

# Regional Planning Commission Transmittal Checklist

Hearing Date  
11/13/13  
Agenda Item No.  
6

**Project Number:** R2008-00099-(1)  
**Case(s):** Conditional Use Permit No. 200800010  
**Planner:** Andrew Svitek

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence (DPW)
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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

**PROJECT NUMBER**

R2008-00099-(1)

**HEARING DATE**

11/13/13

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 200800010

# PROJECT SUMMARY

**OWNER / APPLICANT**

Chun Yi An / Chun Yi An

**MAP/EXHIBIT DATE**

**PROJECT OVERVIEW**

A request for a conditional use permit to authorize the operation and maintenance of a CRV Recycling Collection (classified as a "junk and salvage yard" in the Code) in the M-2 (Heavy Manufacturing) Zone of the East Los Angeles Community Standards District.

**LOCATION**

1522 N. Indiana Street, Los Angeles

**ACCESS**

Indiana Street

**ASSESSORS PARCEL NUMBER(S)**

5224-009-008

**SITE AREA**

0.6 acre

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

City Terrace

**LAND USE DESIGNATION**

Industrial

**ZONE**

M-2 (Heavy Manufacturing)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**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:
  - 22.56.040 (Conditional Use Permit Burden of Proof requirements)
  - 22.44.118 (East Los Angeles CSD requirements)
  - 22.32.200 (M-2 Zone Development Standards)

