage height	Use standards include distance from residential uses/zones, minimum site area, access, screening, surfacing,
Zone	Industrial Zone	1
Permit Type	CUP	CUP
Minimum Lot Size	Yes, but the requirement is a finding rather than an actual number, including that there will be adequate provision of safe orderly circulation for pedestrian/vehicular traffic.	1 acre, required by use
Front Yards	zone requirements: ranges from 50 feet to 10 feet depending on the size of the street	None, but see minimum distance from residential uses and zones
Side Yards	zone requirements: 15 feet from property line when adjacent to residential zone or use	None, but see minimum distance from residential uses and zones
Rear Yards	zone requirements: 15 feet from property line when adjacent to residential zone or use	Adjacent to an Alley. The rear setback shall be a minimum of five (5) feet, except where the alley provides vehicular access to the interior of the building, in which case the setback shall be ten (10) feet. Adjacent to Residential Use Zone. Where the rear property line abuts a residential zone or use, no rear setback is required for buildings or portions of buildings which do not exceed twelve (12) feet in height within ten (10) feet of the rear property line. The rear setback shall be a minimum of ten (10) feet for buildings or portions of buildings which exceed twelve (12) feet in height.
Landscaping	Yes, same requirement for all non-residential projects	(None)
Walls/Fencing	6 foot minimum	minimum height 6 feet
Storage Height	All stored equipment or material shall be located below the fence height and shall not be visible above the fence.	Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than 6ft, unless screening requirements have been waived, or unless higher wall/fence constructed at req setback line
Hours	within five hundred (500) feet of property zoned for or occupied by residential use, not operate between 7p-7a.	(None)
Lighting	no restriction	(None)
Sound	60dB (this is standard for the city).	(None)
Distance bldgs	(None)	(None)
Distance from Res Use/Zone	The facility shall be located a minimum distance of 150ft from property zoned for or occupied by residential use.	At least five hundred (500) feet from any school, church, hospital, public building, commercial, or residential zone.
Driveways	(None)	There shall be only one access point to a storage yard for each 300 ft of street frontage (max width of 20 ft)
Paving	The storage area shall be properly graded and a layer of gravel at least one-inch thick, or a layer of concrete or approved asphaltic material or similar substance shall be placed over the entire surface	Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.
Other Reqs	Processing facility=redemption centers; junkyards=outside storage	Gates shall open inward or be horizontal sliding gates.

Jurisdiction	Bakersfield	Carson
Use	Scrap metal yards, junkyards	Light Processing (under 45,000 square feet), Heavy processing, beyond 45,000 square feet
Use Standards	No use standards for specific use. These are all zone standards.	Processing Facility for Recyclables
Zone	M-2/M-3	ML/MH
Permit Type	CUP/ Permitted	Light Processing -Directors Review, Heavy Processing - CUP in MH only
Minimum Lot Size	(None)	(None)
Front Yards	10 ft for buildings	25 feet, any structure over 50 feet 20 foot setback plus one (1) foot for each two (2) feet of height above fifty (50) feet
Side Yards	none or 20 feet if adjacent to R, E, MH zone, or PUD project of a residential nature	Street - 10 feet, Residential zone - 10% of the lot width
Rear Yards	none or 20 feet if adjacent to R, E, MH zone, or PUD project of a residential nature	(None)
Landscaping	(None)	(None)
Walls/Fencing	6 ft minimum	Six (6) feet and a maximum of eight (8) feet in height in the front yard setback. 50 foot maximum outside of setback
Storage Height	Materials shall not be stacked above the height of the screening wall or fence	(None)
Hours	(None)	(None)
Lighting	(None)	(None)
Sound	(None)	60 dBA as measured at the property line of adjacent noise sensitive land uses; for all other adjacent uses, exterior noise levels shall not exceed 70 dBA. Noise study required.
Distance between buildings on the same lot	9 feet/None	3 feet
Distance from Residential Use/Zone	(None)	(None)
Driveways	(None)	(None)
Paving	areas devoted to outside storage shall be treated with a permanent dust binder or other permanent dust control measures consistent with air pollution control regulations	(None)
Other Requirements	(None)	(None)

