

Regional Planning Commission Transmittal Checklist

Hearing Date
January 30, 2013

Agenda Item No.
6

Project Number: R2006-03500 – (2)

Case(s): Nonconforming Review Case No. 200600008

Planner: Jeantine Nazar

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (Negative Declaration)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans /
- Exhibit Map
- Landscaping Plans
- Agency Comments
- Previous Approvals
- Previous Site Plan Exhibit A

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 R2006-03500-(2) 1/30/2013

REQUESTED ENTITLEMENTS
 NCR200600008

PROJECT SUMMARY

OWNER / APPLICANT

Leonor and Francisco Gonzalez / ARE Metal Fabricators

MAP/EXHIBIT DATE

10/22/2006

PROJECT OVERVIEW

The project consists of a nonconforming review to allow the continued operation of a metal fabrication plant in the R-4 (Unlimited Residential) zone. This project was approved previously by NCR 77 in 1975 and NCR 86-234 in 1986. The existing project includes additions not permitted by the previous permits.

LOCATION

1708 E 61st Street, Florence-Firestone

ACCESS

61st Street

ASSESSORS PARCEL NUMBER(S)

6009-010-028, 6009-010-029 and 6009-010-001

SITE AREA

0.26 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Gage-Holmes

LAND USE DESIGNATION

4-High Density Residential

ZONE

R-4 - (Unlimited Residence)

PROPOSED UNITS

None

MAX DENSITY/UNITS

22 Units / Acre

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

This project qualifies for a statutory exemption under the CEQA guidelines.

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1550.C (nonconforming review burden of proof requirements)
 - 22.20.380 (R-4 Zone Development Standards)

CASE STATUS

Staff is recommending denial of Nonconforming Review Number 200600008

CASE PLANNER:

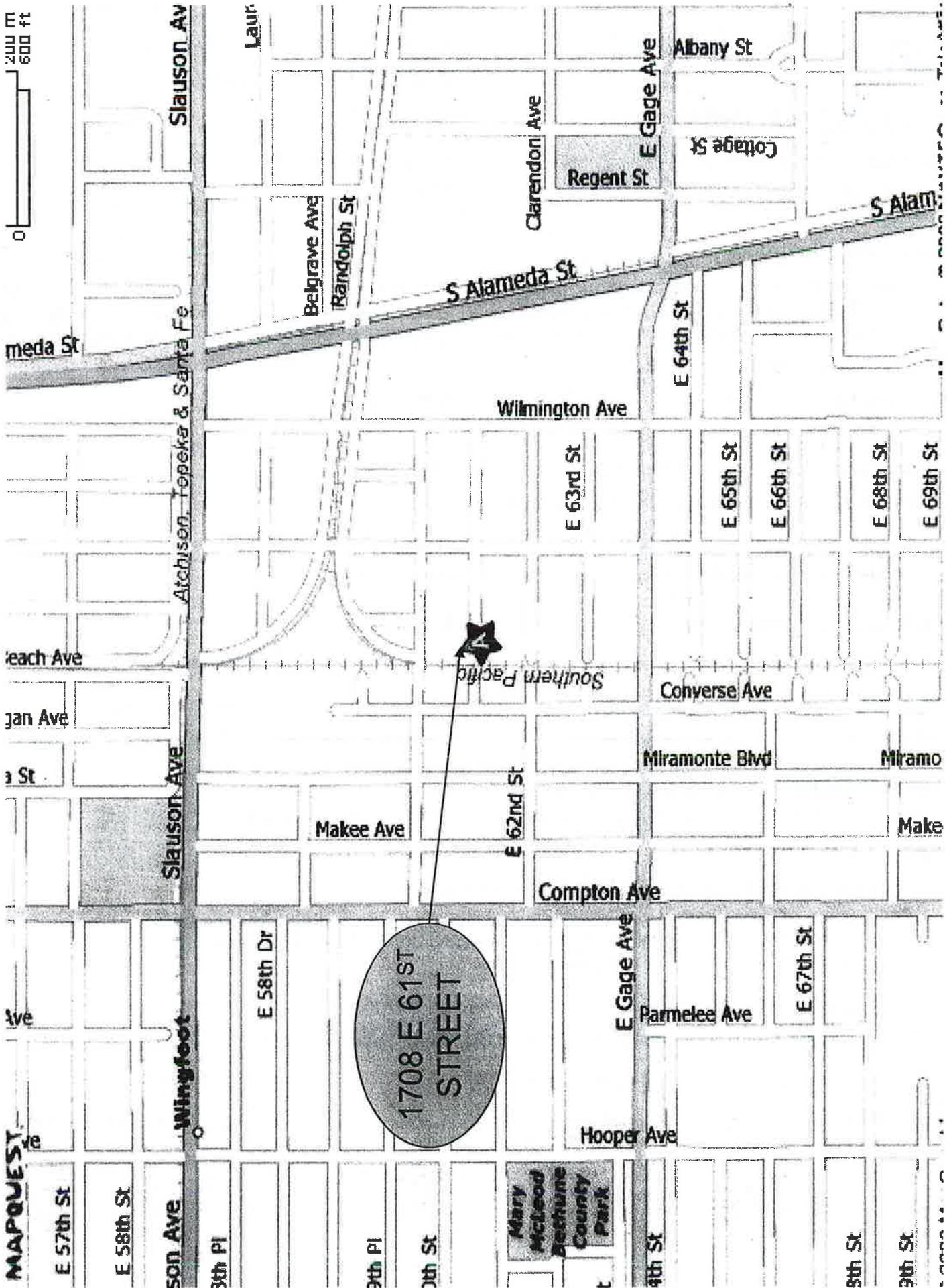
Jeanine Nazar

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1708 E 61ST STREET

MAPQUEST

Mary McLeod
Bethune
County
Park

ENTITLEMENTS REQUESTED

- Nonconforming Review (NCR) to authorize the continued use and operation of a metal fabrication plant in the R-4 (Unlimited Residence) Zone. Pursuant to Los Angeles County Code, Title 22, Section 20 Part 5, a metal fabricating plant is not an allowed use in the R-4 zone. Pursuant to County Code Section 22.56.1550 an NCR can be applied for to obtain an extension of time within which a nonconforming use must be discontinued and removed from its site.

PROJECT DESCRIPTION

The applicant requests to continue the use and operation of an existing metal fabrication plant on residentially zoned property adjacent to single family and multi-family residences. The subject property is located on three lots known as lots 1, 2 and 23 and totals 17,820 square feet in area. The site plan depicts a 12,358 square foot lot (Lot 1 and 2), with two existing interconnected buildings of 7,278 square feet and a 5,608 square feet lot, (lot 23), containing a parking lot. There are several covered storage areas shown as 598, 550 and 98 square feet, respectively, towards the rear of the property to the south.

A.R.E Metal Fabricators is a manufacturing company specializing in the production and installation of metal products. The business takes in small to medium size pieces of steel, copper, cast iron, aluminum, and stainless steel and shape the pieces by bending, welding, shearing, grinding, sanding, and cutting to form different products. The yard area is used to store the finished products or to stockpile metals waiting to be worked on. Example of products that the company manufactures are bins, hoppers, hoods, cabinets, railing guards, duct work, brackets, racks, food carts, step ladders and welded assemblies. There are between 10-15 employees working on site. Staff has attached a brochure showing A.R.E operations and products to this report.

LOCATION / NEIGHBORHOOD SETTING

The subject property is located at 1708 E 61st Street within the Gage-Holmes Zoned District. The property is surrounded by an established residential neighborhood. The immediate neighborhood is primarily residential adjacent to the subject industrial use. An apartment building is under construction across the street. The Metro Blue Line is located west of the subject property and there are also residential areas on the other side of the railroad track.

EXISTING ZONING

The subject property is zoned R-4 (Unlimited Residence), and is located within the Florence Firestone Community Standards District (CSD).

Surrounding properties are zoned as follows:

- North: R-4 (Unlimited Residence)
- South: R-4 (Unlimited Residence)
- East: R-4 (Unlimited Residence)
- West: R-3 (Limited Multiple Residence)

EXISTING LAND USES

The subject property is developed with an industrial use, a metal fabrication plant.

Surrounding properties to the south and east are developed as residential with single-family residences, duplexes, triplexes. There is an apartment building to the north. The Metro Blue line is to the immediate west of the subject site. There are commercial uses at the end of the block on Holmes Avenue, at about a 500 feet distance from the subject property. There are no other industrial uses in the vicinity.

ZONING HISTORY

A light manufacturing use was originally established on the subject property in the 1930s. The original zoning on the property was established in 1945, when the property was zoned R-4, which zoning is still in effect. A number of additional approvals to allow for the continuation of manufacturing uses on the property have been issued over the years. A summary of the various zoning cases and actions that have been taken related to the property is set forth below.

Assessor's data from 1931 indicates that a 3,200 square feet (80'x40') building with a shed (9'x40') was assessed as a light manufacturing use. Assessor's records also show that a second building consisting of 1,850 square feet (50'x37') was added in 1943 next to the first building. The two buildings were interconnected.

Building permits indicate low pressure pumps and motors and storage of incombustible plastics and small offices were permitted in 1943. The zoning for the subject property was M-3 (Unlimited) at that time. M-3 regulations are defined as: "any building, structure, improvement, or premises may be erected, constructed, established, altered, enlarged, used, occupied, or maintained in Zone M-3 without any restriction under the provisions of this ordinance as to the use or occupancy thereof".

Ordinance No. 4554, adopted on October 2, 1945 designated the current R-4 zoning. There have been no other zone changes after the 1945 zone designation.

Zoning Exception Case (ZEC) 1080- A request to add a plastics manufacturing plant was denied by the Regional Planning Commission in 1953.

ZEC 3093-A request to operate a lamp assembly and manufacturing plant was denied in 1957.

ZEC 3343- A request to establish an unfinished furniture manufacturing plant was denied in 1958.

ZEC 3624- Established the metal fabricating plant on June 9, 1959 and continued operation under ZEC 9593 until October 27, 1970.

ZEC 9486- A request to continue the metal fabrication plant was approved on June 30, 1970.

ZEC 9593- A request to continue a galvanizing and pipe fabricating plant with less than required parking and setback encroachments was approved on October 27, 1970. The parking development and setback allowances expired on June 30, 1975.

ZEC 9729- A request to construct a parking lot in conjunction with the metal fabricating plant, with modification of parking lot development standards and setbacks was approved on July 27, 1971 with a use expiration date of June 30, 1975.

- Pursuant to Code Section 22.64.050, where a ZEC was granted by action of the Commission or Board of Supervisors prior to November 5, 1971, such use is from that day forward considered a nonconforming use under the provisions of Title 22, and is subject to all provisions governing nonconforming uses, as well as all limitations and conditions of such grant.

NCR 77- A 6,876 square foot main building for the metal fabrication plant and a 495 square foot storage building and 14 parking spaces was approved in 1975. This permit expired on January 7, 1986. The building existing on site at this time was built between 1931 and 1943 and was nonconforming both due to standards and to use.

The Negative Declaration adopted for NCR 77 in 1975 did not allow any alteration or expansion to the existing buildings or use, in order to regulate any potential negative impacts.

- It should be noted that the applicant is currently in violation of the terms of NCR 77 by building unpermitted additions that do not meet the code standards. Staff met with the applicant and the enforcement planners at numerous occasions regarding the unpermitted additions and requested that the applicant files a demolition permit with the Building and Safety Division of Public Works. However, the business is expanding and it appears additional space is needed to accommodate their equipment.

NCR 86234- Approved the continued use of the metal fabrication for an additional 20 years on November 19, 1986. No change in use or expansion was proposed at that time.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Department of Regional Planning Staff recommend that the Commission conclude Section 15270 of the California Environmental Quality Act (CEQA) applies, and therefore determine that this project is statutorily exempt from CEQA. According to Section 15270, CEQA does not apply to projects that are denied.

STAFF EVALUATION

The current application, a request to renew NCR 86234, has been pending to address the following issues:

1. Clearance from the Fire Department
2. The buildings on site were added on to between 1986 and 2006 without Regional Planning or Building and Safety approvals, and encroaches into the side setback areas of the adjacent single family residence. Staff has attempted to work with the applicant to bring the buildings into conformance with NCR 77, without any success.

General Plan Consistency

The project site is located within the land use Category 4-High Density Residential -of the Los Angeles County General Plan. The High Density Residential land use category is intended for medium and high-rise apartments and condominiums of three or more stories in height, with a maximum density of 22 dwelling units per acre. The existing metal fabrication plant is an industrial use and therefore inconsistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the project site:

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic. (General Plan- LU-5).*

The existing metal fabrication plant is an industrial use and not compatible with the residential character of the neighborhood. There are single family, duplex, and triplexes along 61st street to the north, south, east and west of the project site. A 30-unit affordable housing apartment complex is currently under construction across the street. The neighborhood character is residential and an industrial use may cause environmental degradation such as noise, vibration, and physical impacts. The loss of setback due to non-permitted building additions also negatively affects public safety and the aesthetics of the neighborhood.

- *Promote planned industrial development in order to avoid land use conflicts with neighboring activities. (GP-LU-5)*

The existing industrial use is in conflict with the neighboring residential uses. The General Plan does not recommend industrial use development in residential areas, and recommends that a distinction be made between the two uses.

The area has long been established as a residential community, and according to future planning efforts of the County, the area is intended to remain as a predominantly residential area in which industrial uses are and will continue to be incompatible. For example, under the proposed General Plan update, the area is proposed not only to continue to remain a residential neighborhood, but increase residential density. The proposed land use designation under the General Plan update is H-30, allowing 30 residential units per acre. Therefore, the allowing the further continuation of a nonconforming and incompatible use will be detrimental to the residential character of the community.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned R-4, which allows for a variety of residential and complimentary uses. Pursuant to Code Section 22.20.370 a metal fabrication plant use is not an allowed use in an R-4 zone. Therefore, the existing use would not be allowed in the R-4 zone. However, as explained below, because the use was developed prior to

the zoning being established for the subject property, the use has been allowed to continue subject to the nonconforming provisions of the Zoning Code.