**CASE PLANNER:**

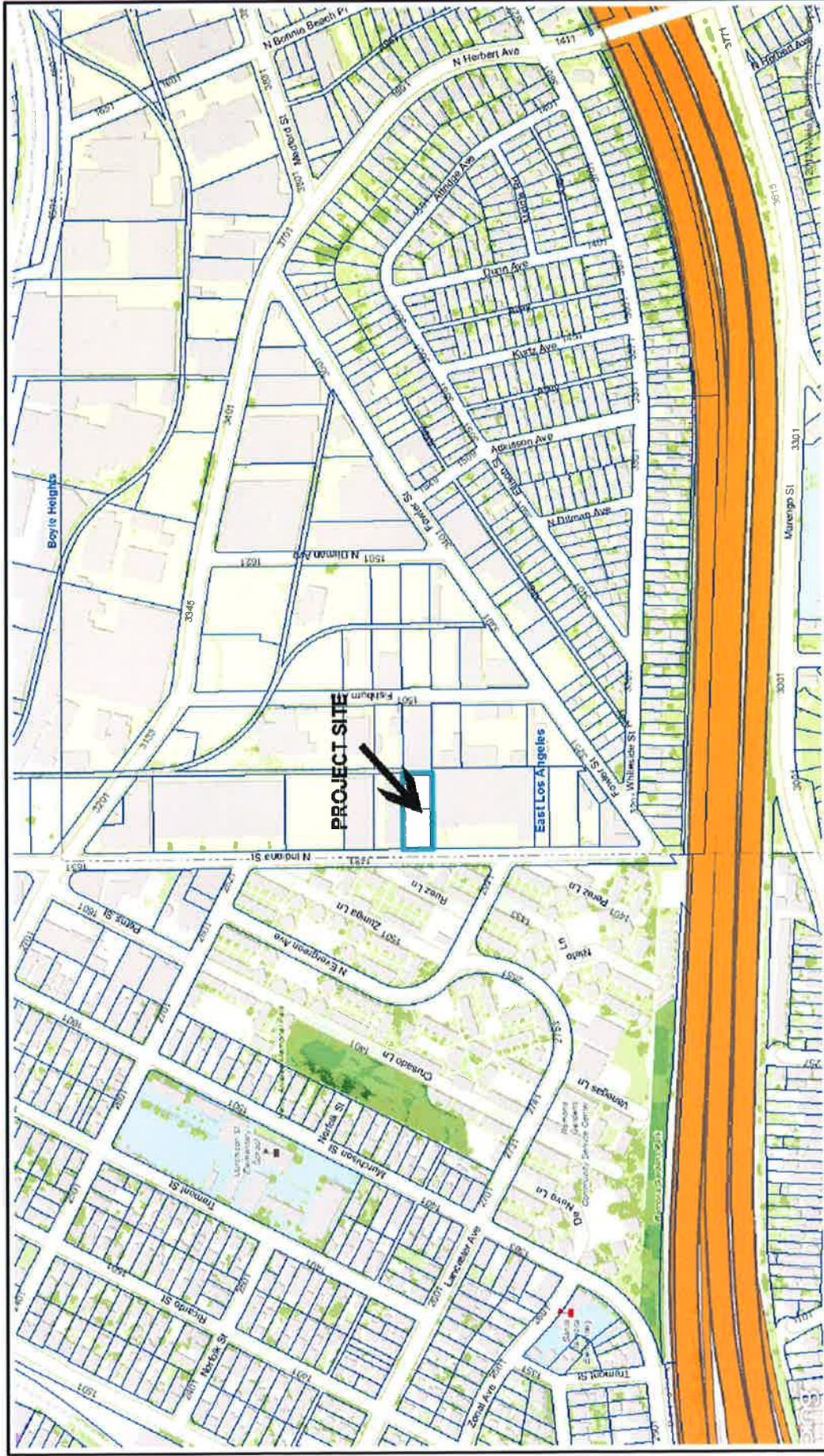
Andrew Svitek

**PHONE NUMBER:**

(213) 974 - 6462

**E-MAIL ADDRESS:**

asvitek@planning.lacounty.gov



# Property Location Map 1522 N. Indiana, Los Angeles

Printed: Oct 24, 2013

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### **ENTITLEMENTS REQUESTED**

Conditional Use Permit (CUP) for a recycling collection center for CRV (California Redemption Value) Materials (classified as a "junk and salvage yard") in the M-2 (Heavy Manufacturing) Zone of the East Los Angeles Community Standards District pursuant to County Code Section 22.32.190.

### **PROJECT DESCRIPTION**

The project is the operation and maintenance of a recycling collection center on an -0.6-acre industrial parcel with a 6,080 industrial building currently being used as a neighborhood market and a car repair/towing business. The collection center will be located underneath an existing metal canopy in a 1,000 square foot area within the northeast corner of the property and will consist of two roll off containers (measuring 8 feet by 20 feet, 8 feet high) and a portable scale. The site shows a 6,080 Square foot building, 25 parking spaces, 100 square feet of landscaping, perimeter fences ranging from 6-feet to 9-feet in height and a 20-foot high metal canopy to be used for the recycling center.

### **OPERATIONS**

The center will be staffed by an attendant who will control the materials that are accepted and make payment to customers. Only CRV materials will be received from customers and all other materials will be required to be hauled away by customers. The attendant will weigh the materials on a portable floor scale and prepare a receipt to pay the customers the value of the CRV materials based on weight or quantity. The attendant will ensure that the materials are placed in the appropriate receptacles of the two containers, which are divided into separate compartments for the storage of aluminum cans, glass bottles, and plastic beverage containers. When a container is filled to capacity, a pickup will be scheduled. A flatbed truck will deliver a new container and a fork lift will load and unload the container, switching out the filled container with an empty container of the same type. There will be one employee per shift and one shift per day. The hours of operation will be Monday through Saturday from 8:00 am to 5:00 pm and on Sunday from 8:00 am to 4:00 pm. Approximately 2-3 customers are expected per hour, or approximately 22 customer deliveries per day, approximately 75% of which are expected to be vehicle deliveries and 25% will be customer walk-ins from the residential area immediately to the west.

### **EXISTING ZONING**

The subject property is zoned M-2 (Heavy Manufacturing) within the East Los Angeles Community Standards District ("East Los Angeles CSD").

Surrounding properties are zoned as follows:

North: M-2

South: M-2

East: M-2

West: City of Los Angeles

### **EXISTING LAND USES**

The subject property is developed with an industrial warehouse that is divided with one portion being maintained as a convenience market and the other portion being maintained for the parking and repairing of tow trucks. The two roll off containers will be located in the northeast portion of the property.

Surrounding properties are developed as follows:

North: Industrial buildings

South: Industrial buildings

East: Industrial buildings (Los Angeles Honey Company)

West: Ramona Gardens – City of Los Angeles (Los Angeles Housing Authority)

### **PREVIOUS CASES/ZONING HISTORY**

Plot Plan No. 200701057, was approved on July 6, 2007, for a change of use of a 6,168 square foot industrial building to an auto repair shop, requiring 15 standard stalls, 10 compact stalls, and one handicap accessible stall on site. The parking lot area was required to have a minimum of two-percent landscaping installed.

Business License Zoning Referral No. 200701057 was approved on August 27, 2007, after Staff determined through a site inspection that the parking lot area had been striped and the required landscaping installed.

Business License Zoning Referral No. 200900402 was filed on August 27, 2009, for operation of a salvage dealer. This business license referral is pending approval following the approval of this CUP No. 200800010.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is for the continued operation and maintenance of a recycling collection center for CRV materials on a developed industrial parcel in an urbanized area not near any sensitive environmental resources. The operation of the recycling center involves the placement of CRV collection bins on the subject property and does not involve construction of any new structures. The center will primarily serve the surrounding community and will not result in an increase in impacts due to traffic and noise. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Major Industrial land use category of the Countywide General Plan. This designation is intended for "major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development." The recycling collection center is consistent with the Major Industrial land use category as it involves the collection,

storage and transport of specific types of materials (CRV beverage containers) and is therefore consistent with the permitted uses of the underlying land use category.