Jurisdiction	Downey	Elk Grove
Use	Junkyards, automobile wrecking yards	Auto wrecking, junkyard, salvage yard
Use Standards	No use standards for specific use. These are all zone standards.	Standards include screening wall or fence height
Zone	M-2	M-2
Permit Type	CUP	CUP
Minimum Lot Size	40,000 square feet for new subdivisions	(None)
Front Yards	10 feet	25 feet
Side Yards	46 feet if adjacent to residential zone, none if adjacent to a non-residential zone	0 feet; 50 feet required when abutting any residential, agricultural residential, or agricultural zone of use
Rear Yards	46 feet if adjacent to residential zone, none if adjacent to a non-residential zone	0 feet; 50 feet required when abutting any residential, agricultural residential, or agricultural zone of use
Landscaping	All front and street side setbacks within all zones, excluding approved walkways and driveways, shall be landscaped.	15% minimum landscape coverage; minimum landscape planter width when abutting street or residential property is 25 feet, or 6 feet when abutting interior property line.
Walls/Fencing	Storage must be screened - 10 foot maximum	15 foot maximum
Storage Height	Such uses shall not extend above the wall or fence	Shall not exceed maximum height of 15 feet. Must not be visible from public right-of-way.
Hours	(None)	(None)
Lighting	City wide standards have dark sky principles.	<u>23.56.030 outdoor lighting standards</u>
Sound	(None)	Noise (mechanically produced sound, amplified sound, or live music) proposed in conjunction with permanent outdoor use shall require the preparation of a noise analysis
Distance between buildings on the same lot	20 feet	(None)
Distance from Residential Use/Zone	(None)	(None)
Driveways	(None)	(None)
Paving	(None)	(None)
Other Requirements	(None)	(None)

Jurisdiction	Escondido	Fountain Valley
Use	Large processing facility, complies with outdoor storage reqs.	Recycling facilities (processing facilities)
Use Standards	No use standards for specific use. These are all zone standards.	Standards include location next to residential use, size, screening
Zone	M-1, M-2	Industrial
Permit Type	CUP/CUP	CUP
Minimum Lot Size	(None)	45,000 square feet maximum for light facility, more than 45,000 square feet is a heavy facility
Front Yards	10 feet	(None)
Side Yards	None: 20 feet if adjoining residential zone, school, or park	(None)
Rear Yards	None: 20 feet if adjoining residential zone, school, or park	(None)
Landscaping	M-2: Shrubs, hedges (minimum five (5) gallon), and large trees (minimum fifteen (15) gallon) with thick, broad canopies must be installed in front of all screen fencing on the visible exterior sides which about a public right-of-way. M-1: same as M-2 but within a minimum five-foot-wide planting strip in front of all screen fencing on the visible exterior sides which about a public right-of-way.	(None)
Walls/Fencing	6 foot minimum	Screening required on all public rights of way.
Storage Height	M-1 Materials may not extend above the height of fencing. M-2 Materials may be stacked above the screening walls.	Screening provided height of least 1ft above the approved height of the materials being stored. Storage, excluding truck trailers, 1 not be visible above height required solid masonry walls.
Hours	Enclosed processing facilities shall not operate between the hours of 11:00 p.m. and 6:00 a.m. Outdoor processing facilities shall not operate between the hours of 10:00 p.m. and 7:00 a.m. Facilities sites located within one hundred (100) feet of a property with residential zoning shall not operate between the hours of 9:00 p.m. and 7:00 a.m. Pick-up or deliveries also shall not occur during these hours	(None)
Lighting	No light shall be directed toward adjacent properties/public right of way	(None)
Sound	Abutting a residential zone shall not exceed 50dB; no more than 55dB when abutting multiple family zones	(None)
Distance buildings	(None)	(None)
Distance from Residential Zone	Shall meet Uniform Building Code requirements	The facility shall not about a parcel zoned or occupied for residential use.
Driveways	(None)	(None)
Paving	(None)	(None)
Other Requirements	M-1 requires Indoor processing.	Dust, fumes, odor, smoke or vibration, above ambient levels not detectable adjoining parcels.