Pursuant to Section 22.20.380 of the County Code, establishments in the R-4 Zone are subject to the following development standards:

- Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.
- Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than five feet.
- Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet.

The existing building was built between 1931 and 1943 and is nonconforming due to setback standards. The building was expanded between 1986 and 2006 without approvals from Planning and the Building and Safety Division of the Department of Public Works. The unpermitted addition encroaches into the required side yard setbacks. The project does not comply with current side and rear yard requirements.

Nonconforming Review Standards

Pursuant to County Code Section 22.56.1510 a nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use.

NCR 77 approved a 6,008 sq ft factory adjacent to 868 sq ft of covered storage area and a separate 495 sq ft storage structure located on the south side of the property. NCR 86234 combined the built area and the covered storage area of 868 sq ft for a total of 6,876 sq ft of production area plus 495 sq ft of storage area. The prior two Regional Planning approvals are consistent and match with County Assessor's records in terms of size and built areas. The existing use was expanded between 1986 and 2006 as depicted on the submitted site plans to a total of 7,278 square feet. An additional building of approximately 1,925 sq ft, which includes the storage area of 868 sq ft that was considered as production area in NCR 86234 was built without Regional Planning and Building and Safety approvals. Further, additional storage space was built without proper permits. Therefore, this project is in violation of the nonconforming provisions.

Further, pursuant to Code Section 22.56.1540, nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this section, shall be discontinued and removed from their sites within the time specified in this section, except when extended or revoked as otherwise provided in this title:

- Twenty years from the effective date or operative date of the ordinance establishing said nonconforming status and for such longer time so that the total life of the structure from the date of construction, based on the type of construction, as defined by the Building Code (set out in Title 26 of County Code), will be as follows:

Type IV and Type V buildings used as stores and factories: 25 years

Pursuant to Code Section 22.56.1550 an application may be filed with the director requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050. Any nonconforming building or use on the subject property was amortized by 1965, 20 years after the adoption of the R-4 zoning, or, based on the use and construction type, in 1984, 25 years after the initial approval of the metal fabrication business. The nonconforming industrial operation has been allowed to continue in the residential zone for a total 53 years, through ZEC approvals, and subsequent amortization extensions NCR 77 and NCR 86234.

As per County Code Section 22.64.050 where a ZEC was granted by action of the Los Angeles County Planning Commission or the Board of Supervisors prior to November 5, 1971 such use shall be considered a nonconforming use under the provisions of this Title 22 provided:

1. That such uses shall remain in compliance with the subject to all limitation and conditions imposed by such grant; and
2. That all provisions governing nonconforming uses not in conflict with the limitations and conditions of such grant.

The subject property is in violation of the provisions of this Section by expanding the building and the use.

Site Visit

Staff has visited the site twice, once in December of 2010, and again in November of 2012. During the first site visit staff noticed examples of caster racks, tubs and baths which were produced by the business taking in pieces of metal, aluminum, and stainless steel, small to medium sized, which were shaped by bending welding, grinding, sanding and cutting. There were a total of 10 employees.

On the November 29, 2012 site visit, staff was advised that the factory is expanding and they are employing a maximum of 15 employees at this time. Staff also noticed additional heavy industrial equipment on site which was not on the premises during the last visit. There was graffiti in the parking area which appears to be accessed from the fences separating the railroad tracks and the parking area. The applicant stated that the fence separating the subject property from the adjacent railroad is often bent, and kids in the neighborhood access the parking area and create the graffiti on the walls.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached.

1. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

The metal fabrication plant was established through Zoning Exception 3624 in 1959. The terms of the ZEC expired in 1975 and NCR 77 and NCR 8624 extended the terms of the grant to an additional 37 years. The additional terms exceed the amortization period requirement and staff does not recommend extending those terms.

2. That such use, building or structure does not now and will not during the extension period requested:
 - a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The illegal additions to the building are in violation of the conditions of NCR 77 and nonconforming status requirements. In addition, the illegal addition encroaches into the adjacent single-family residence setback area and provides a two feet setback instead of the five feet required. The metal fabrication use does create an adverse impact in the residential neighborhood.

Findings and Decision. The Planning Commission shall not approve an application for a nonconforming use, building or structure review unless it finds the burden of proof set forth in subsection C of this section has been met by the applicant.

The existing industrial use is not compatible with the surrounding residential neighborhood.

- a. The illegal additions violate the side yard standards and create safety and negative impact in the area.
- b. The applicant has violated the terms of the NCR by building illegal additions not permitted by Building and Safety and Regional Planning.
- c. The amortization period for the use has expired.
- d. The existing industrial use is not compatible with the surrounding residential uses.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not requested any review or clearance by Public Works at this time. The Fire Department's letter dated February 2012 provided clearance with conditions and stated that any additions that were not permitted under the previous approval will require the installation of a new public fire hydrant and shall meet the Fire Department standards.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the notice of public hearing was sent to 160 neighbors within a 500 foot radius of the project site on November 19, 2012. The case materials were mailed to the Florence Library at 1610 E Florence Avenue Los Angeles CA 90001. Newspaper advertisements were posted in the Central News Wave, CA and LA Opinion on November 15, 2012. According to the applicant the property was posted on November 16, 2012; case materials were also posted on the DRP website.

PUBLIC COMMENTS

Staff has not received any comments at this time.

STAFF CONCLUSION

The subject site metal fabrication use was established in 1959. As per the applicant, A.R.E. Metal, Inc has been operating on the site for the last 12 years.

The amortization is the allowance for a nonconforming use to continue for a reasonable period of time without any expansion that would have negative environmental impacts. The subject property has been altered and the site plan depicts more than 10 percent additions to the building and the storage areas without Regional Planning or Building and Safety approvals. The new addition is in violation of the prior permit conditions by expanding the existing use. It is also in violation of the zoning standards for zone R-4 by encroaching into the setback areas, thereby causing, light, vibration and noise impacts to the adjacent residential dwelling. The subject property has been allotted a substantial time to allow amortization of any investments at this site; discontinuing the use would not impair any property rights. The illegal additions and expansion of the business is further indications that this site is no longer appropriate for the industrial use.

The area around 61st Street is primarily residential with single-family, duplex, triplex and apartments. Although the existing business is an asset by providing employment and economic opportunities for the community an industrial use is no longer a fit in this neighborhood.

There are several negative impacts due to a nonconforming manufacturing use in a residential area, including incompliance with zoning standards which has created noise, vibration and light impacts. There is also a negative visual impact through graffiti in the parking area. Staff recommends that the applicant be given enough time to relocate to an industrial zoned property, in order to maintain the integrity of the residential use in this area.

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 **denial** of Project Number R2006-03500, Nonconforming Review Number 200600008.

SUGGESTED DENIAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DENY NONCONFORMING REVIEW NO 200600008 SUBJECT TO THE ATTACHED FINDINGS.

Prepared by Jeantine Nazar, Regional Planning Assistant II, Zoning Permits East Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings,
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM: JN
1/10/2013

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2006-03500-(2)
NONCONFORMING REVIEW NO. 200600008**

- **ENTITLEMENT REQUESTED.** The applicant, A.R.E Fabricators, is requesting a Nonconforming Review (NCR) to authorize the continued use and operation of a metal fabrication plant in the R-4 (Unlimited Residence) Zone. Pursuant to Los Angeles County Code, Title 22, Section 20 Part 5, a metal fabricating plant is not an allowed use in the R-4 zone. Pursuant to County Code Section 22.56.1550 an NCR can be applied for to obtain an extension of time within which a nonconforming use must be discontinued and removed from its site.

HEARING DATE: JANUARY 30, 2013

1. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
2. **PROJECT DESCRIPTION.** The applicant has requested to continue the use and operation of an existing metal fabrication plant on residentially zoned property adjacent to single family and multi-family residences. The subject property is located on three lots known as lots 1, 2 and 23 and totals 17,820 square feet in area. The site plan depicts a 12,358 square foot lot (Lot 1 and 2), with two existing interconnected buildings of 7,278 square feet and a 5,608 square foot lot, (lot 23), containing a parking lot. There are several covered storage areas shown as 598, 550 and 98 square feet, respectively towards the rear of the property to the south.
3. A.R.E Metal Fabricators is a manufacturing company specializing in the production and installation of metal products. The business takes in small to medium size pieces of steel, copper, cast iron, aluminum, and stainless steel and shape the pieces by bending, welding, shearing, grinding, sanding, and cutting to form different products. The yard area is used to store the finished products or to stockpile metals waiting to be worked on. Example of products that the company manufactures are bins, hoppers, hoods, cabinets, railing guards, duct work, brackets, racks, food carts, step ladders and welded assemblies. There are between 10-15 employees working on site.
4. **LOCATION.** The subject property is located at 1708 E 61st Street within the Gage-Holmes Zoned District. The property is surrounded by an established residential neighborhood. An apartment building is under construction across the street. The Metro Blue Line is located to the west of the subject property and there are also residential areas on the other side of the railroad track.
5. **EXISTING ZONING**
The subject property is zoned R-4 (Unlimited Residence), and is located within the Florence Firestone Community Standards District (CSD).
Surrounding properties are zoned as follows:

North: R-4 (Unlimited Residence)
South: R-4 (Unlimited Residence)
East: R-4 (Unlimited Residence)
West: R-3 (Limited Multiple Residence)

6. EXISTING LAND USES.

The subject property is developed with an industrial use, a metal fabrication plant. Surrounding properties to the south and east are developed as residential with single-family residences, duplexes, and triplexes. There is an apartment building to the north. The Metro Blue line is to the immediate west of the subject site. There are commercial uses at the end of the block on Holmes Avenue about 500 feet distance from the subject property. There are no other industrial uses in the vicinity.

PREVIOUS CASES/ZONING HISTORY.

A light manufacturing use was originally established on the subject property in the 1930s. The original zoning on the property was established in 1945, when the property was zoned R-4, which zoning is still in effect. A number of additional approvals to allow for the continuation of manufacturing uses on the property have been issued over the years. A summary of the various zoning cases and actions that have been taken related to the property is set forth below.

Assessor's data from 1931 indicates that a 3,200 square feet (80'x40') building with a shed (9'x40') was assessed as a light manufacturing use. Assessor's records also show that a second building consisting of 1,850 square feet (50'x37') was added in 1943 next to the first building. The two buildings were interconnected.

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Ordinance No. 4554, adopted on October 2, 1945 designated the current R-4 zoning. There have been no other zone changes after the 1945 zone designation.

Zoning Exception Case (ZEC) 1080- A request to add a plastics manufacturing plant was denied by the Regional Planning Commission in 1953.

ZEC 3093-A request to operate a lamp assembly and manufacturing plant was denied in 1957.

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- Pursuant to Code Section 22.64.050, where a ZEC was granted by action of the Commission or Board of Supervisors prior to November 5, 1971, such use is from that day forward considered a nonconforming use under the provisions of Title 22, and is subject to all provisions governing nonconforming uses, as well as all limitations and conditions of such grant.

NCR 77- A 6,876 square foot main building for the metal fabrication plant and a 495 square foot storage building and 14 parking spaces was approved in 1975. This permit expired on January 7, 1986. The building existing on site at this time was built between 1931 and 1943 and was nonconforming both due to standards and to use.

The Negative Declaration adopted for NCR 77 in 1975 did not allow any alteration or expansion to the existing buildings or use, in order to regulate any potential negative impacts.

NCR 86234- Approved the continued use of the metal fabrication for an additional 20 years on November 19, 1986. No change in use or expansion was proposed at that time.

7. GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.

The project site is located within the land use Category 4-High Density Residential of the Los Angeles County General Plan. The High Density Residential land use category is intended for medium and high-rise apartments and condominiums of three or more stories in height, with a maximum density of 22 dwelling units per acre. The existing metal fabrication plant is an industrial use and therefore inconsistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the project site:

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic. (General Plan- LU-5).*

The existing metal fabrication plant is an industrial use and not compatible with the residential character of the neighborhood. There are single family, duplex, and triplexes along 61st street to the north, south, east and west of the project site. A 30-unit affordable housing apartment complex is currently under construction across the street. The neighborhood character is residential and an industrial use may cause environmental degradation such as noise, vibration, and physical impacts. The loss of setback due to non-permitted building additions also negatively affects public safety and the aesthetics of the neighborhood.

- *Promote planned industrial development in order to avoid land use conflicts with neighboring activities. (GP-LU-5)*

The existing industrial use is in conflict with the neighboring residential uses. The General Plan does not recommend industrial use development in residential areas, and recommends that a distinction be made between the two uses.

The area has long been established as a residential community, and according to future planning efforts of the County, the area is intended to remain as a predominantly residential area in which industrial uses are and will continue to be incompatible. For example, under the proposed General Plan update, the area is proposed not only to continue to remain a residential neighborhood, but increase residential density. The proposed land use designation under the General Plan update is H-30, allowing 30 residential units per acre. Therefore, the allowing the further continuation of a nonconforming and incompatible use will be detrimental to the residential character of the community.

8. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

The subject property is zoned R-4, which allows for a variety of residential and complimentary uses. Pursuant to Code Section 22.20.370 a metal fabrication plant use is not an allowed use in an R-4 zone. Therefore, the existing use would not be allowed in the R-4 zone. However, as explained below, because the use was developed prior to the zoning being established for the subject property, the use has been allowed to continue subject to the nonconforming provisions of the Zoning Code.

Pursuant to Section 22.20.380 of the County Code, establishments in the R-4 Zone are subject to the following development standards:

- **Front Yards.** Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.

- Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than five feet.
- Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet.