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

- Promote, where appropriate more intensive use of industrial sites, especially in areas requiring revitalization (Land Use Policy No. 5) - The recycling collection center will intensify the use of the industrial parcel by utilizing currently vacant space for the collection and sorting of CRV materials.
- Promote planned industrial development in order to avoid land use conflicts with neighboring activities (Land Use Policy No. 11) - The recycling collection center will be small in scale because containers will need to be emptied regularly, and the recycling center will be located in the rear of the property and screened such that it will not adversely affect neighboring activities.

The project site is situated within the Industrial land use category of the East Los Angeles Community Plan. Under the Community Plan, the designation of the Industrial land use category is defined as "Areas suitable for a large-scale industrial uses such as heavy manufacturing, large warehouses, and research and development". The following Land Use policy of the Community Plan is applicable to the proposed project:

- Encourage industrial development in the Union Pacific area and in the area north of the San Bernardino freeway where industrial use is designated on the Land Use Plan map, where transportation and other municipal services can support industrial development – The recycling collection center will have street access from Indiana Avenue and the property has existing utilities, such as electricity and water.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:

- Outside storage (Section 22.32.200 A) - Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52
- Parking (Section 22.32.200 B) - Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- Signs (Section 22.32.200 C) - Signs shall comply with the provisions of Part 10 of Chapter 22.52

The recycling collection center is subject to the outside storage provisions under Part 7 of Chapter 22.52.

- Fences. County Code Section 22.52.610 requires no storage be open to view from the exterior boundary of the lot, and the property to be enclosed by a solid

wall or fence. The proposed project will not be open to view, and CRV materials are stored inside portable roll-off containers. The property is surrounded by other industrial uses to the north, south and east, and the property is enclosed by a see-through chain-link fence on the northern property boundary and a solid fence on the southern property boundary. To the east of the property is the rear façade of another industrial building which also serves to screen the recycling operations proposed on the site. From the property frontage, the roll-off containers are screened from view by the existing building. The requirement for a solid wall or fence can be modified by County Code Section 22.52.620 if the use is surrounded by other industrial uses.

- Landscaped areas (County Code Section 22.52.630) – Landscaping is required for all fences or walls open to view in a residential, agricultural, or commercial zones. This project is located in an industrial zone. The site plan shows a 3-foot wide planting strip along 30 feet out of the 100 feet of street frontage. There are also two 26-foot wide driveways along the street frontage that are not landscaped.
- Storage restrictions (County Code Section 22.52.640) – The CRV materials will be stored only in the roll off containers. No materials will be stored above the height of the fence and will be in the rear of the property which has a perimeter fence.

The subject property is subject to the development standard as specified in the East Los Angeles Community Standards District (CSD) pursuant to County Code Section 22.44.118:

- Height (County Code Section 22.44.118D.10a) - The heights of the existing building and the canopy structure are 20 feet, and both structures comply with the 35-foot height limitation.
- Lot Size (County Code Section 22.44.118D.8b) – The subject property is an existing 0.8 acre parcel which complies with the required 7,500-square feet of minimum lot area.
- Setbacks (County Code Section 22.44.118D.8c) – The parcel is not immediately adjacent to a residential area. A residential area is located directly to the west of the property on the opposite side of Beach Street. The existing building has a 38 feet front yard setback and exceeds the minimum 10 foot required setback.
- Solid Masonry Wall (County Code Section 22.44.118D.8d) – The property does not have an adjoining property line with a residential area.
- Landscaping and Buffering (County Code Section 22.44.118D.8e) – A landscaped buffer strip will not be required along the property line where the parking area is located in the rear of the property as the property is surrounded by other large industrial parcels with solid fences and large warehouse type

buildings such that a landscape buffer in the rear would have minimal visibility. A solid masonry wall will not be required along the side and rear property lines, as the property has an existing solid metal perimeter fence that sufficiently screens the property.

Site Visit

Staff conducted a site visit on May 5, 2012, and observed the operational neighborhood market and CRV collection center.

Burden of Proof

The applicant is required to substantiate all facts identified by County Code Section 22.56.090 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The 0.8-acre property is large enough to accommodate the proposed 1,000 square foot recycling collection center. There is adequate space to accommodate the storage roll off containers and adequate space for vehicles to unload and circulate on-site. The recycling center will be located in the rear of the property where is largely screened by the existing industrial building from the residential area. The collection center serves the residential area to the west of the industrial area and is compatible with the surrounding industrial area. The facility will have limited hours of operations to ensure compatibility with the adjacent area.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Fire Department, Land Development Unit – In a letter dated September 13, 2013, the project was cleared for public hearing. The site is required to maintain a minimum driveway width of 26 feet, clear-to-sky, to be posted "No Parking - Fire Lane."

Department of Public Works, Land Development Division – In a letter dated August 6, 2013, the project was cleared for hearing.

Department of Public Health, Environmental Health Division – In a letter dated April 2, 2013, the project was cleared for hearing. The clearance letter stated that a public health permit shall be obtained in conjunction with the operation of the food mini-market.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

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

**PUBLIC COMMENTS**

Staff has not received any comments as of the date of this Staff report.

