

Hearing Officer Transmittal Checklist

Hearing Date 1/21/14
Agenda Item No. 9

Project Number: Project No. R2009-00920-(2)
Case(s): Conditional Use Permit Case No. 200900138
Environmental Assessment Case No. 200900119
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
- 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

R2009-00920-(2)

HEARING DATE

January 21, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 200900138
 Environmental Review Case No. 200900119

PROJECT SUMMARY

OWNER / APPLICANT

Trevor Candler (owner/applicant)

MAP/EXHIBIT DATE

8/22/13

PROJECT OVERVIEW

A request for a Conditional Use Permit (CUP) to authorize the operation and maintenance of an auto body shop in the C-M (Commercial-Manufacturing) Zone of the Westmont-West Athens Community Standards District pursuant to Section 22.28.260.

LOCATION

1117, 1127 and 1131 W. El Segundo Boulevard, Gardena

ACCESS

El Segundo Boulevard

ASSESSORS PARCEL NUMBER(S)

6089-030-027

SITE AREA

0.53 acre

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont Community Plan

ZONED DISTRICT

Gardena Valley

LAND USE DESIGNATION

Commercial Manufacturing (C.4)

ZONE

C-M (Commercial-Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont

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)
 - 22.44.120 (Westmont-West Athens CSD requirements)
 - 22.28.270 (C-M Zone Development Standards)

CASE PLANNER:

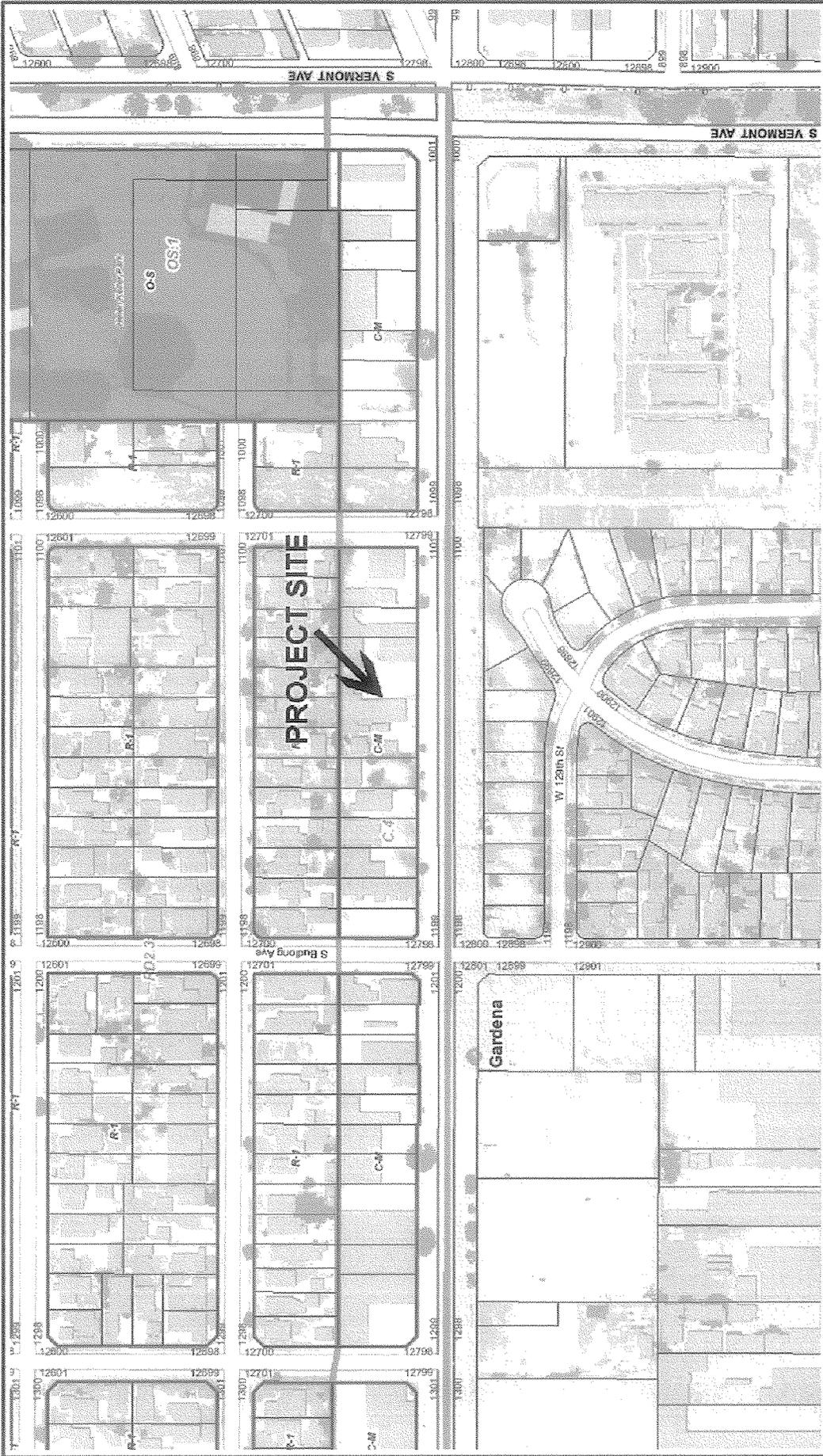
Andrew Svitek

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Property Location Map

1117, 1127 and 1131 W. El Segundo

Printed: Jan 09, 2014

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ENTITLEMENTS REQUESTED

Conditional Use Permit (CUP) for an auto body shop, with a spray paint booth, in the C-M (Commercial-Manufacturing) Zone of the West Athens-Westmont Community Standards District pursuant to County Code Section 22.28.260.