The existing building was built between 1931 and 1943 and is nonconforming due to setback standards. The building was expanded between 1986 and 2006 without approvals from Planning and the Building and Safety Division of the Department of Public Works. The unpermitted addition encroaches into the required side yard setbacks. The project does not comply with current side and rear yard requirements.

Pursuant to County Code Section 22.56.1510 a nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use.

NCR 77 approved a 6,008 sq ft factory adjacent to 868 sq ft of covered storage area and a separate 495 sq ft storage structure located on the south side of the property. NCR 86234 combined the built area and the covered storage area of 868 sq ft for a total of 6,876 sq ft of production area plus 495 sq ft of storage area. The prior two Regional Planning approvals are consistent and match with County Assessor's records in terms of size and built areas. The existing use was expanded between 1986 and 2006 as depicted on the submitted site plans to a total of 7,278 square feet. An additional building of approximately 1,925 sq ft, which includes the storage area of 868 sq ft that was considered as production area in NCR 86234 was built without Regional Planning and Building and Safety approvals. Further, additional storage space was built without proper permits. Therefore, this project is in violation of the nonconforming provisions.

Further, pursuant to Code Section 22.56.1540, nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this section, shall be discontinued and removed from their sites within the time specified in this section, except when extended or revoked as otherwise provided in this title:

- Twenty years from the effective date or operative date of the ordinance establishing said nonconforming status and for such longer time so that the total life of the structure from the date of construction, based on the type of construction, as defined by the Building Code (set out in Title 26 of County Code), will be as follows:

Type IV and Type V buildings used as stores and factories: 25 years

Pursuant to Code Section 22.56.1550 an application may be filed with the director requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must

be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050. Any nonconforming building or use on the subject property was amortized by 1965, 20 years after the adoption of the R-4 zoning, or, based on the use and construction type, in 1984, 25 years after the initial approval of the metal fabrication business. The nonconforming industrial operation has been allowed to continue in the residential zone for a total 53 years, through ZEC approvals, and subsequent amortization extensions NCR 77 and NCR 86234.

As per County Code Section 22.64.050 where a ZEC was granted by action of the Los Angeles County Planning Commission or the Board of Supervisors prior to November 5, 1971 such use shall be considered a nonconforming use under the provisions of this Title 22 provided:

1. That such uses shall remain in compliance with the subject to all limitation and conditions imposed by such grant; and
2. That all provisions governing nonconforming uses not in conflict with the limitations and conditions of such grant.

The subject property is in violation of the provisions of this Section by expanding the building and the use.

9. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**

The area around 61st Street is primarily residential with single-family, duplex, triplex and apartments. Although the existing business is an asset by providing employment and economic opportunities for the community an industrial use is no longer a fit in this neighborhood.

There are several negative impacts due to a nonconforming manufacturing use in a residential area, including incompliance with zoning standards which has created noise, vibration and light impacts to the surrounding residents. There is also a negative visual impact through graffiti in the parking area.

10. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

The Fire Department's letter dated February 2012 provided clearance with conditions and stated that any additions that were not permitted under the previous approval will require the installation of a new public fire hydrant and shall meet the Fire Department standards. Department of Public Works clearance was not requested.

11. **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 and property posting.

12. **PUBLIC COMMENTS.**

No public comments were received.

NONCONFORMING REVIEW SPECIFIC FINDINGS

13. The subject property has been allotted a substantial time to allow amortization of any investments at this site; discontinuing the use would not impair any property rights. The illegal additions and expansion of the business are further indications that this site is no longer appropriate for the industrial use.

Therefore, to require cessation of such use, building or structure would not impair The property rights of any person to such an extent as to be an unconstitutional taking of property.

14. The illegal additions to the building are in violation of the conditions of NCR 77 and nonconforming status requirements. In addition, the illegal addition encroaches into the adjacent single-family residence setback area and provides a two feet setback instead of the five feet required. The metal fabrication use does create an adverse impact in the residential neighborhood by causing, light, vibration and noise impacts to the adjacent residential dwellings.

Therefore, the continued operation of the industrial use in a residential zone will adversely affect the health, peace or welfare of persons residing or working in the surrounding area, and be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, and jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

ENVIRONMENTAL DETERMINATION

15. The Commission concludes that Section 15270 of the California Environmental Quality Act (CEQA) applies, and therefore determines that this project is statutorily exempt from CEQA. According to Section 15270, CEQA does not apply to projects that are denied.
16. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission'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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That to require cessation of such use, building or structure would not impair

the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

- B. That such use, building or structure would during the extension period requested:
 - a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings for a Nonconforming Review as set forth in Section 22.56.1550 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Statutory 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 is exempt from CEQA.
2. In view of the findings of fact and conclusions presented above, NCR 200600008 is DENIED.

MM:JN
1/17/13

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.

We feel that this request to regional planning will not have any type of negative effect on our community and its surroundings. This family owned business has been a part of the community for the past 40 plus years; we have developed a great + positive rapport with our neighbors and feel we; if given the opportunity will continue to contribute to this community for the next 40 years.

- 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 Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area, and

We feel that the present location is adequately sized to meet the needs that it is intended for; all structures currently exist and are in place.

- 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.

All these services are in place and being adequately serviced and have been so for many years. The services are being properly maintained by public and private agencies.

- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and

there are no proposed improvements
we only request that an extension
be given for a present land use
non conforming permit.

- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

We feel that as a part of the community
for the past 40 plus years the
proposed extension would only allow a
positive part of the community to
remain at home with its ~~neighbors~~
neighbors

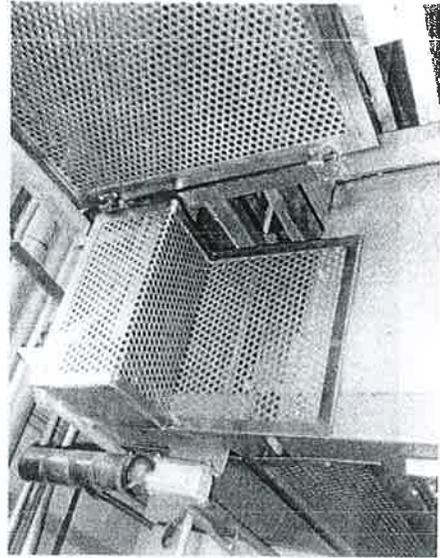
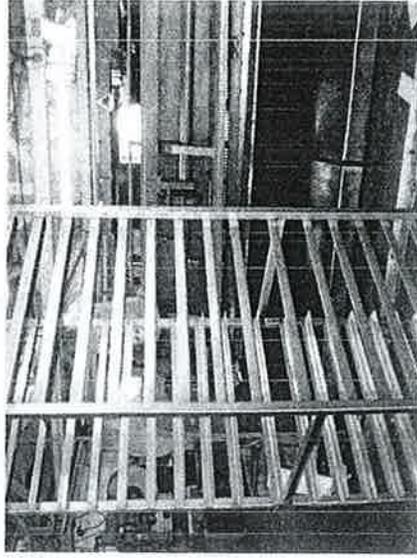
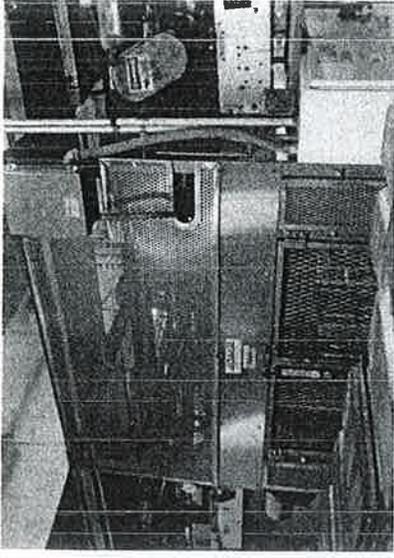
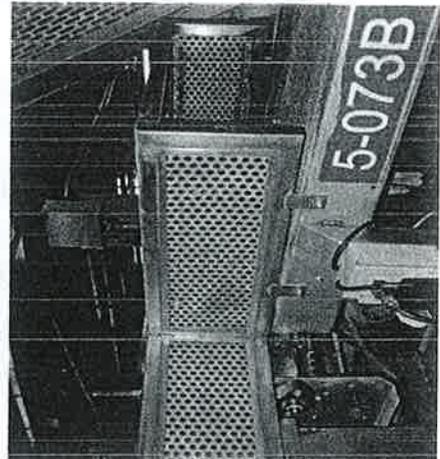
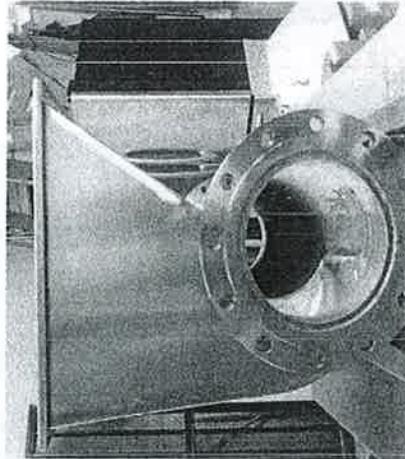
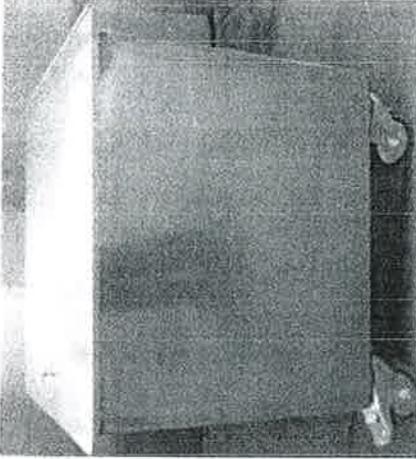
A.R.E Metal Fabricators insures our customers that they are receiving the highest quality craftsmanship, competitive pricing, and acceptable lead time. From your drawings, sketches, or samples we can produce almost all of your sheet metal needs.