**FEES/DEPOSITS**

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

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Project Number 2008-00099-(1), Conditional Use Permit Number 200800010, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROEJCT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 200800010 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Andrew Svitek, Regional Planning Assistant II, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

MKK:AS

10/31/13

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. 2008-00099-(1)  
CONDITIONAL USE PERMIT NO. 200800010**

1. **ENTITLEMENT REQUESTED.** The applicant, Chun Yi An, is requesting a Conditional Use Permit (CUP) to authorize a recycling collection center for CRV (California Redemption Value) Materials (classified as a "junk and salvage yard") in the M-2 (Heavy Manufacturing) Zone of the East Los Angeles Community Standards District pursuant to County Code Section 22.32.190.
2. **HEARING DATE.** November 13, 2013
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
4. **PROJECT DESCRIPTION.** The project is the operation and maintenance of a recycling collection center on an -0.6-acre industrial parcel with a 6,080 industrial building currently being used as a neighborhood market and a car repair/towing business. The collection center will be located underneath an existing metal canopy in a 1,000 square foot area within the northeast corner of the property and will consist of two roll off containers (measuring 8 feet by 20 feet, 8 feet high) and a portable scale. The site shows a 6,080 Square foot building, 25 parking spaces, 100 square feet of landscaping, perimeter fences ranging from 6-feet to 9-feet in height and a 20-foot high metal canopy to be used for the recycling center.
5. **OPERATIONS**  
The center will be staffed by an attendant who will control the materials that are accepted and make payment to customers. Only CRV materials will be received from customers and all other materials will be required to be hauled away by customers. The attendant will weigh the materials on a portable floor scale and prepare a receipt to pay the customers the value of the CRV materials based on weight or quantity. The attendant will ensure that the materials are placed in the appropriate receptacles of the two containers, which are divided into separate compartments for the storage of aluminum cans, glass bottles, and plastic beverage containers. When a container is filled to capacity, a pickup will be scheduled. A flatbed truck will deliver a new container and a fork lift will load and unload the container, switching out the filled container with an empty container of the same type. There will be one employee per shift and one shift per day. The hours of operation will be Monday through Saturday from 8:00 am to 5:00 pm and on Sunday from 8:00 am to 4:00 pm. Approximately 2-3 customers are expected per hour, or approximately 22 customer deliveries per day, approximately 75% of which are expected to be vehicle deliveries and 25% will be customer walk-ins from the residential area immediately to the west.
6. **LOCATION.** 1522 N. Indiana Street in the City Terrace Zoned District

7. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing) within the East Los Angeles Community Standards District ("East Los Angeles CSD"). Surrounding properties are zoned as follows:  
North: M-2  
South: M-2  
East: M-2  
West: City of Los Angeles
8. **EXISTING LAND USES.** The subject property is developed with an industrial warehouse that is divided with one portion being maintained as a convenience market and the other portion being maintained for the parking of tow trucks. Surrounding properties are developed as follows:  
North: Industrial buildings  
South: Industrial buildings  
East: Industrial buildings (Los Angeles Honey Company)  
West: Ramona Gardens – (Los Angeles Housing Authority)
9. **PREVIOUS CASES/ZONING HISTORY.** Plot Plan No. 200701057, was approved on July 6, 2007, for a change of use of a 6,168 square foot industrial building to an auto repair shop, requiring 15 standard stalls, 10 compact stalls, and one handicap accessible stall on site. The parking lot area was required to have a minimum of two-percent landscaping installed.
10. Business License Zoning Referral No. 200701057 was approved on August 27, 2007, after Staff determined through a site inspection that the parking lot area had been striped and the required landscaping installed.
11. Business License Zoning Referral No. 200900402 was filed on August 27, 2009, for operation of a salvage dealer. This business license referral is pending approval following the approval of this CUP No. 200800010.
12. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Industrial land use category of the Countywide General Plan. This designation is intended for "major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development." The recycling collection center is consistent with the Major Industrial land use category as it involves the collection, storage and transport of specific types of materials (CRV beverage containers) and is therefore consistent with the permitted uses of the underlying land use category.
13. The following policies of the General Plan are applicable to the proposed project:
  - Promote, where appropriate more intensive use of industrial sites, especially in areas requiring revitalization (Land Use Policy No. 5) - The recycling collection

center will intensify the use of the industrial parcel by utilizing currently vacant space for the collection and sorting of CRV materials.