Jurisdiction	Irwindale	Los Angeles
Use	Automobile wrecking or dismantling yards	Junkyards, automobile dismantling
Use Standards	No use standards for specific use. These are all zone stds	(None)
Zone	M-2	M2, M3
Permit Type	CUP	Permitted
Min. Lot Size	(None)	(None)
Front Yards	When an M-2 lot fronts or sides upon a street, public or private, when adjacent to residential and agricultural zones, there shall be maintained front and side yards of not less than fifty feet in depth along such thoroughfare. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to commercial and M zones, there shall be maintained front and side yards of not less than twenty feet in depth along such thoroughfare.	On all lots 100 feet in depth or less, 5 feet; on all lots in excess of 100 feet in depth, 15 feet. All front yards shall be suitably landscaped and maintained except for necessary driveways and walkways.
Side Yards	(None)	Side yards conforming to reqs of the "R4" Zone (Section 12.11-C.2) shall be provided and maintained in connection with buildings erected/used princ for residential purposes.
Rear Yards	(None)	No rear yard req for buildings erected/used exclusively for commercial/industrial purposes. For other buildings, a rear yard, conforming to the requirements of the "R4" Zone (Section 12.11-C.3) shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.
Landscaping	Yes	Front yard only
Walls/Fencing	Zone Standard: All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid, view-obscuring masonry wall not less than six feet, or more than eight feet in height. Specific standard: A solid masonry wall eight feet in height shall be constructed along the property lines abutting property zoned for com/res uses.	8 ft minimum
Storage Height	No wrecked/dismantled vehicles/junk or salvage shall be placed or stacked at a height greater than the required wall or fence; all crane booms shall be lowered as far as possible when not in use.	Not to exceed wall height. Pallet storage may be stored up to 18 feet if materials are set back from wall
Hours	8am-6pm Sunday through Friday and 8am-9pm on Sat.	(None)
Lighting	(None)	(None)
Sound	(None)	(None)
Distance buildings	(None)	(None)
Distance Res	(None)	(None)
Driveways	(None)	(None)
Paving	(None)	(None)
Other Reqs	Add'l reqs under the Health and Safety Code (8.20.270)	Restrictions for noise

Jurisdiction	Santa Clara	Sonoma County
Use	Auto wrecking, junkyards	Wrecking and salvage yards
Use Standards	No use standards for specific use. These are all zone standards.	No use standards for specific use. These are all zone standards.
Zone	Heavy Industrial	M-2
Permit Type	CUP	CUP
Min Lot Size	20,000 square feet for new subdivisions	20,000 square feet for new subdivisions
Front Yards	15 feet	None, except where the frontage of a block is partially in an R district, in which case the front yard shall be the same as required in such R district.
Side Yards	Side yards are required at each side of every lot that is adjacent at that side of the lot to a residentially zoned property or property designated as residential in the general plan: 10 feet	None, except where the side of a lot abuts upon the side of a lot in an R district, in which case the side yard shall be not less than ten feet (10')
Rear Yards	A rear yard is required at the rear of each lot that is adjacent at the rear of the lot to a residentially zoned property or property designated as residential in the general plan: 15 feet	None, except where the rear of a lot abuts on an R district, in which case the rear yard shall be not less than ten feet (10').
Landscaping	A minimum of 10 ft of req front and street side yards, exclusive of City-permitted driveway cut; Planter landscaped in screening shrubs and trees is required and shall be permanently maintained adjacent to a R-zoned property/prop designated as residential in general plan. Each planter area shall be surrounded with a 6in raised concrete curbing/planning division-approved equivalent. Min width of the planter shall be 5ft.	(None)
Walls/Fencing	6 foot minimum	(None)
Storage Height	Outdoor storage and exposed mechanical equipment shall not exceed six feet in height within the first six feet immediately adjacent to the front or street side yard setback line, or any interior side or rear lot line. storage may extend an additional one foot in height for each one foot of setback, but shall not exceed the maximum building height of 70 feet.	(None)
Hours	(None)	(None)
Lighting	Lighting reflect away from Res areas and public streets	(None)
Sound	(None)	Shall not exceed 55 dBA as measured at the property line of residentially zoned or occupied property, and shall not exceed 70 dBA.
Distance bldgs	(None)	(None)
Distance Res	(None)	(None)
Paving	(None)	(None)
Other Reqs	(None)	(None)