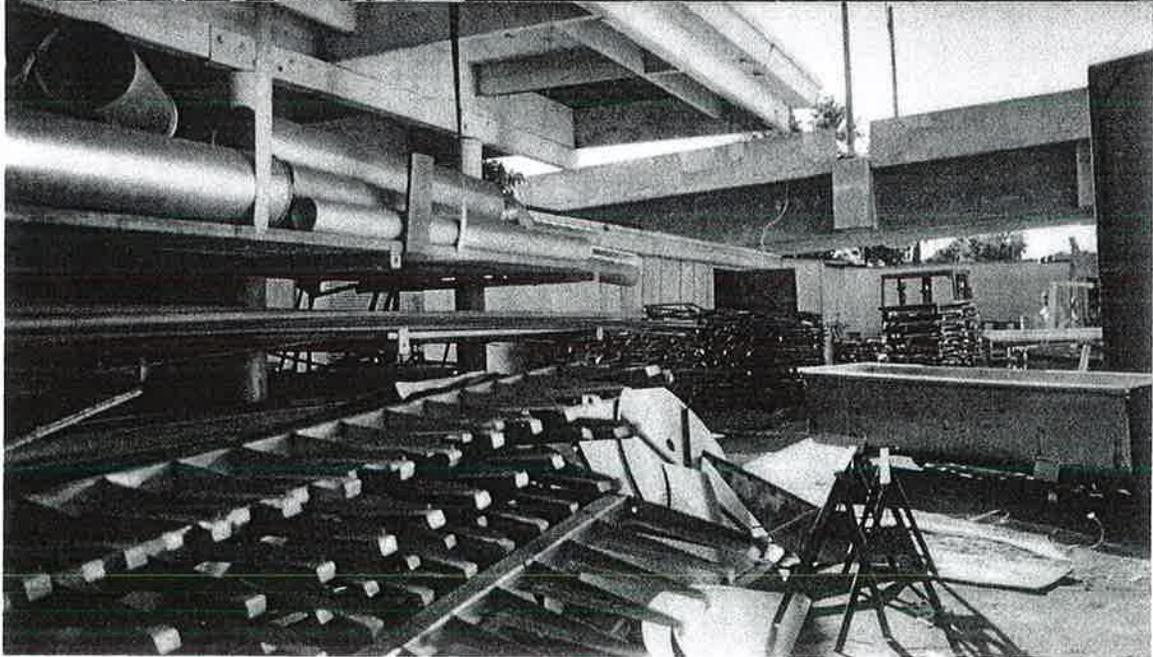
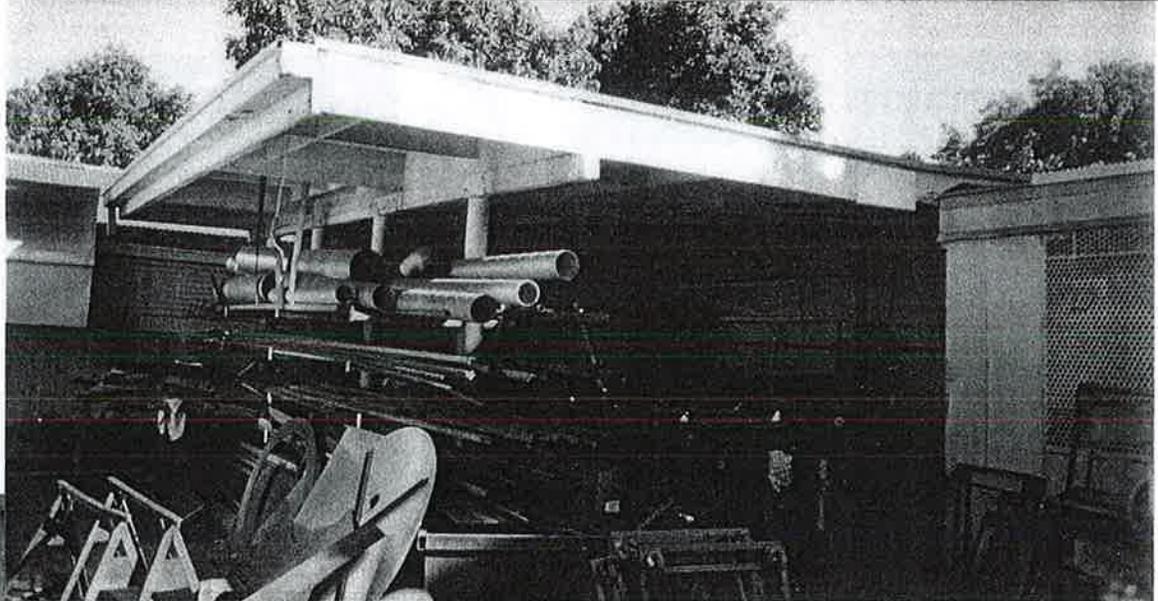
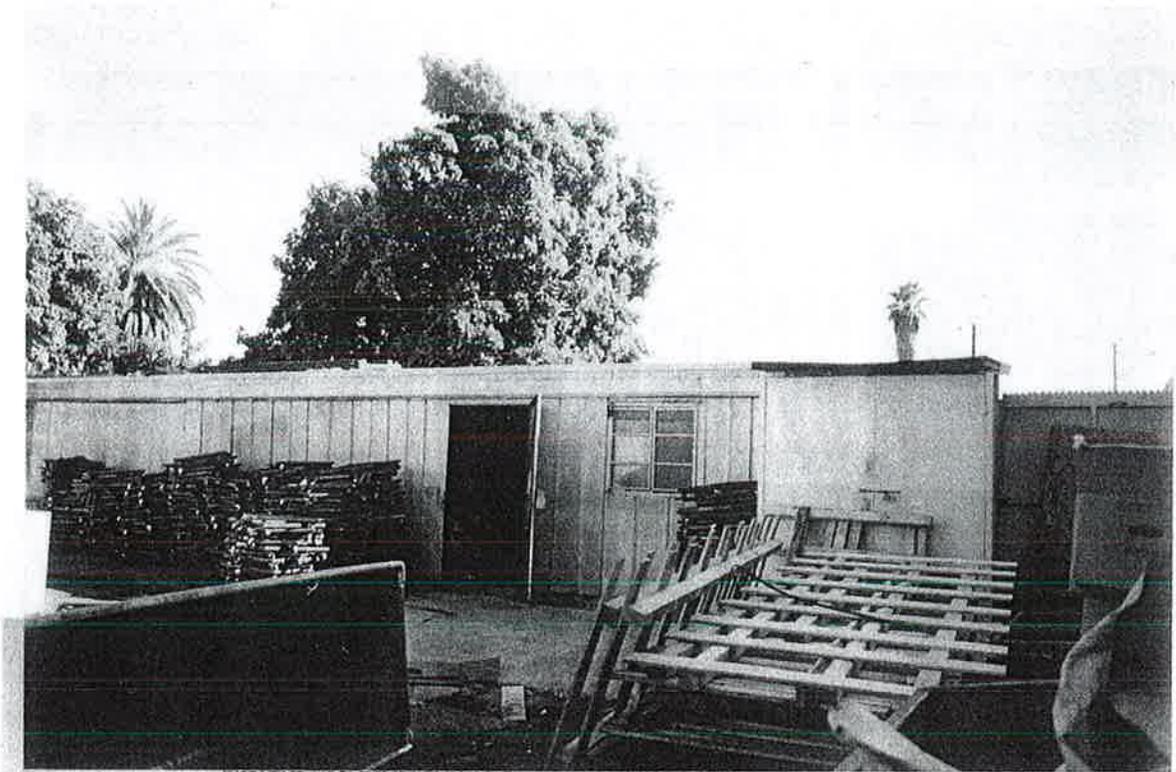
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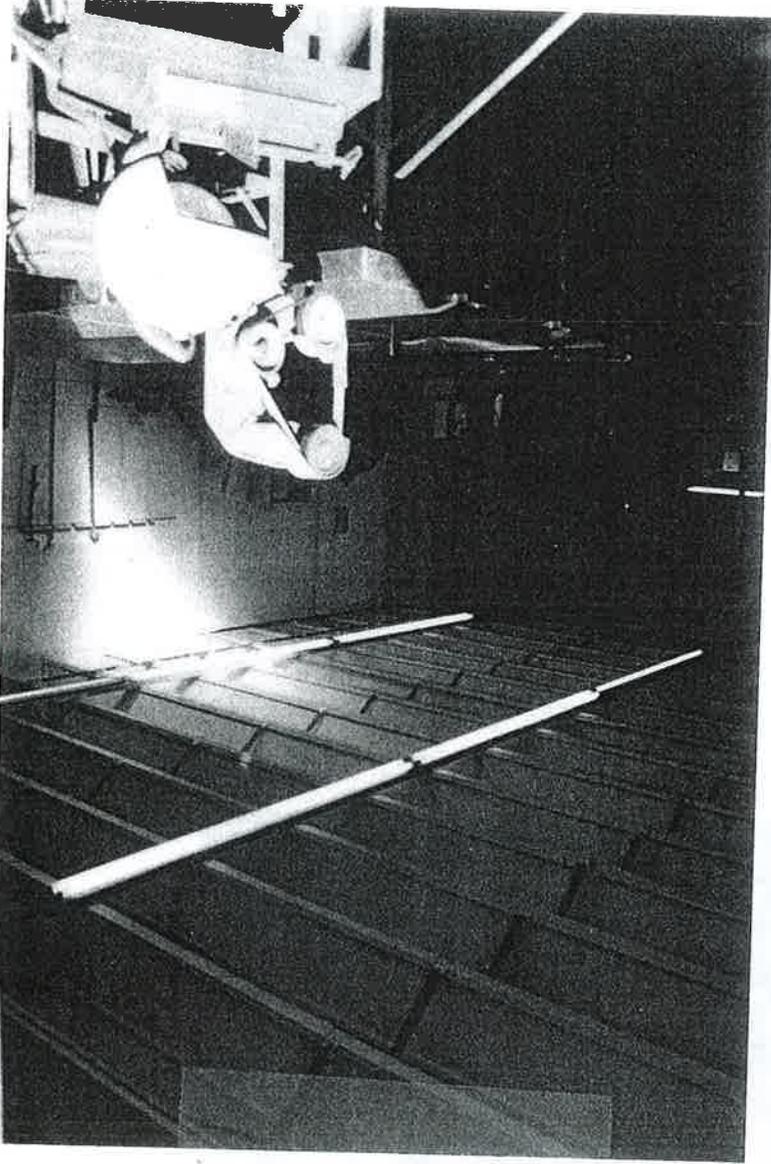
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- STAINLESS STEEL
- ALUMINUM
- COPPER
- CAST IRON

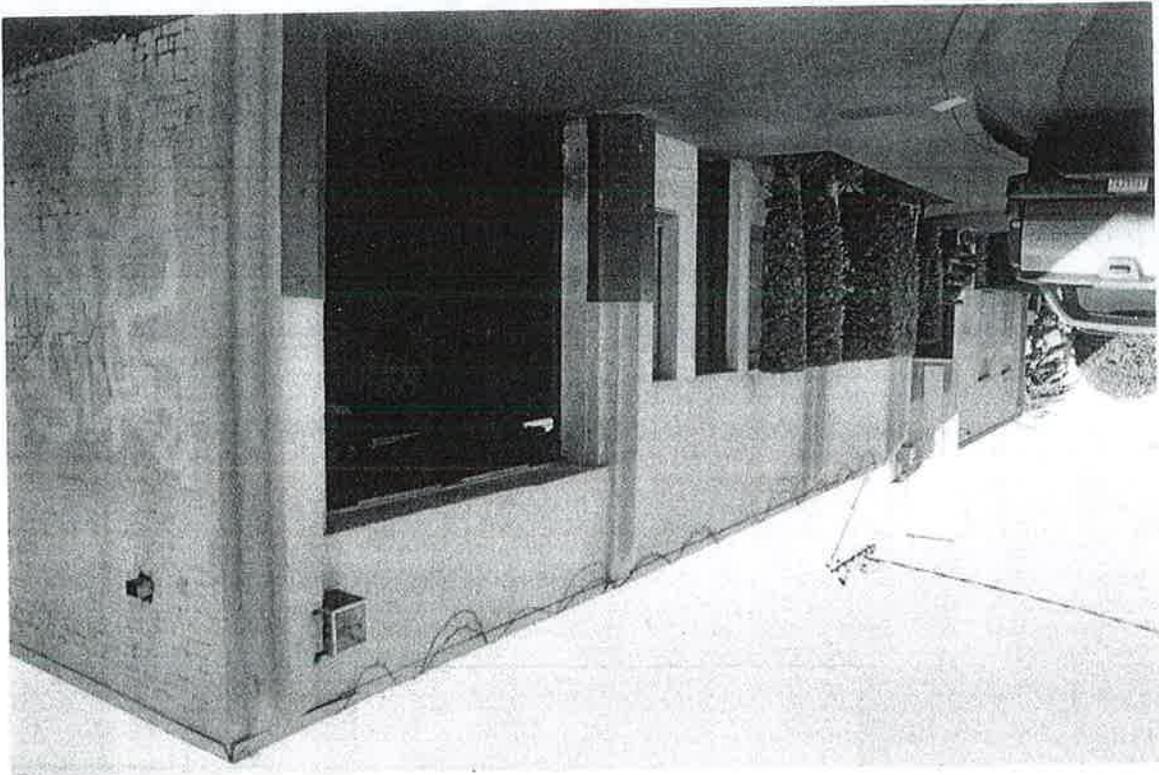
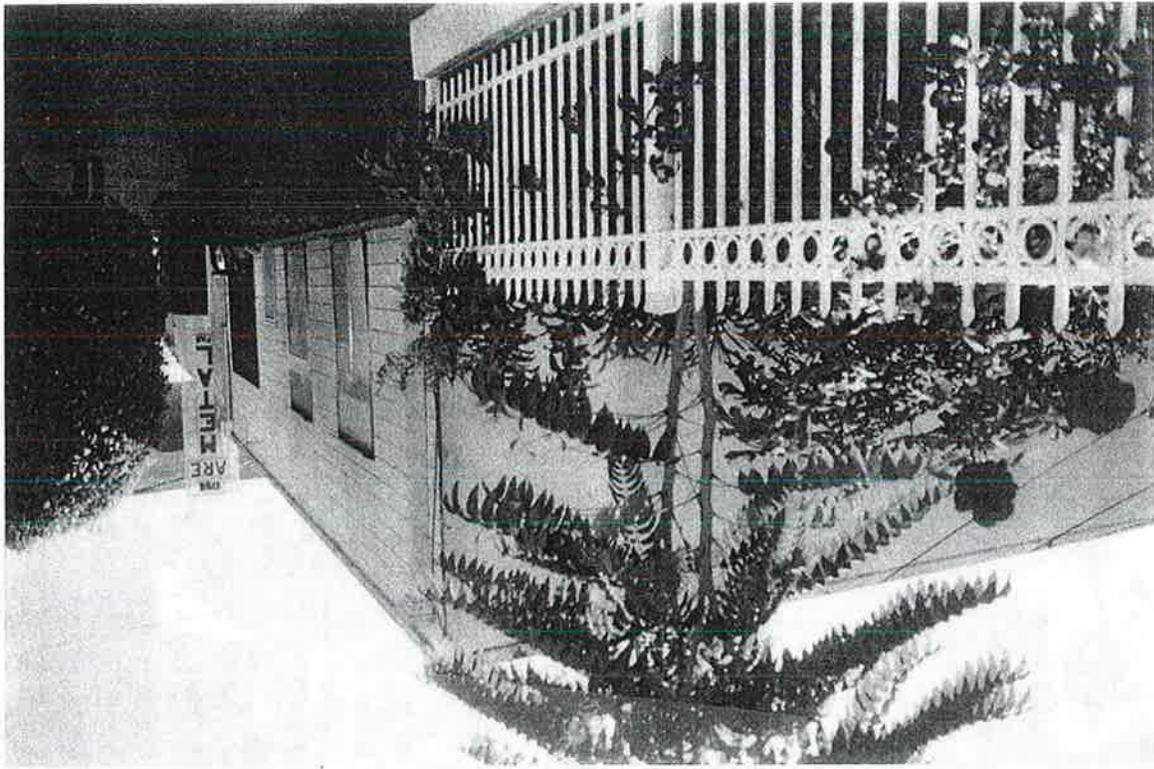
Services