- Promote planned industrial development in order to avoid land use conflicts with neighboring activities (Land Use Policy No. 11) - The recycling collection center will be small in scale because containers will need to be emptied regularly, and the recycling center will be located in the rear of the property and screened such that it will not adversely affect neighboring activities.
14. The project site is situated within the Industrial land use category of the East Los Angeles Community Plan. Under the Community Plan, the designation of the Industrial land use category is defined as "Areas suitable for a large-scale industrial uses such as heavy manufacturing, large warehouses, and research and development".
15. The following Land Use policy of the Community Plan is applicable to the proposed project:
- Encourage industrial development in the Union Pacific area and in the area north of the San Bernardino freeway where industrial use is designated on the Land Use Plan map, where transportation and other municipal services can support industrial development – The recycling collection center will have street access from Indiana Avenue and the property has existing utilities, such as electricity and water.
16. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:
- Outside storage (Section 22.32.200 A) - Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52
  - Parking (Section 22.32.200 B) - Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
  - Signs (Section 22.32.200 C) - Signs shall comply with the provisions of Part 10 of Chapter 22.52
17. The recycling collection center is subject to the outside storage provisions under Part 7 of Chapter 22.52.
- Fences. County Code Section 22.52.610 requires no storage be open to view from the exterior boundary of the lot, and the property to be enclosed by a solid wall or fence. The proposed project will not be open to view, and CRV materials are stored inside portable roll-off containers. The property is surrounded by other industrial uses to the north, south and east, and the property is enclosed by a

see-through chain-link fence on the northern property boundary and a solid fence on the southern property boundary. To the east of the property is the rear façade of another industrial building which also serves to screen the recycling operations proposed on the site. From the property frontage, the roll-off containers are screened from view by the existing building. The requirement for a solid wall or fence can be modified by County Code Section 22.52.620 if the use is surrounded by other industrial uses.

- Landscaped areas (County Code Section 22.52.630) – Landscaping is required for all fences or walls open to view in a residential, agricultural, or commercial zones. This project is located in an industrial zone. The site plan shows a 3-foot wide planting strip along 30 feet out of the 100 feet of street frontage. There are also two 26-foot wide driveways along the street frontage that are not landscaped.
  - Storage restrictions (County Code Section 22.52.640) – The CRV materials will be stored only in the roll off containers. No materials will be stored above the height of the fence and will be in the rear of the property which has a perimeter fence.
18. The subject property is subject to the development standard as specified in the East Los Angeles Community Standards District (CSD) pursuant to County Code Section 22.44.118:
- Height (County Code Section 22.44.118D.10a) - The heights of the existing building and the canopy structure are 20 feet, and both structures comply with the 35-foot height limitation.
  - Lot Size (County Code Section 22.44.118D.8b) – The subject property is an existing 0.8 acre parcel which complies with the required 7,500-square feet of minimum lot area.
  - Setbacks (County Code Section 22.44.118D.8c) – The parcel is not immediately adjacent to a residential area. A residential area is located directly to the west of the property on the opposite side of Beach Street. The existing building has a 38 feet front yard setback and exceeds the minimum 10 foot required setback.
  - Solid Masonry Wall (County Code Section 22.44.118D.8d) – The property does not have an adjoining property line with a residential area.
  - Landscaping and Buffering (County Code Section 22.44.118D.8e) – A landscaped buffer strip will not be required along the property line where the parking area is located in the rear of the property as the property is surrounded by other large industrial parcels with solid fences and large warehouse type buildings such that a landscape buffer in the rear would have minimal visibility. A solid masonry wall will not be required along the side and rear property lines, as

the property has an existing solid metal perimeter fence that sufficiently screens the property.

19. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The 0.8-acre property is large enough to accommodate the proposed 1,000 square foot recycling collection center. There is adequate space to accommodate the storage roll off containers and adequate space for vehicles to unload and circulate on-site. The recycling center will be located in the rear of the property where is largely screened by the existing industrial building from the residential area. The collection center serves the residential area to the west of the industrial area and is compatible with the surrounding industrial area. The facility will have limited hours of operations to ensure compatibility with the adjacent area.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

20. Fire Department, Land Development Unit – In a letter dated September 13, 2013, the project was cleared for public hearing. The site is required to maintain a minimum driveway width of 26 feet, clear-to-sky, to be posted "No Parking - Fire Lane."
21. Department of Public Works, Land Development Division – In a letter dated August 6, 2013, the project was cleared for hearing.
22. Department of Public Health, Environmental Health Division – In a letter dated April 2, 2013, the project was cleared for hearing. The clearance letter stated that a public health permit shall be obtained in conjunction with the operation of the food mini-market.
23. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No other agencies had any comments or recommendations.
24. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.
25. **PUBLIC COMMENTS.** No public comments were received.

**CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

26. The Countywide General Plan designates this area as Major Industrial, which allows for industrial and other intensive uses. A CRV-only recycling collection center is the type of use that could be maintained in an industrial area and not impact the other industrial uses. Therefore, the proposed use is consistent with the adopted general plan for the area.