Jurisdiction	South Gate	Stanislaus County
Use	Industrial collections and processing facility	Junkyards, wrecking yards and auto dismantling yards
Use Standards	Industrial collections and processing facility. Specific standards	No use standards for specific use. These are all zone standards.
Zone	M-3	Industrial District (M)
Permit Type	CUP	Permitted
Minimum Lot Size	2 acre minimum, required by use	(None)
Front Yards	(None)	Corner lot: ranges from 40 feet to 70 feet depending on type of street (minor, collector, or major street)
Side Yards	(None)	Corner lot: may be 5 feet less than the required front yard for the main building. Interior lot: to be governed by the Uniform Building Code for use or occupancy and type of construction.
Rear Yards	(None)	To be governed by the Uniform Building Code for use or occupancy and type of construction.
Landscaping	20 foot landscaping buffer along all street frontages	(None)
Walls/Fencing	15 foot minimum, or 10 foot minimum when adjacent to industrial properties	8 foot masonry wall along the property line adjacent to any residential or agricultural zone, except where a building abuts an alley.
Storage Height	(None)	(None)
Hours	(None)	(None)
Lighting	(None)	(None)
Sound	May not exceed 50 dBA between 7 a.m. and 10 p.m., forty dBA between 10 p.m. and 7 a.m. as measured at the property line of a residentially zoned or occupied property, otherwise may not exceed 65 dBA	(None)
Distance between buildings	(None)	(None)
Distance from Residential Use/Zone	Driveways and parking must be located at least 300 feet from residentially zoned areas.	(None)
Driveways	(None)	(None)
Paving	Does not allow wastes to be absorbed into the ground	(None)
Other Reqs	May not located on "primary arterial highways"	(None)

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. [RXXXX-XXXX]-(SUP. DISTRICT)  
CONDITIONAL USE PERMIT NO. [XXXX]**

**PROJECT DESCRIPTION**

INSERT PROJECT DESCRIPTION HERE.

**GENERAL CONDITIONS**

INSERT GENERAL CONDITIONS HERE.

**REPLACE GENERAL CONDITION NO. 8 WITH THE FOLLOWING CONDITION:**

8. This grant shall terminate on **[Approval Date + 10 years]**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

**REPLACE GENERAL CONDITION NO. 10 WITH THE FOLLOWING CONDITION:**

10. The subject property shall be developed, 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.
- a. Prior to the use of this grant, the Permittee shall deposit with the County the sum of **\$2,600** to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of approval, including inspecting the Permittee's adherence to development in accordance with the site plan on file at Regional Planning. This fund shall provide for **13 inspections as follows: biannually (twice a year) for the first three years of the term; and annually thereafter**. Inspections shall be unannounced.
- b. 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 condition of this grant, the Permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time of payment, whichever is greater.