- WELDING
- SHEARING
- BENDING
- FORMING
- HOLE PUNCHER

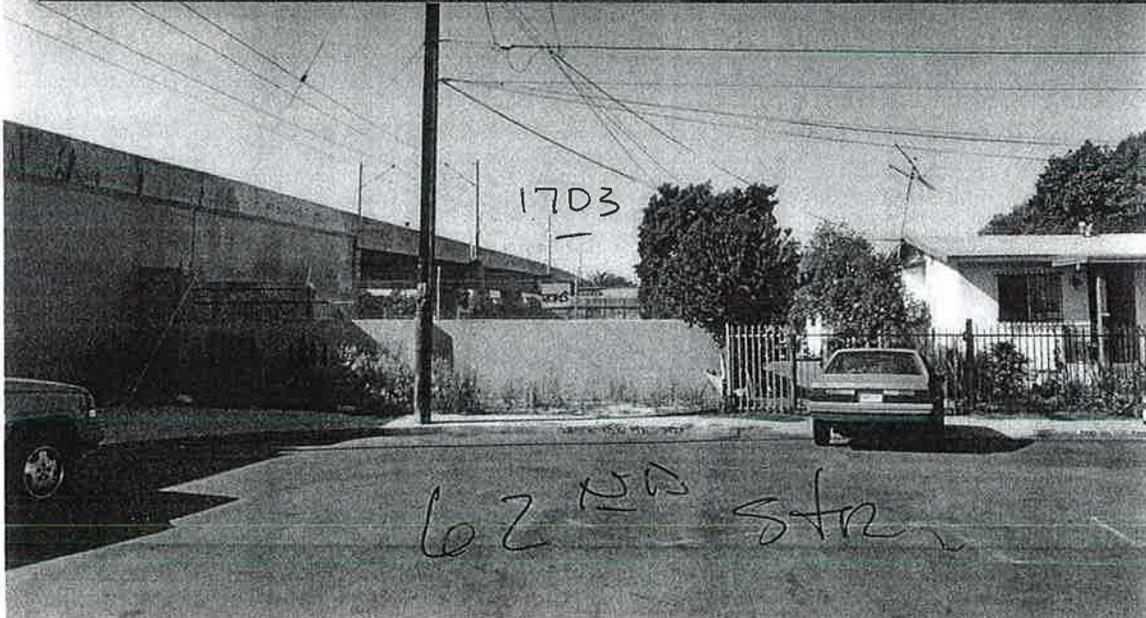
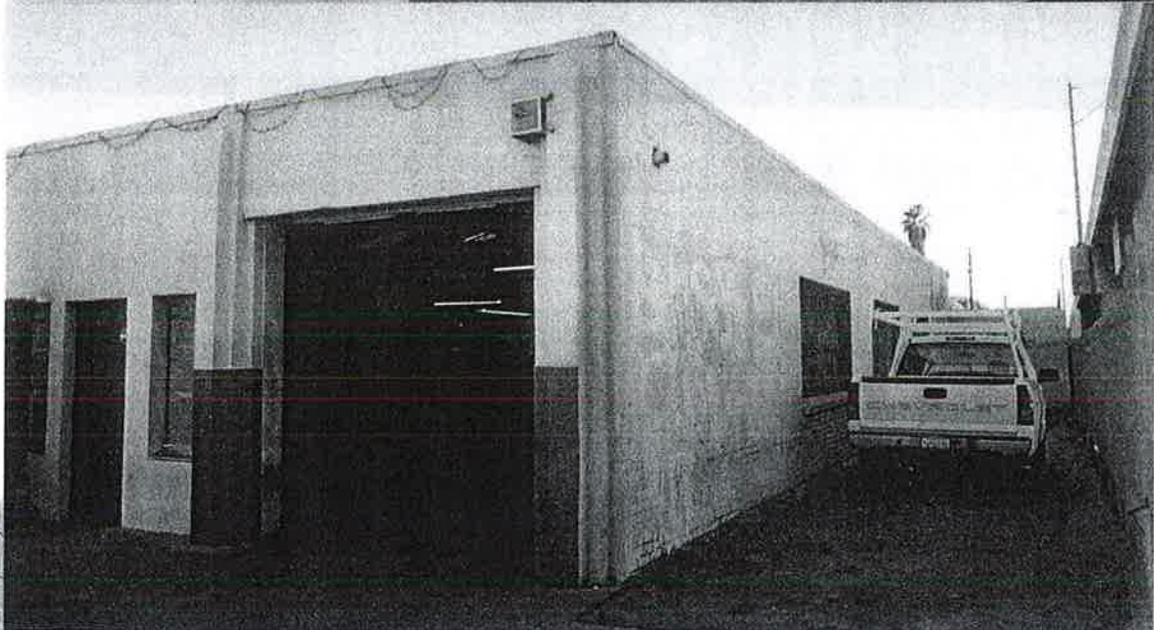
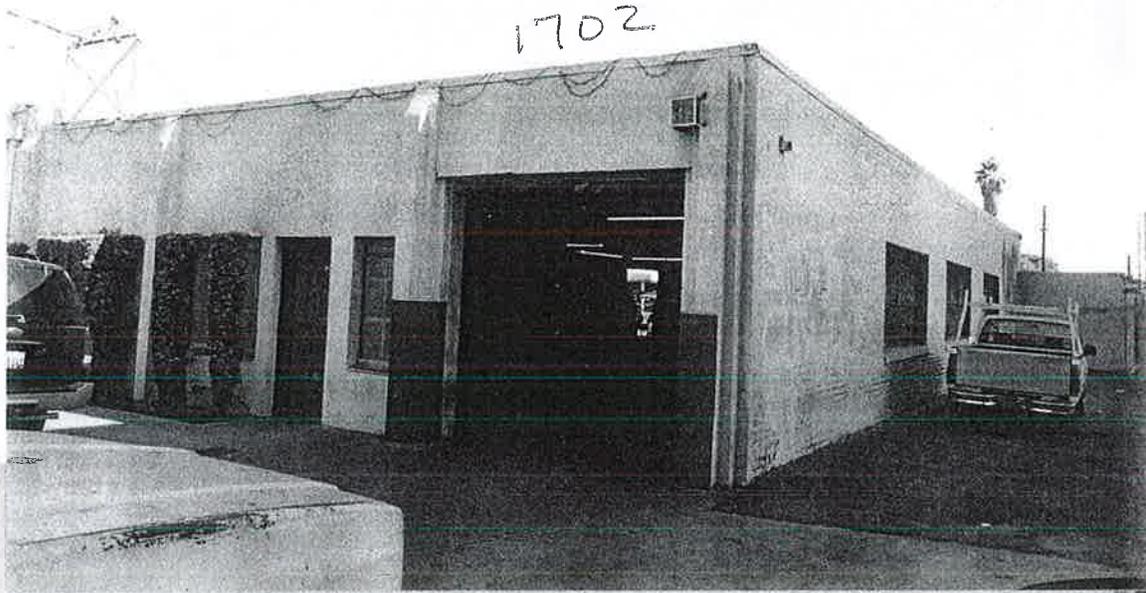


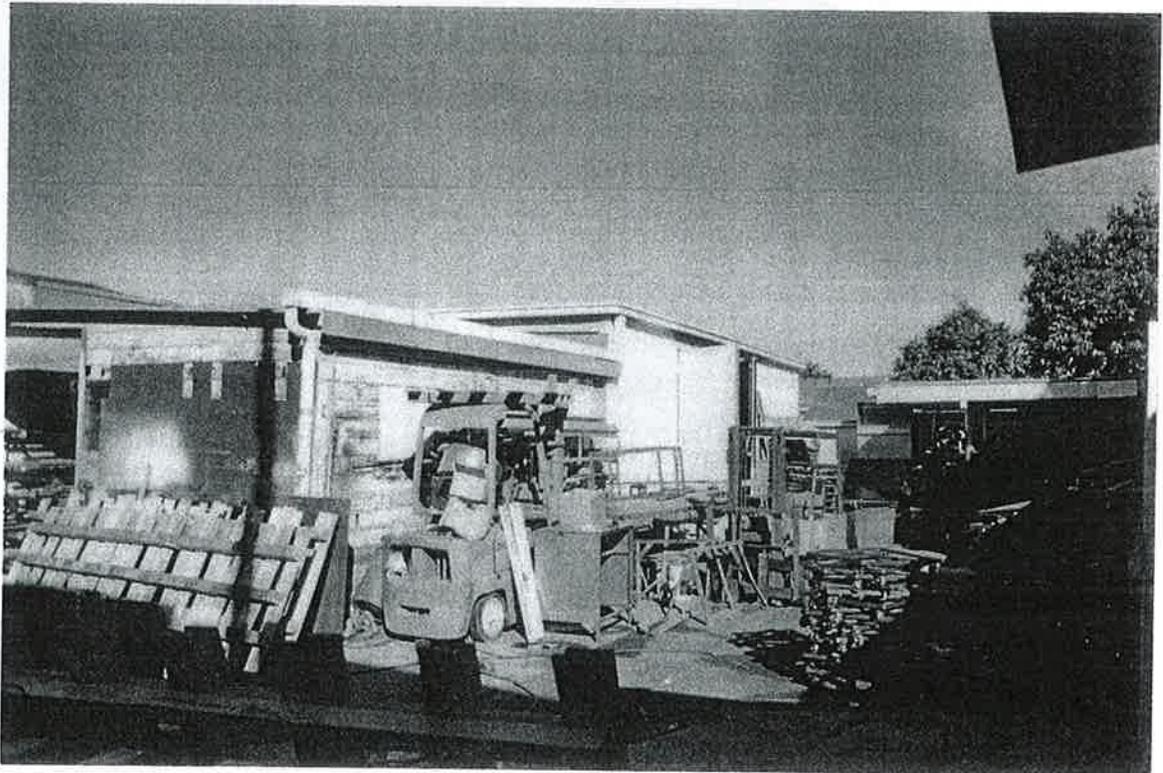
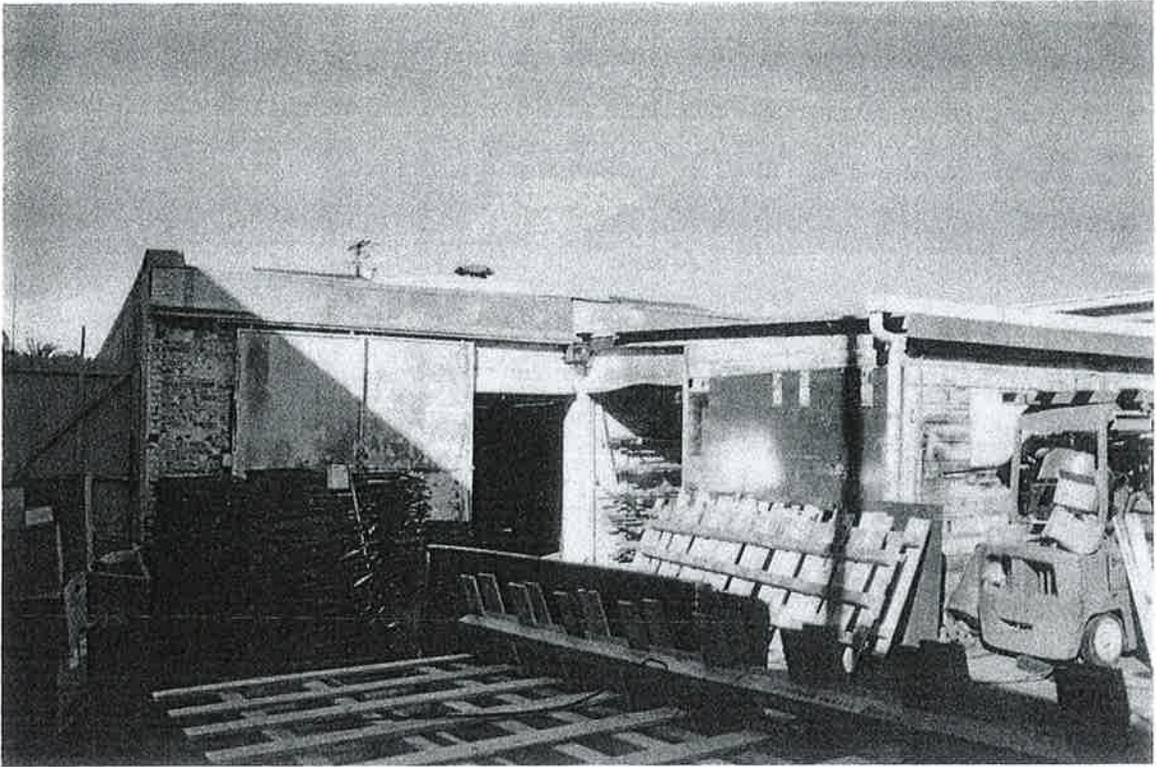