27. The East Los Angeles Community Plan designates the site in an Industrial land use category, which allows such designated areas to be suitable for large-scale industrial uses, heavy manufacturing, large warehouses and research and development. The proposed use on the site for CRV-only recycling does not conflict with designated land use category of the Community Plan.
28. The proposed use of having a CRV-only recycling collection center on the site does not conflict with the site's M-2 Zone.
29. The CRV-only recycling collection center is to be located in the rear of a property that is surrounded by other large industrial buildings. The proposed recycling collection center at this location when operated in compliance with the conditions of approval will be compatible with the other uses in the area. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
30. Although located west of a public housing complex, Ramona Gardens, the proposed CRV-only recycling collection center will not have noise impacts for the residents of the housing complex. The recycling collection area is located to the rear and northeast corner of the subject site.
31. The CRV-only recycling collection center is to be located within a less than 1,000-square foot lease area on a 0.8-acre parcel that is developed with an industrial building. The project is not displacing any required parking spaces and will not interfere with on-site vehicle circulation of the site. The recycling collection center meets the applicable development standards and will integrate with the other uses in the area, including freeway-oriented billboards. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
32. The proposed location has access from Indiana Street. The traffic generated by the CRV-only recycling collection center will be minimal. The facility will have limited storage capacity due to having only two roll-off containers. The customers of the recycling center will include customers of the existing neighborhood market, which residents from the nearby residential area patronize. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

## ENVIRONMENTAL DETERMINATION

33. Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is for the continued operation and maintenance of a recycling collection center for CRV materials on a developed industrial parcel in an urbanized area not near any sensitive environmental resources. The operation of the recycling center involves the placement of CRV collection bins on the subject property and does not involve construction of any new structures. The center will primarily serve the surrounding community and will not result in an increase in impacts due to traffic and noise. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.
34. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to ten (10) years.
35. **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, 13<sup>th</sup> 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 West Section, Los Angeles County Department of Regional Planning.

## BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not: (a) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or (b) Be materially detrimental to the use, enjoyment or valuation of 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; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served: (a) By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and (b) by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 1 – Existing Facilities categorical exemption.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200800010 is approved subject to the attached conditions.

MKK:AS  
10/31/13

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 2008-00099  
CONDITIONAL USE PERMIT NO. 201200123**

**PROJECT DESCRIPTION**

The project is a CRV-only recycling collection center subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 11, 2023.** 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.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall 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. The fund provides for **ten (10) annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department. Submit plans for the new recycling center to Building and Safety Division, East Los Angeles District Office for review and permit issuance. Refer to letter from County Public Works to Regional Planning dated August 6, 2013.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the CRV-only (beverage container) recycling collection center. No other materials will be accepted at the recycling collection center.
20. The hours of operation shall be limited to seven days per week between 8:00 A.M. and 6:00 P.M.
21. The recycling collection center shall have a full-time attendant who will ensure that the facility only accepts CRV materials and will maintain the site in a neat and orderly fashion, free of litter.
22. The attendant shall direct customers to park in designated vehicle parking spaces and monitor the vehicle traffic circulation to prevent back up in the public right of way.
23. The permittee shall be certified or registered with CalRecycle and shall operate in compliance with the applicable regulations.
24. The recycling center shall be limited to the 1,000 square foot area.
25. A maximum of 2 roll off containers are permitted.

**Burden of Proof for Proposed Recycling Center at 1522 North Indiana Avenue in East Los Angeles, California 90022**

Pursuant to Los Angeles County Code Section 22.56.040, the applicant must substantiate the following facts for a Conditional Use Permit:

1- That the requested use at the location proposed will not:

- A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
- B. Be materially detrimental to the use, enjoyment or valuation of 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 proposed recycling center will not affect the health, peace comfort or welfare of the persons residing or working in the surrounding area. The proposed site is located in a heavy industrial area where other compatible uses are located. The neighboring residential project from the Housing authority will not be affected since the nature of the recycling products to be collected at the site pose no threat to the human health.*

*The proposed recycling center will not affect the use, enjoyment or valuation of property of other persons located in the vicinity of the site since it poses no threat to the property values. On the other hand the proposed improvements and occupancy of the building will provide for an opportunity to the nearby residents and workers to dispose their recyclable items and to contribute to the state goals of reducing the waste that goes into our landfills.*

*The proposed recycling center will not endanger or otherwise constitute a menace to the public health, safety or general welfare since it will not collect any hazardous materials other than those marked with the California redemption value and non-ferrous metals.*

2-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 Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area.

*The proposed recycling center is adequate in size and shape to accommodate all the development standards required by the county since is located in a large industrial lot and the recycle materials will be stored in containers. New fences and landscaping will be provided to provide an industrial look to the building frontage.*

3-That the proposed site is adequately served:

A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

*The proposed recycling center is located in an area that is well served by paved roads and close to freeway access. Medford and Fowler are main arterials that provide access to Indiana Avenue. All streets are wide enough to accommodate for trucks to deliver and pick up the container where the recyclable will be collected and shipped.*

B. By other public or private service facilities as are required. *All other utilities and services are available on the site proposed for recycling center.*



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

August 6, 2013

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

Attention Andrew Syitek

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200800010**  
**PROJECT NO. R2008-00099**  
**1522 NORTH INDIANA STREET**  
**ASSESSOR'S MAP BOOK NO. 5224, PAGE NO. 9, PARCEL NO. 8**  
**UNINCORPORATED COUNTY AREA OF CITY TERRACE**

- Public Works recommends approval of this CUP with the conditions noted below.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the proposed project located at 1522 North Indiana Street in the unincorporated County area of City Terrace. The applicant is requesting a CUP to establish a recycling collection center for California Redemption Value (CRV) materials only. The property has an existing mini market, auto repair, and outside storage, which are not part of this CUP.