**PERMIT SPECIFIC CONDITIONS**

22. DEFINITIONS: Unless otherwise apparent from the context, the following definitions shall apply to these Conditions of Approval:

- a. "Automobile dismantling yard" shall mean any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the Vehicle Code of the state of California, including the buying, selling or dealing in such vehicles or integral parts or component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.
- b. "County Code" shall mean the Los Angeles County Code.
- c. "County" shall mean the County of Los Angeles.
- d. "Queuing Areas" shall mean designated areas within or adjacent to the vehicle circulation areas for the temporary stopping of vehicles and shall be in addition to and separate from parking areas.
- e. "CRV Recycling Center" shall mean an operation certified by the California Department of Conservation and which accepts and pays refund value to consumers for empty beverage containers .
- f. "Department" shall mean the Los Angeles County Department of Regional Planning.
- g. "Director" shall mean the Director of the Department of Regional Planning or his designee.
- h. "Drop Off Area" shall mean the area in which scrap metals are unloaded and inspected by the Permittee to determined whether they shall be purchased. Scrap metals are then moved into the Processing Area for processing, or returned to the customer if not purchased.
- i. "Junk and salvage" shall mean old, secondhand or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash, and similar materials, and shall include dismantled machinery, equipment and parts. "Junk and salvage" shall also include the bailing of cardboard boxes, paper and paper cartons.
- j. "Junk and salvage yard" shall mean any premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying, selling or dismantling of junk and salvage.
- k. "Loading Area" shall mean the area in which sorted and processed scrap metals are loaded into a container for outbound shipment.
- l. "Permittee" shall mean the applicant, any successors in interest, and any other person, corporation, or entity making use of this grant.
- m. "Processing Area" shall mean the area in which mixed scrap metals are sorted, crushed, cut, shredded and/or separated. This area is not used for long term storage of scrap metals.

- n. "Sensitive use" shall mean school, park, playground, child care center, senior citizens center, church, or temple.
  - o. "Scrap metals" shall include any ferrous (defined as those metals which will attract a magnet) or nonferrous metals (defined as those metals which will not normally attract a magnet including copper, brass and aluminum), any insulated or uninsulated metallic cable, and any other materials known as "scrap metal" including iron, copper, brass lead, zinc, tin, steel, aluminum, titanium, metallic cables and wires, and other like materials.
  - p. "Scrap Metal Processing Yard" shall mean any establishment or place of business which is maintained, used or operated solely for the buying, selling, processing and preparing of scrap metals for remelting by steel mills and foundries.
23. This grant authorizes a conditional use permit to establish a Scrap Metal Processing Yard.
24. The Permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain all areas of the premises over which the Permittee has control free of litter and debris.
25. The Permittee shall post a sign in English and Spanish near the main entrance with a hotline/emergency phone number for reporting any problems which may occur related to the operation of the facility, 24 hours a day, 7 days a week. The permittee shall keep a record of complaints including the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. Such record shall be furnished to the Department upon request. The Permittee shall post the conditions of this grant in the office.
26. The Permittee shall operate in substantial conformance with the operations plan on file with the Department.
27. All signs shall be in conformance with Part 10 of Section 22.52 of the County Code; except that portable signs on sidewalks adjacent to the site, and temporary on-site wall or pole signs are prohibited.
28. The Permittee shall maintain the landscaping as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
29. The site shall be developed and maintained with [specify number: ###] parking spaces, of which [###] shall be standard spaces, [###] shall be compact spaces, [###] shall be ADA accessible spaces. All parking spaces shall be accessible for customer and employee parking and shall not be used for the storage of scrap metals, other materials and equipment. All parking spaces, as depicted on the approved Exhibit "A," shall be accessible and permanently maintained with paving and striping.
30. The sorting and processing of scrap metals shall be restricted to the Drop Off Area as depicted on the approved Exhibit "A." At no time shall sorting and processing activities impede the traffic circulation pattern depicted on the approved Exhibit "A."
31. The Permittee shall be allowed to store scrap metals on the site above the height of the fence, provided the storage is not within ten feet of any exterior lot line of the property.

32. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.
33. Fences and/or walls shall be [specify height: ###] in height and shall be constructed of [specify type of construction: masonry/metallic plates], provided that the Processing Area nearest to residential zones, properties with sensitive uses, or public rights of way shall be bounded by a solid masonry wall at least eight feet in height as shown on the approved Exhibit "A."
34. The site shall be paved with concrete or asphalt surfacing and the Permittee shall implement a regular program of inspections and repair, as described in the operations plan to prevent potholes, major cracks, and dips. .
35. The following requirements shall apply regarding on-site vehicular circulation:
  - a. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns. Vehicles shall wait in designated Queuing Areas only while waiting for weighing, loading and unloading. The Permittee shall stop additional vehicles from entering the site when the Queuing Areas are full. The Permittee shall use a traffic attendant ("flag man") as necessary to restrict additional incoming vehicles to maintain clear vehicle circulation areas.
  - b. All on-site vehicular circulation shall be maintained in a [clockwise circular or similar pattern], as depicted on the approved Exhibit "A." The Permittee shall control on-site vehicular circulation by directing vehicles to Queuing Areas when waiting to use the scale, unload, and receive payment. Vehicles dropping off scrap metals shall be allowed to stop in designated Queuing Areas only.
  - c. The Permittee shall monitor in-bound vehicles to prevent vehicle back-up in the public right-of-way when the site has reached maximum capacity, which shall be defined to mean any time when vehicle circulation is impeded. When site capacity is reached, the entrance gate shall be closed and no additional vehicles shall be permitted to enter the site.
36. All scrap metals received shall be inspected upon arrival to determine whether they contain any prohibited materials. The Permittee shall not accept materials from customers or store materials on site that require "special handling," which materials shall include, but not be limited to, radioactive materials, PCB (polychlorinated biphenyls) oils, capacitors and ballast containing PCB (polychlorinated biphenyls) oils, capacitors containing oil, transmissions containing oil, motor oils, anti-freeze, mercury switches, capsules containing mercury, CFC (chlorofluorocarbon), batteries, and fuels unless the Permittee has been certified to handle such materials.
37. The Permittee shall not use stationary processing equipment unless depicted on the approved Exhibit "A" or unless a revised Exhibit "A" is submitted to and approved by the Director. The Permittee shall only use the type and quantity of mobile equipment listed on the submitted operations plan.

38. The Permittee shall only process, sort, load and unload scrap metals within the designated areas (labeled as Processing Area, Drop Off Area, and Loading Area on the approved Exhibit "A"). The amount of materials within all areas shall be managed so as not to impede the designated circulation patterns.
39. The Permittee shall locate noise sources, including Processing Area away from a residential zone or sensitive use to the satisfaction of the Director. The Permittee shall take all necessary measures to ensure that noise emissions from the on-site facilities in any residential zone or at a sensitive use receptor are within the limits of the County Noise Ordinance, as contained in Title 12 of the County Code.
40. The Permittee shall install noise reduction barriers such as sound walls, concrete masonry units, noise curtains, and berms as required to mitigate noise impacts on residential zones and/or properties with sensitive uses to the satisfaction of the Director of Public Health, Environmental Hygiene Unit.
41. The hours of operation shall be:
  - a. Unrestricted operating hours shall be from 7:00 a.m. to 4:00 p.m. Monday through Friday and from 8:00 a.m. to 2:00 p.m. on Saturday, during which time the Permittee shall be able to accept and/or process in-bound and out-bound shipments;
  - b. Restricted operating hours shall be from 4:00 p.m. to 6:00 p.m., Monday through Friday and from 2:00 p.m. and 4:00 p.m. on Saturday, during which time the Permittee shall be able to process out-bound shipments, but shall be closed for in-bound shipments.
  - c. On Sundays and holidays the site shall be closed for all operations.
42. If an issue arises related to the Permittee's operations, the Director may require the Permittee to hold a community meeting to address such issue in such a manner that meets with satisfaction of the Director. The Permittee shall provide a notice of the meeting to the current property owners and occupants within a 500-foot radius of the site, as listed in the County Assessor's records. To show evidence of compliance with this requirement, at a minimum, the Permittee shall provide the Director copies of the meeting notices, the address list used for the notices, the meeting minutes describing the issues addressed, and the proposed action to address the issues raised.
43. Prior to the issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action. The Permittee shall comply with National Pollutant Discharge Elimination System (NPDES), Storm Water Management Program (SWMP), and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
44. The Permittee shall properly maintain and monitor the use of mobile and static equipment. The use and maintenance shall be monitored and verified on a periodic basis to verify compliance with the County Noise Ordinance and manufacturers' specifications regarding noise and vibration attenuation (verification of vibration dampening mats, mufflers and noise reduction enclosures). Records of maintenance shall be presented upon request to verify