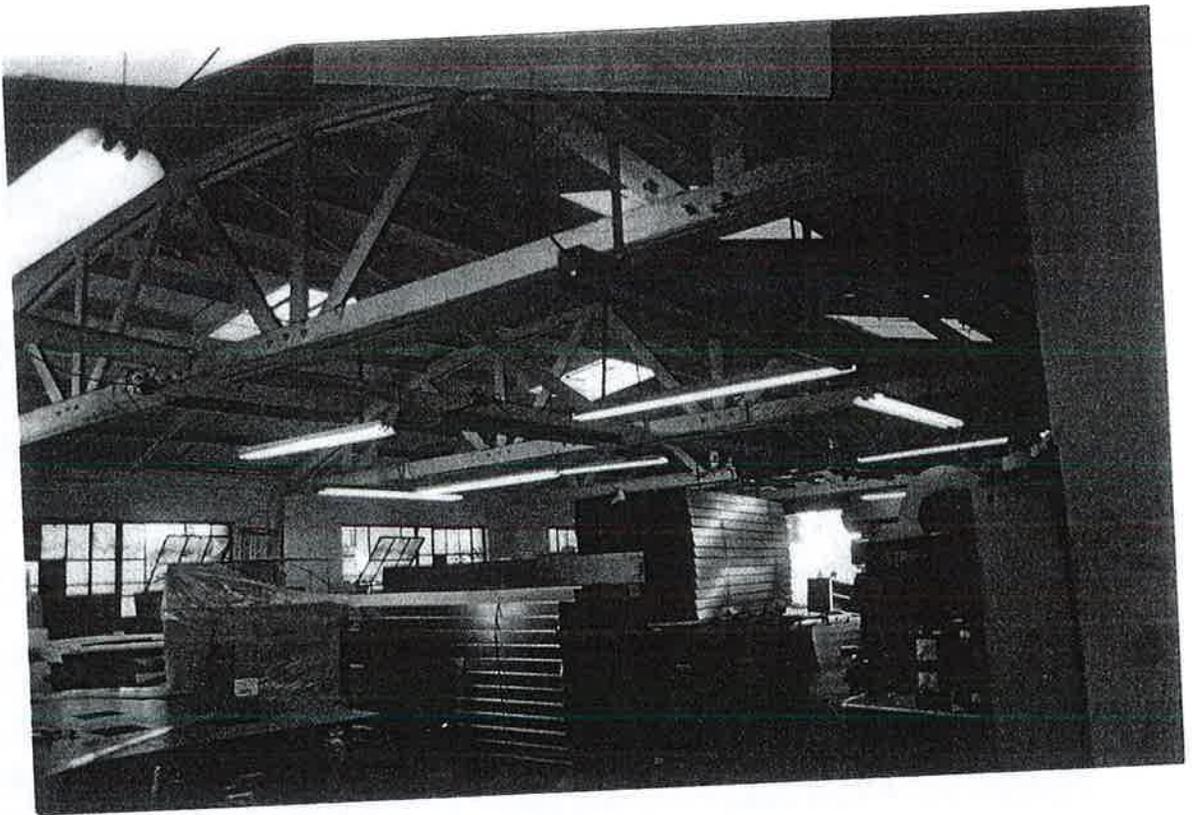
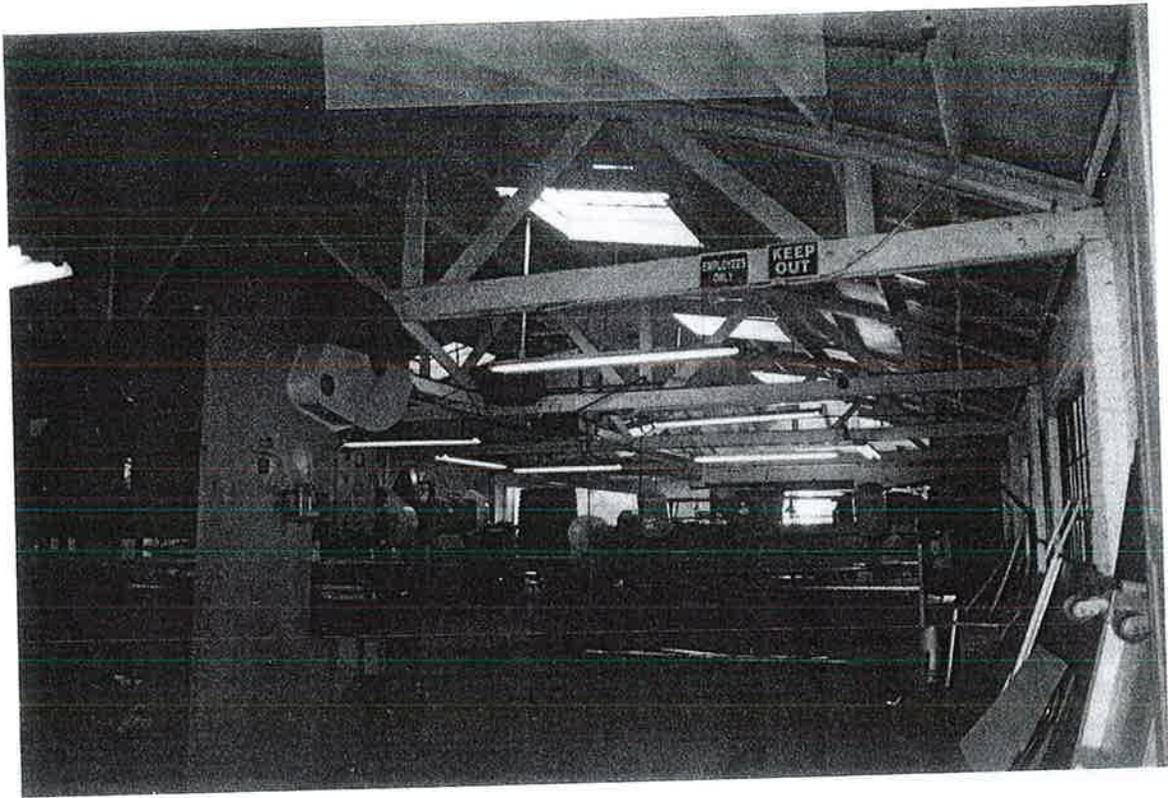


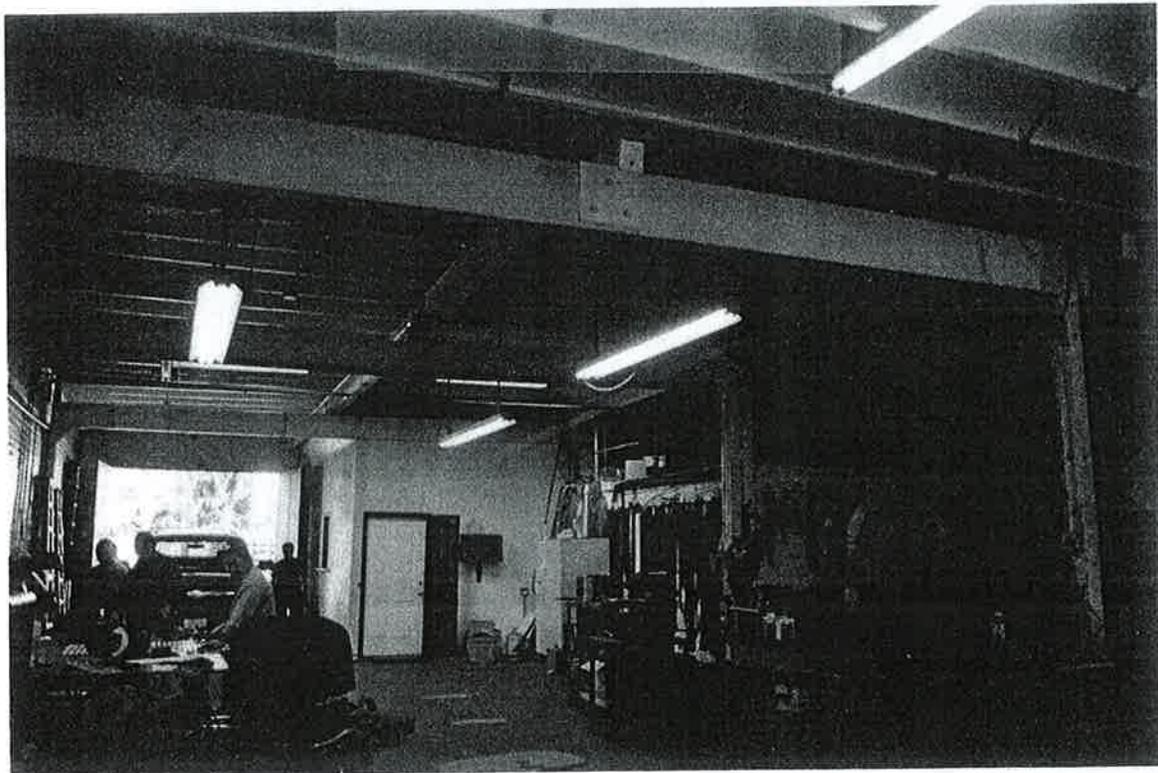
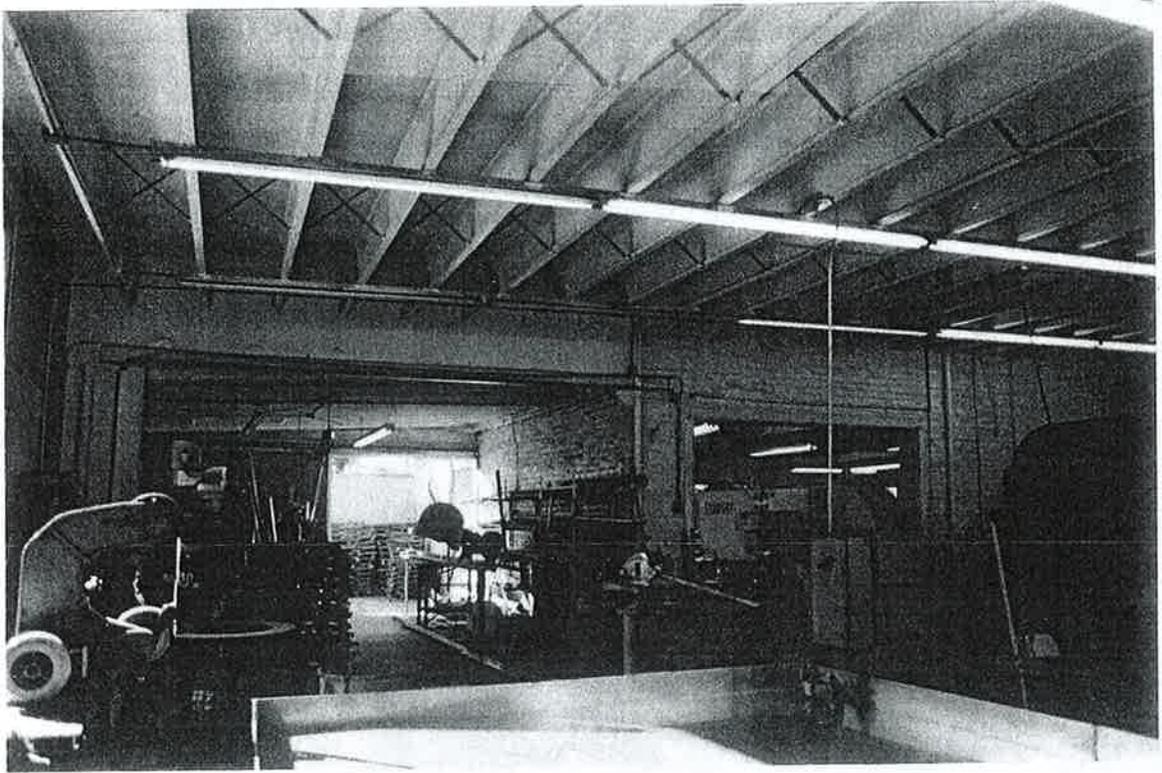














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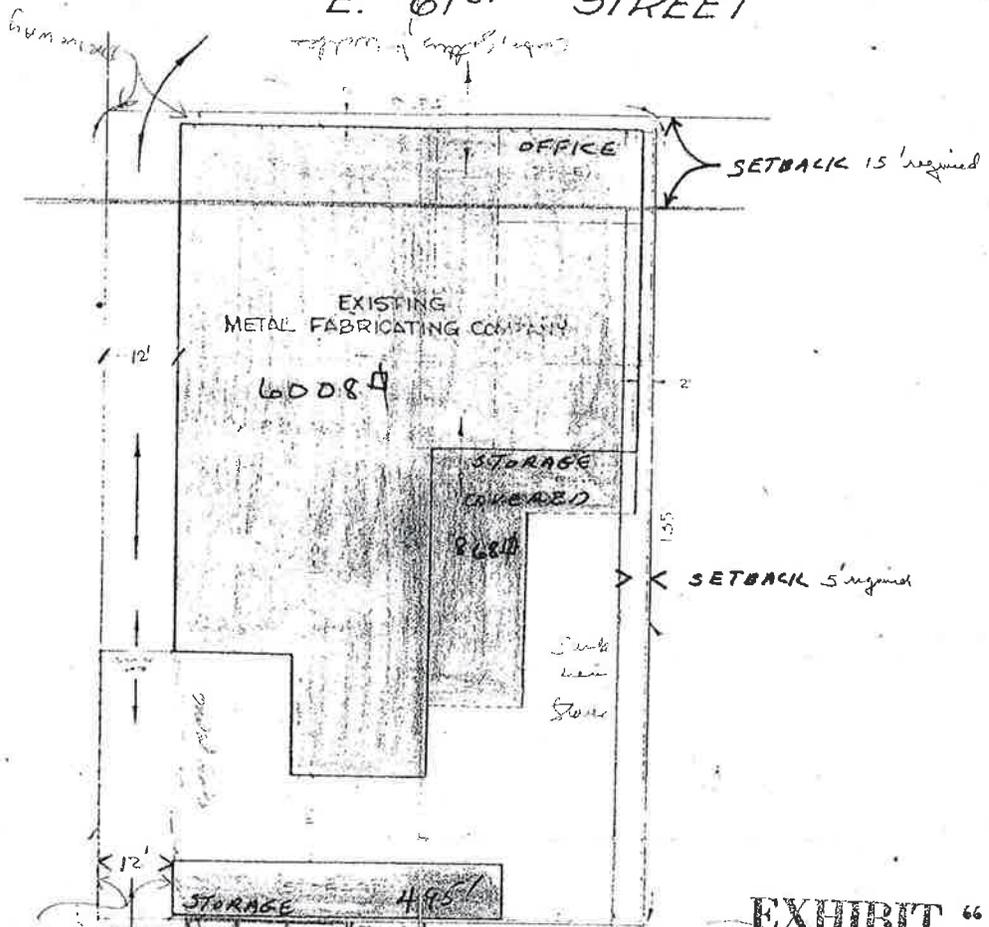


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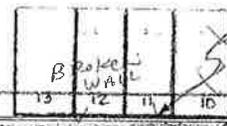
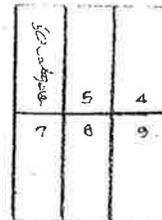
E. 61ST STREET

RAILWAY RIGHT-OF-WAY

PACIFIC ELECTRIC



PAVED PARKING (13 SPACES)



EXISTING 6' HIGH MASONRY WALL

SETBACK 15' required

E. 62ND

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING
APPROVED *q. h.*

THIS APPROVAL IS CONTINGENT UPON THE FIG. ADMITTED AND THE REQUIREMENTS OF RCMP-77-2 AND COUNTY ZONING ORDINANCE 1494 IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMITS THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.

Shirley Hall

AFFIDAVIT OF ACCEPTANCE
RECEIVED 2-9-76

PLOT PLAN

LOCAL DEPARTMENT OF PLANNING AND ZONING, 1000 PARK AVENUE, N.E., SUITE 1200, ALBANY, OREGON 97321



SCALE: 1" = 20'
A-225

ANN'D COMMISSION APPROVED
W. C. ...
1B 23 1972

PACIFIC ELECTRIC

EXHIBIT "A"



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**Land Development Unit – Fire Prevention Division
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243, Fax (323) 890-9783**

DATE: February 2, 2012

TO: Department of Regional Planning
Zoning Permits East Section - Jeantine Nazar

PROJECT #: NCR R2006-03500

LOCATION: 1708 E. 61st Street, Los Angeles

- 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 hydrant, 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: THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT.