### Conditions

1. Road
  - 1.1 Reconstruct driveway approaches at the site to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
  - 1.2 Close any unused driveway with curb, gutter, and full-width sidewalk along the property frontage on North Indiana Street to the satisfaction of Public Works.

- 1.3 Replace any displaced/broken sidewalk along the property frontage on North Indiana Street to the satisfaction of Public Works.
- 1.4 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.5 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading or building permit to the satisfaction of Public Works.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz, [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov), or Teni Mardirosian, [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov), of Land Development Division at (626) 458-4910.

## 2. Building and Safety

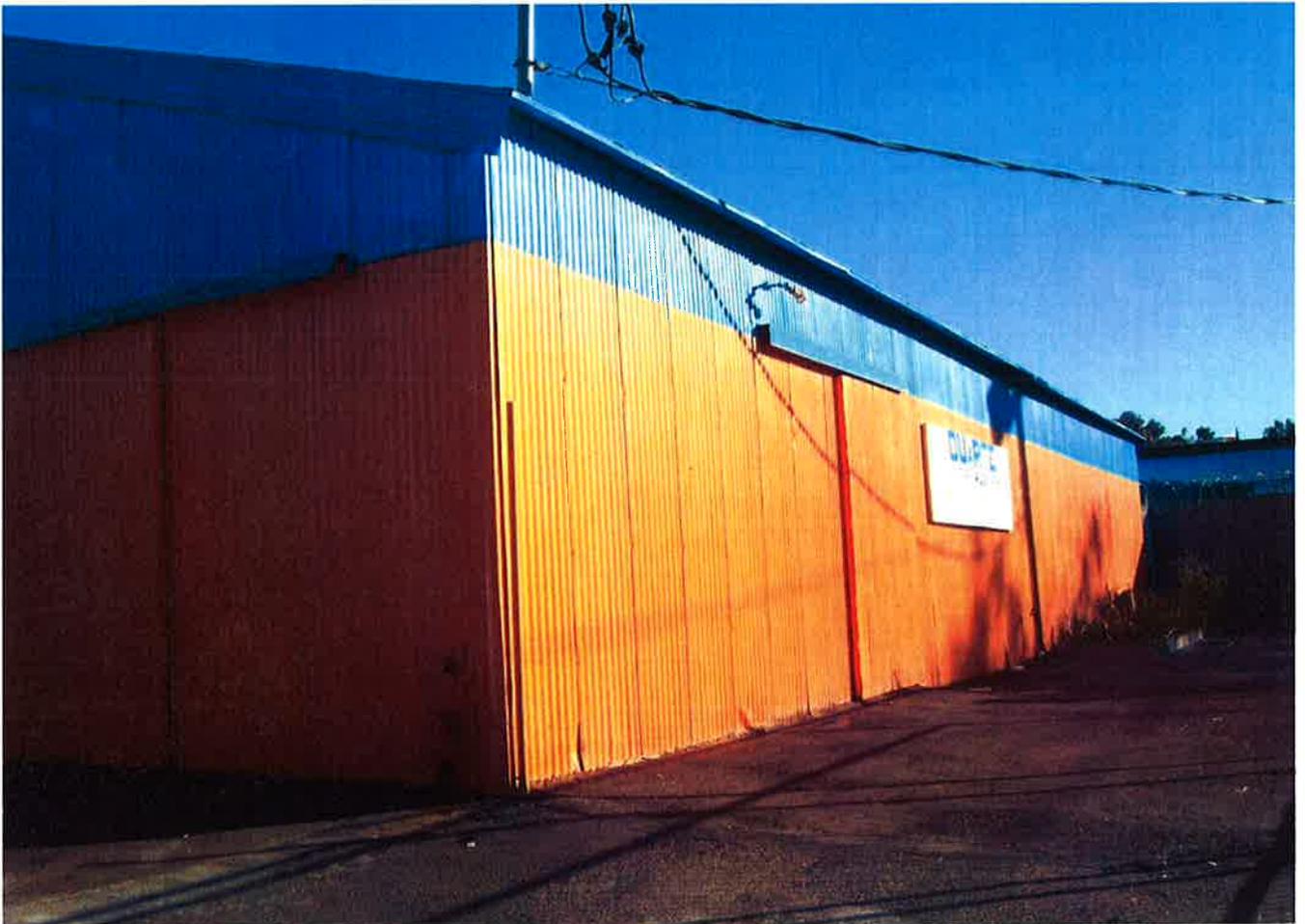
- 2.1 Submit plans for the new recycling center to Building and Safety Division, East Los Angeles District Office for review and permit issuance.
- 2.2 Comply with all Building and Safety permit requirements for all unpermitted structures. For information regarding building permits, please contact the East Los Angeles Building and Safety office at (323) 881-7030.