compliance with this condition to the satisfaction of Department of Public Works, Environmental Health.

45. Ingress and egress routes for heavy trucks shall be restricted to [specify street] that is furthest from any adjacent or nearby residential zone. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public rights of way.

**PROJECT SITE SPECIFIC CONDITIONS FOR A PROJECT WHICH HAS A DESIGNATED PROCESSING AREA THAT IS LOCATED WITHIN 250 FEET OF A RESIDENTIAL ZONE OR SENSITIVE USE AS MEASURED FROM THE PROCESSING AREA AS SHOWN ON THE APPROVED EXHIBIT "A" TO THE EDGE OF THE NEAREST RESIDENTIAL ZONE OR SENSITIVE USE:**

**REPLACE PERMIT SPECIFIC CONDITION NO. 31 WITH THE FOLLOWING CONDITION:**

46. The Permittee shall not store scrap metals higher than the height of the fence such that no storage piles will be visible at grade from the nearest residential zone or sensitive use. The maximum permitted height of the storage piles shall correspond to the height of the fence, up to 15 feet in height.

**REPLACE PERMIT SPECIFIC CONDITION NO. 41 WITH THE FOLLOWING CONDITION:**

47. The hours of operation shall be:
- a. Unrestricted operating hours shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday during which time the Permittee shall be able to accept and/or process in-bound and out-bound shipments;
  - b. Restricted operating hours shall be from 5:00 p.m. to 6:00 p.m., Monday through Friday during which time the Permittee shall be able to process out-bound shipments, but shall be closed for in-bound shipments.
  - c. On Saturdays, Sundays and holidays the site shall be closed for all operations.

**PROJECT SITE SPECIFIC CONDITIONS FOR ANY PROJECT WHICH IS LOCATED ON A SITE THAT IS LESS THAN ONE ACRE IN SIZE:**

48. The Permittee shall not accept and process ferrous metals.
49. The Permittee shall not accept fully assembled automobiles or other vehicles, but shall not be prohibited from receiving automobile/vehicle body frames, parts, or components legally dismantled, subject to any and all state or local laws related to the acceptance of such body frames, parts, or components.

**PROJECT SITE SPECIFIC CONDITIONS FOR ANY PROJECT WHICH IS SUBJECT TO THE GREEN BUILDING PROGRAM:**

50. Landscaped areas depicted on the approved Exhibit "A" shall comply with the County's drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the total landscaped area on site

shall contain plants from Regional Planning's drought-tolerant plant list. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas, except where turf or other ground cover is present. Prior to the use of this grant, the Permittee shall ensure that the owner of the subject property records a covenant in the office of the Recorder indicating that the owner is aware of the drought-tolerant landscaping requirements of Part 21 of Chapter 22.52 of the County Code, and that the owner is also aware that these requirements apply to this project.

51. The Permittee shall comply with Low Impact Development ("LID") standards as required by County Code Section 12.84.440 and specified in the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf) to the satisfaction of Department of Public Works.

**ANY OTHER PROJECT SITE SPECIFIC CONDITIONS MAY BE ADDED HERE.**