Special Requirements: The recalculated fire flow of the public water system that serves this address is capable of supplying the minimum required fire flow for this project.

Any new construction on the site will require the installation of a new public fire hydrant and shall meet the requirements of the County of Los Angeles Fire Department.

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: Wally Collins

FILE COPY

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

CERTIFIED-RECEIPT
REQUESTED



December 1, 1986

Mr. Ronald R. Greene
1608 Centinela Avenue, #14
Inglewood, California 90302

Dear Mr. Greene:

RE: NONCONFORMING USE AND
STRUCTURE REVIEW CASE NO. 86234-(2)
To continue a metal fabrication plant.
1702-8 East 61st Street and 1703 East
62nd Street, Los Angeles
Gage-Holmes Zoned District, Zone R-4

The Regional Planning Commission, by its action of November 19, 1986, GRANTED the above described permit. Documents pertaining to this grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 383, Hall of Administration, 550 West Temple Street, Los Angeles, California 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless that period has passed without an appeal.

Mr. Ronald R. Greene
December 1, 1986
Page 2

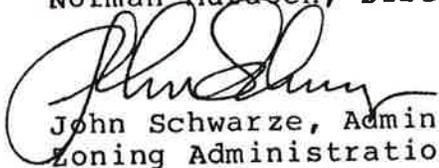
3. The Commission's grant affects the following described property:

Lots 1, 2 and 23, Block C of the Huntington Park Annex.

If you have any questions regarding this matter, please contact Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning



John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety; Board of Supervisors; Zoning
Enforcement
Richard C. Broderick, 1708 East 61st Street, Los Angeles,
CA 90001

**NONCONFORMING USE AND
STRUCTURE REVIEW CASE NO. 86234-(2)**

**Regional Planning Commission Hearing Date:
October 29, 1986**

Procedure Before the Commission:

The applicant testified in favor of a request to continue a metal fabrication plant with accessory parking at 1702-8 East 61st Street and 1703 East 62nd Street. There was no opposition testimony.

Findings:

1. The applicant proposes to continue a metal fabrication plant with accessory parking at 1702-8 East 61st and 1703 East 62nd Street in the unincorporated Community of Florence-Firestone.
2. The subject property is zoned R-4 (Unlimited Residence). The use and structure are non-conforming in the zone.
3. The subject property is classified "High Density Residential" on the Countywide General Plan. The existing use and structure are not consistent with this classification.
4. The metal fabrication plant is a masonry building, which was constructed for industrial purposes and can not be reasonably converted to a conforming residential use.
5. The plant has been operating under a series of entitlements. The most recent of these was Nonconforming Use and Structure Review Case 77, which expired on January 7, 1986.
6. A Southern Pacific Railroad right-of-way borders the property on the west and a pipe fabrication and galvanizing plant lies to the north, across 61st Street. The remainder of the surrounding area is devoted to residential use.
7. No objection to extension of the plant was recieved.
8. The permittee has agreed that employees will be required to park on site. According to the permittee, there are currently 4 employees working at the plant. Thirteen paved parking spaces are available on site.
9. A field investigation reveals that the plant and property line walls are covered with graffiti. The permittee has agreed to take the necessary measures to assure that the building and walls are maintained free of graffiti.
10. The project is categorically exempt (Class 1) from environmental impact reporting requirements in that it is a continuation of an existing use.

**NONCONFORMING USE AND
STRUCTURE REVIEW CASE NO. 86234-(2)**

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

Continuation of the existing structure and use on the subject property with the attached conditions and restrictions does not now and will not during the extension period recommended:

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

And, therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an extension of time for the subject nonconforming use and structure, as set forth in Section 22.56.1550 of the Zoning Ordinance.

COMMISSION ACTION:

1. The Regional Planning Commission finds that the project is categorically exempt (Class 1) from the requirements of the California Environmental Quality Act and that the project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Nonconforming Use and Structure Review Case is **GRANTED** with the attached conditions.

NONCONFORMING USE AND
STRUCTURE REVIEW CASE NO. 86234-(2)

CONDITIONS

1. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (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.
2. The permittee shall reimburse the County for any court and attorney's fees which the County may be required to pay as a result of any claim or action brought against the County because of this grant. Although the permittee is the real party in interest in an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
3. This grant will terminate 20 years from the date of approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
4. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or any 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.
5. 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 may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. This grant allows continuation of an existing metal fabrication plant with accessory parking subject to the following restrictions as to use:
 - a. The permittee shall maintain an ongoing anti-graffiti program.
 - b. The permittee shall require employees to park on-site as a condition of employment. No vehicular access shall be taken from 62nd Street.
 - c. The permittee shall ensure that all loading and unloading of trucks is accomplished on-site instead of in the public right-of-way.

- d. The permittee shall restrict hours of operation to 7:30 am to 5:30 pm. No operations shall be conducted on Saturday and Sundays.
 - e. The permittee shall ensure that any lighting used to illuminate the parking lot shall be shielded from adjacent residential property.
 - f. All structures exposed to view shall be maintained in neat, orderly condition and painted in a uniform neutral color, excluding black, blending with the surrounding improvements.
7. The subject property shall be maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
 8. 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.
 9. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of letter, fertilizing and replacement of plants when necessary.
 10. The subject facility shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
 11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden 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. The permittee shall secure any necessary permits from the South Coast Air Quality Management District and shall fully comply with the terms of said permits.

13. No activity for which an Industrial Waste Permit is required shall be initiated or continued on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.
14. All structures shall conform with the requirements of the Division of Buildings and Safety of the Department of Public Works.

RF:bd
11-13-86

NONCONFORMING USE &
STRUCTURE REVIEW CASE NO. 77-(2)

ZB HEARING DATE: December 4, 1975

SUMMARY OF THE HEARING:

PROCEDURE BEFORE THE BOARD:

Three (3) persons were sworn and spoke in favor of the proposal. Photos were submitted by the applicant as exhibits.

FINDINGS:

1. The applicants request is to continue a metal fabricating facility with accessory parking on property zoned R-4. Such a use and structure are nonconforming in the zone.
2. The use has been in operation for 16 years within the present structure with no reported complaints from the neighborhood.
3. The structure was constructed for an industrial use. To demolish the structure and to replace it with a conforming structure would be unfeasible for the applicant. The present business is the major source of income for the applicant.
4. The operation will be limited to sheet metal work.
5. A maximum of 8 employees will work at the facility. Four of the employees reside in the area within walking distance and will therefore not contribute to a parking or traffic problem in the community.
6. Adequate maintenance of the subject property can be assured by the attached conditions and the diligence of the applicant.
7. The loading and unloading of trucks will be accomplished on the premises and not in the public streets.
8. The area surrounding the subject property is developed primarily to multiple residential uses with the exception of railroad tracks to the immediate west of the subject property and pipe fabricating and galvanizing plant across the street from the subject property.
9. The Negative Declaration complies with the California Environmental Quality Act and if granted the use would not have a significant effect on the surrounding area.

BASED UPON THE FOREGOING; the Zoning Board concludes that:

- A. The nature of applicant's improvements are such that to require cessation of use would impair the property rights of the applicant to such an extent as to be unconstitutional taking of property.
- B. Such adjustment as granted herein will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

NONCONFORMING USE &
STRUCTURE REVIEW CASE NO. 77-(2)

Page 2

SUMMARY OF THE HEARING:

THE ZONING BOARD RECOMMENDS:

That this permit be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

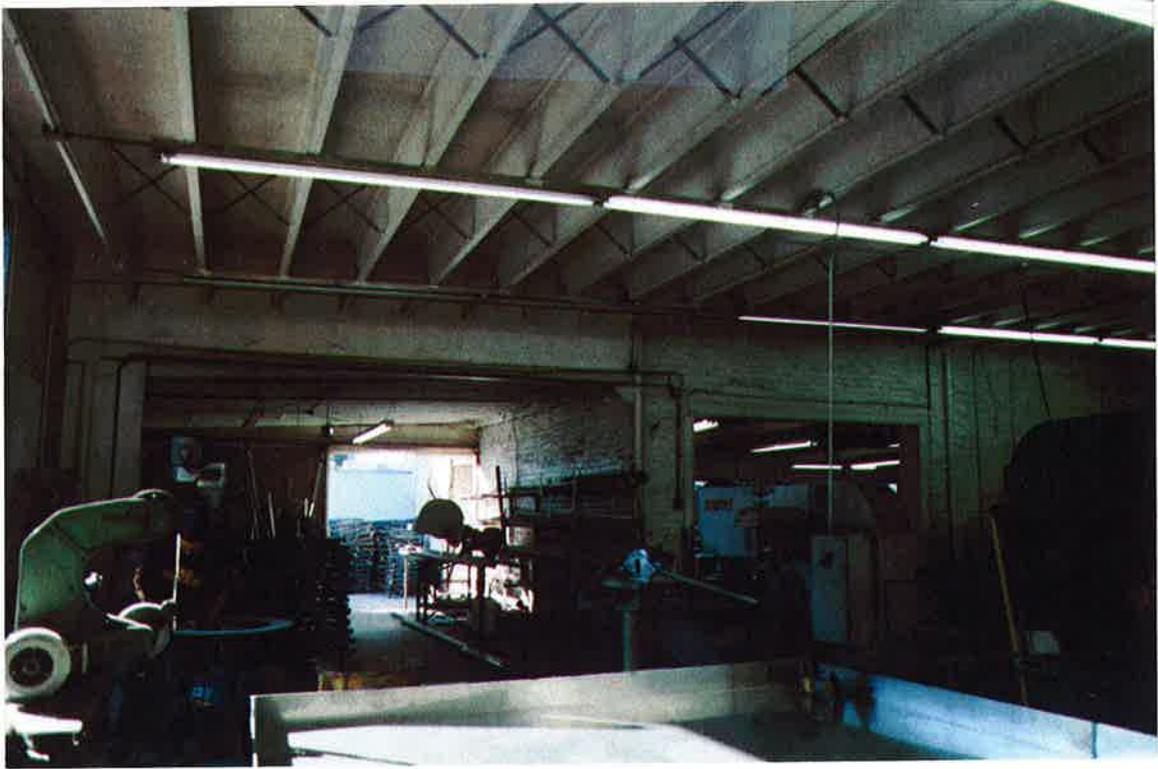
Mrs. Clark, Chairman; Mrs. Llewellyn and Mr. Flanery

County Counsel present: Mr. Moore

1. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property involved has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this permit;
2. It is hereby declared to be the intent that if any provisions of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of subject property must be complied with unless set forth in the permit or shown on the approved plot plan;
5. That the property shall be developed and maintained in substantial conformance with the plot plan on file marked Exhibit "A";
6. That all structures conform with the requirements of the Division of Building and Safety of the Department of County Engineer;
7. That subject facility be developed and maintained in compliance with requirements of the Los Angeles County Health Officer. Adequate water and sewage facilities shall be provided to the satisfaction of said Health Officer;
8. That a minimum of 13 off-street parking spaces be provided on the subject property;
9. That no punch press of more than 15 tons rated capacity shall be used. Such press shall be hydraulically operated or sufficiently cushioned as to cause no annoyance to surrounding residents;
10. That the hours of operation shall be limited to those between 8:00 a.m. and 4:30 p.m.;
11. That no operations shall be conducted on Saturdays or Sundays;
12. That the applicant shall repair the six-foot masonry wall along the most southerly boundary of the subject property; said wall shall be constructed in a workmanlike manner and shall be maintained in a neat, orderly condition at all times;
13. Any structures which are exposed to view shall be painted in a uniform neutral color excluding black, which blends with the surrounding terrain and improvements and shall be maintained in a neat, orderly condition at all times;
14. That all areas used by motor vehicles shall be paved and shall be kept in a neat, orderly condition at all times;
15. That loading or unloading of trucks shall be accomplished on the premises and not on public streets;

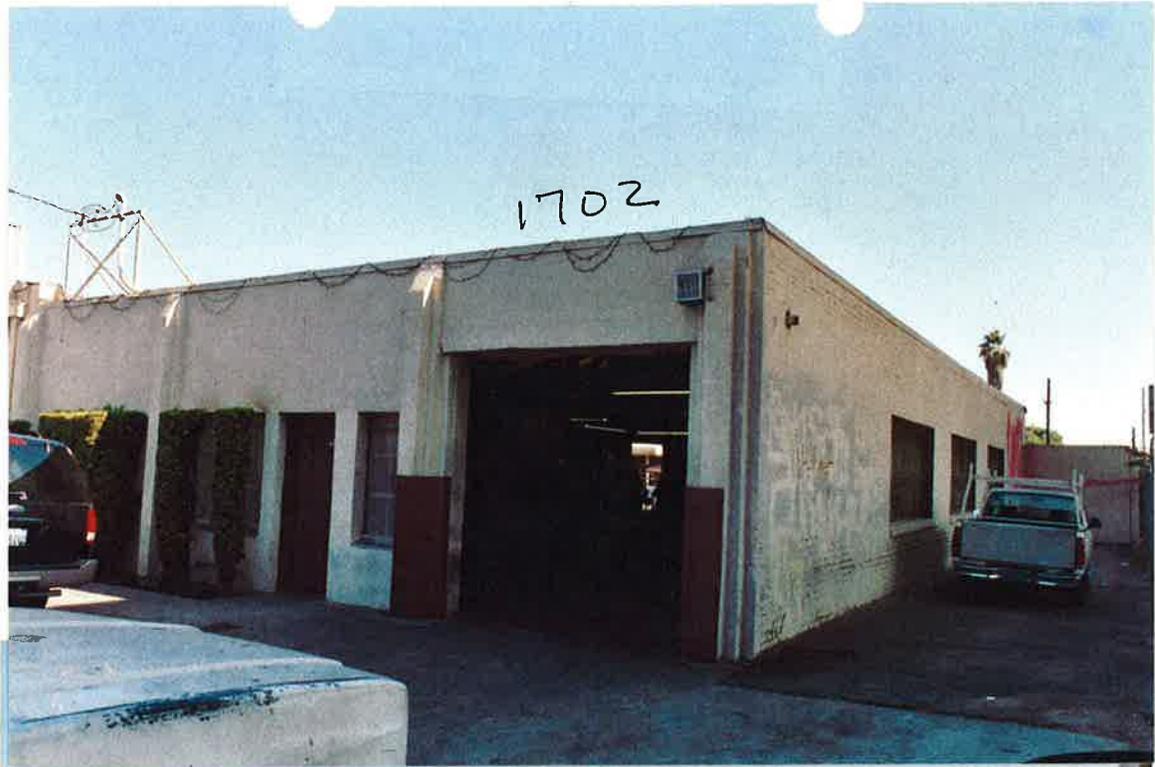
16. That any lighting used to illuminate the parking lot shall be shielded and directed away from contiguous residential areas;
17. That no vehicular access to the parking lot shall be taken from East 62nd Street;
18. That recordation of the affidavit of acceptance form shall constitute use of this grant;
19. That this grant shall supersede all previous grants;
20. That this grant will expire on January 7, 1986;
21. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning, or the Regional Planning Commission, the above described conditions may be modified if, after a duly advertised hearing by the Regional Planning Commission, such modification is deemed appropriate in order to eliminate or reduce said complaints.