For questions regarding the building and safety conditions, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or [cllee@dpw.lacounty.gov](mailto:cllee@dpw.lacounty.gov).

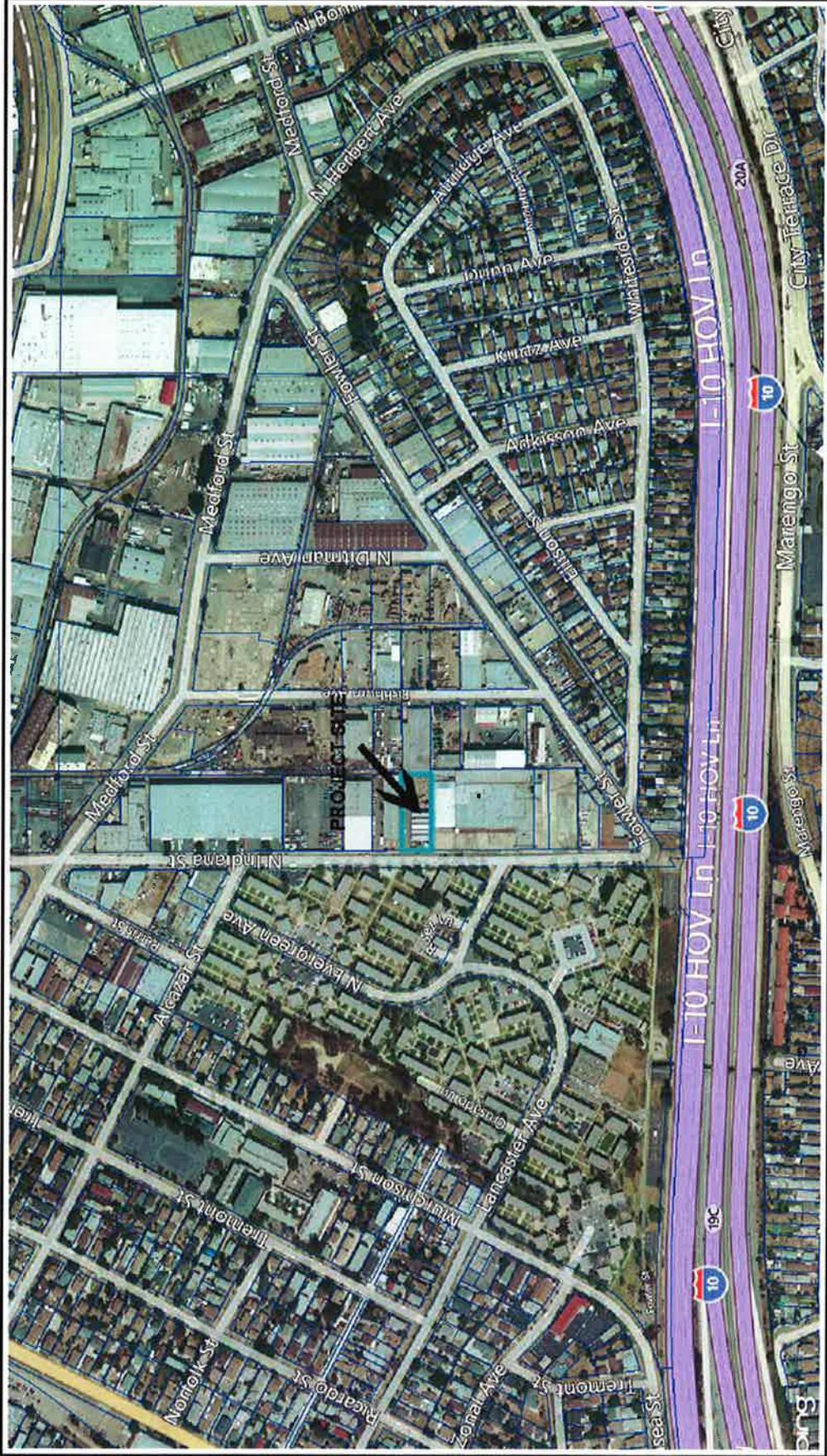
For questions regarding recommended conditions or if you require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

TM:tb







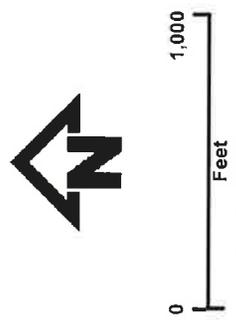


# Aerial Imagery

## 1522 N. Indiana, Los Angeles

Printed: Oct 24, 2013

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# LAND USE MAP

**1522 NORTH INDIANA ST**

SCALE 1: 100