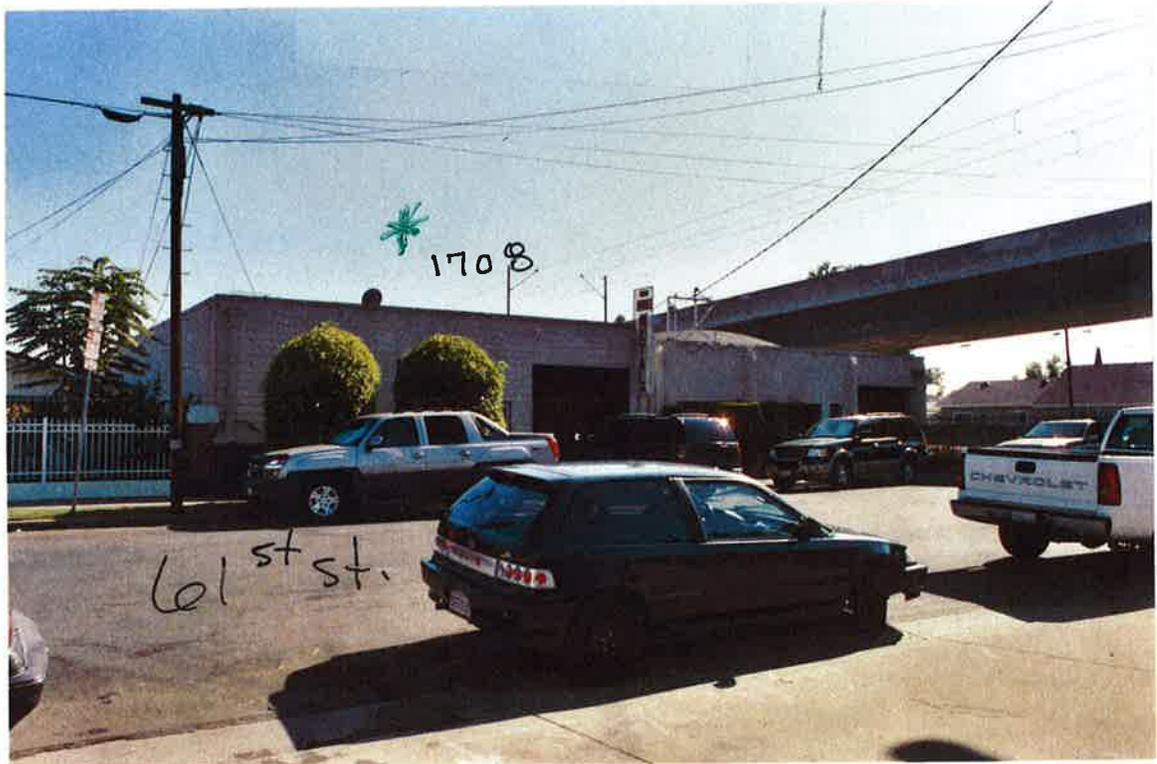
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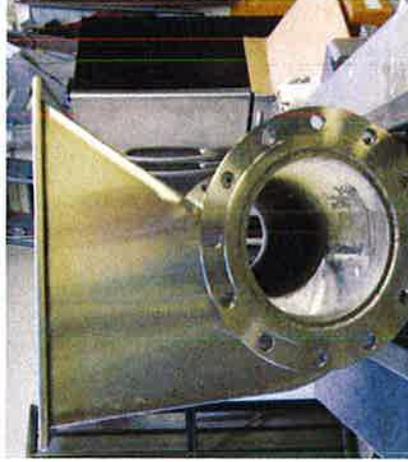
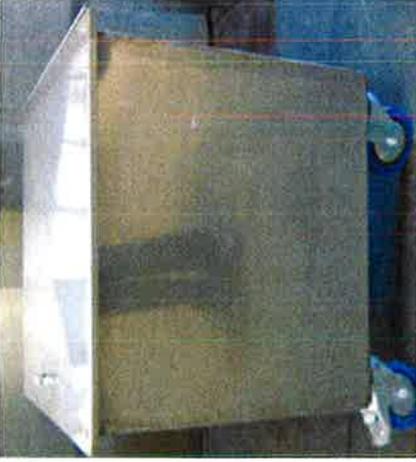
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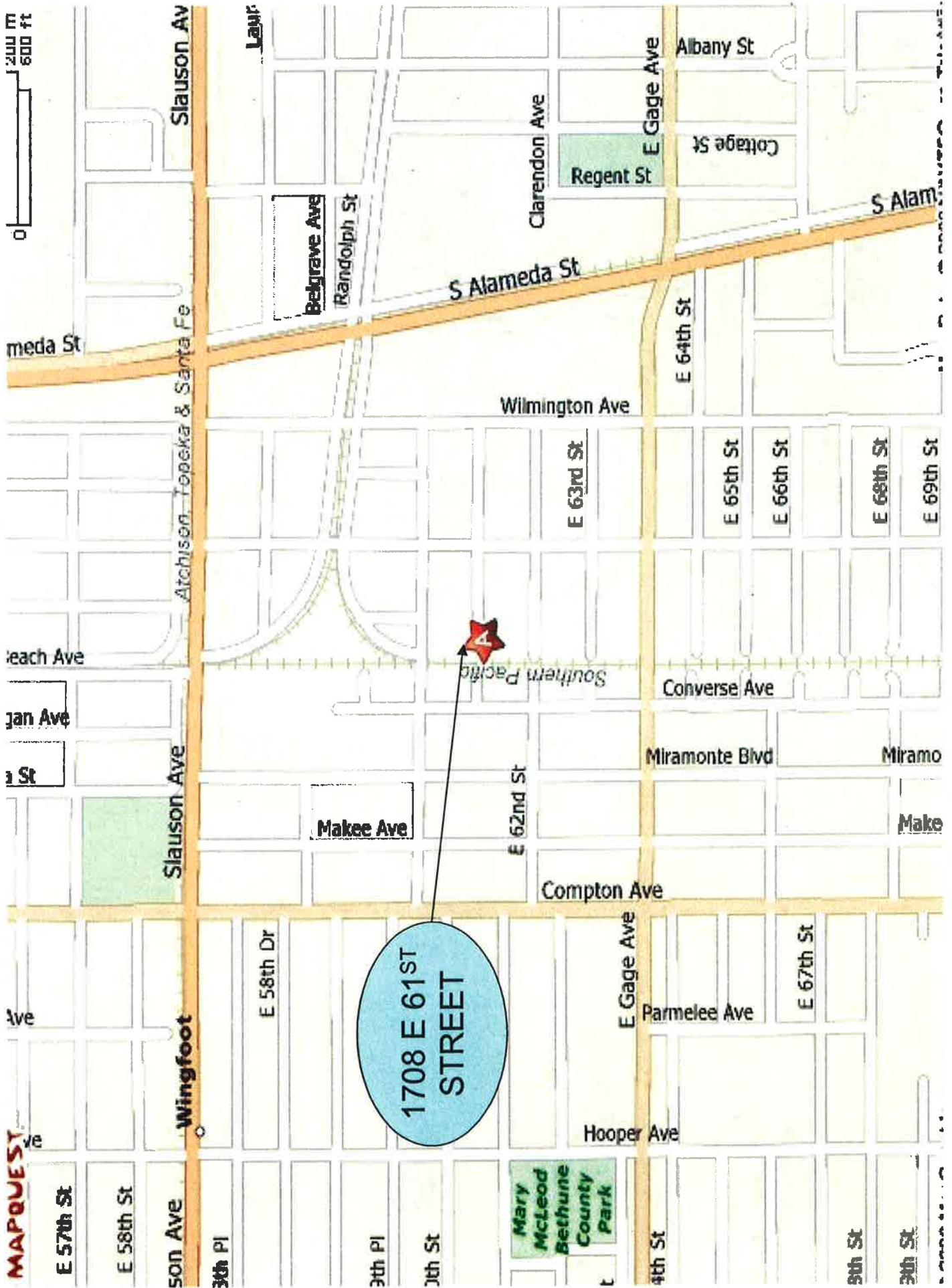
Material

- STEEL
- STAINLESS STEEL
- ALUMINUM
- COPPER
- CAST IRON

Services

- WELDING
- SHEARING
- BENDING
- FORMING
- HOLE PUNCHER

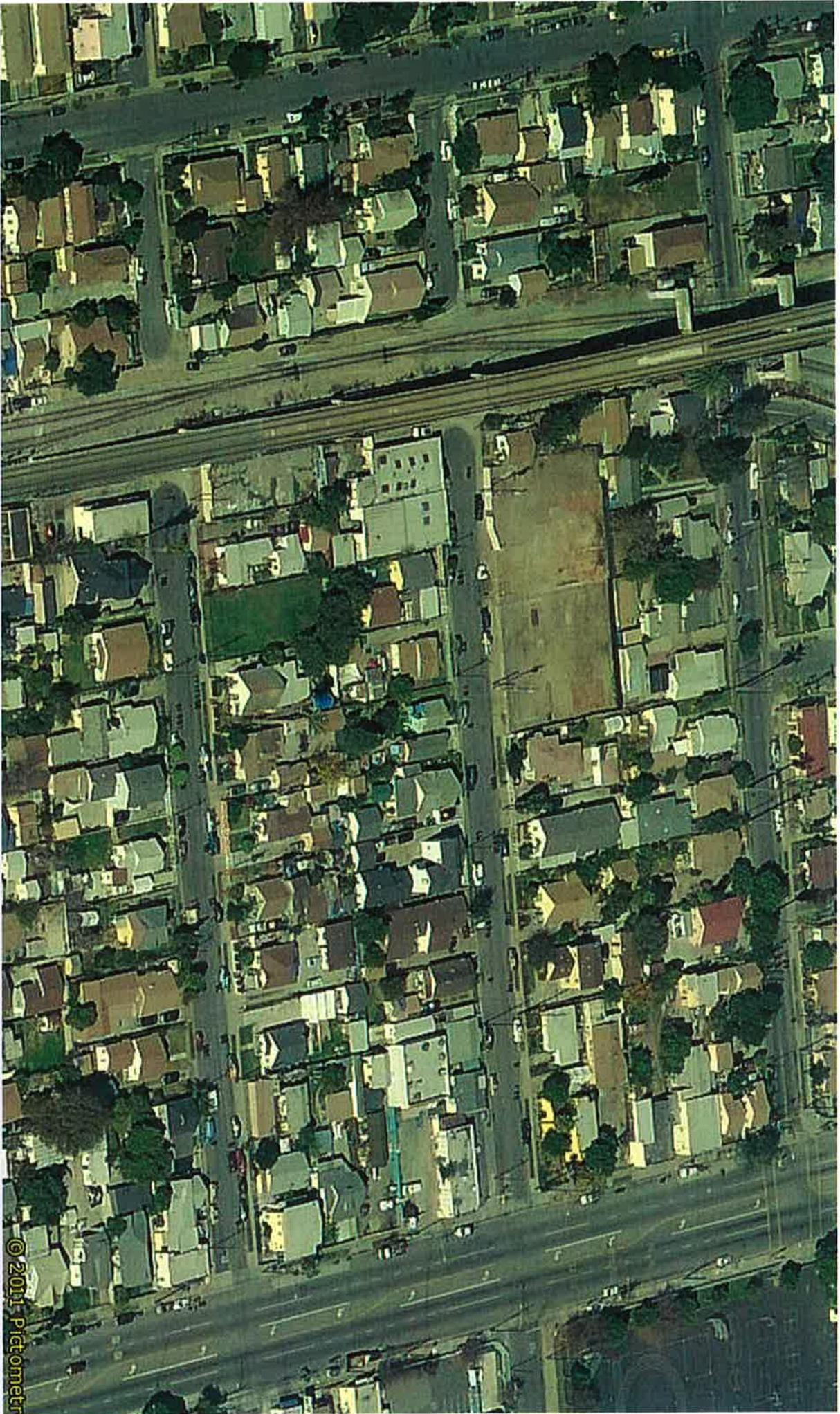




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