PROJECT DESCRIPTION

The project is the proposed change of use from an auto repair shop to an auto body shop, with a spray paint booth, within an existing 3,200-square foot industrial building, which requires a conditional use permit in the C-M Zone.

SITE PLAN DESCRIPTION

The site plan shows a 0.53-acre parcel with four industrial buildings totaling 6,450 square feet, being utilized as an auto repair shop, a motorcycle repair shop, a machine shop, and a carburetor shop. The site plan shows 27 vehicle parking spaces (of which 13 spaces are required for the auto body shop) and a total of 5,706 square feet of landscaped areas, a single-family residence (588 square feet), storage shed (208 feet), and a wireless telecommunications facility. The perimeter of the site is fenced with a combination of 6-foot high chain link and iron fencing. Access is provided by three driveways from El Segundo Drive.

EXISTING ZONING

The subject property is zoned C-M and is within the West Athens-Westmont Community Standards District.

Surrounding properties are zoned as follows:

North: R-1 (Single-family residence)
South: City of Gardena
East: C-M
West: C-M

EXISTING LAND USES

The project site is developed with four industrial buildings, currently being utilized as an auto repair shop, a motorcycle repair shop, a machine shop, and a carburetor shop.

Surrounding properties are developed as follows:

North: Motorcycle repair shop, single-family residences
South: Single-family residences (across El Segundo Boulevard)
East: Carburetor shop, machine shop
West: Single-family residence, wireless telecommunications facility

PREVIOUS CASES/ZONING HISTORY

The subject property has the following case/zoning history:

- Zone Change Ordinance No. 1494 (adopted September 12, 1927) zoned this area as M-3.
- Zone Change Ordinance No. 4558 (adopted March 5, 1952) zoned this area as C-M.

- Conditional Use Permit No. 200900119 (approved July 6, 2007) authorized the construction and operation of a wireless telecommunications facility.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Structures or Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is for the establishment of an auto body shop, with paint booth, within an existing industrial building. The operation of the auto body shop will be required to be in compliance with all environmental and health regulations. The project does not involve the construction of any new buildings. The site is in an urban area and no sensitive environmental resources have been identified in the surrounding area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Commercial Manufacturing (C.4) land use category of the West Athens-Westmont Plan. This designation of mixed-use commercial/manufacturing is recommended for El Segundo Boulevard. This major arterial is currently developed with a mixture of uses and is zoned for industrial use. The auto body shop is located on a property with other auto repair shops and will be fully enclosed within an existing warehouse building. It is therefore consistent with the permitted uses of the underlying land use category.

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

- Encourage the revitalization of existing businesses by all available public or private means.
- Encourage the revitalization of deteriorating commercial areas.
- Enhance the physical character and economic viability of existing commercial areas by utilizing commercial areas by providing for infill and intensification of vacant and under-utilized parcels, adaptive reuse of vacant structures and rehabilitation of deteriorated structures. Ensure that zoning fosters a healthy commercial and industrial development in the community.

The conversion of the auto repair shop to an auto body shop will maintain compatibility with the other auto service and industrial uses on the site.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.270 of the County Code, establishments in the C-M Zone are subject to the following development standards:

- Building Coverage (22.28.270A) – The total area of all buildings on the site does not exceed 90 percent of the lot area. The total building area is 9,602 square feet or 42 percent lot coverage. The area of the building that will house the auto

repair shop is 3,200 square feet. No new construction is being proposed that would increase building coverage. Therefore this requirement is satisfied.

- Landscaped Areas (22.28.270A) - The landscaped areas are at least 10 percent of the total lot area. The total landscaped area is 5,706 square feet or 22 percent of the site. The auto body repair shop will be housed entirely within an existing building and will not displace any required landscaped areas.
- Parking Areas (22.28.270B) – As the auto body shop will be housed within Building No. 3 (with a total square footage of 3,200 square feet) the required parking is 13 spaces. The parking requirement will not change as a result of the change of use from the auto repair shop to an auto body shop. Based on all the uses presently on site, the total required parking spaces on the site are 27 spaces. As shown on the table below, the site provides 27 spaces, which are shared amongst the four businesses. The number of parking spaces is adequate for the existing and proposed uses, and therefore the parking requirement is met.

Building # on Site Plan (Address)	Square Footage	Parking Requirement	Total Spaces
Bldg 1 (1131 W. El Segundo Blvd)	588	1 per SFR, built in 1947	1
Bldg 2 (1131 W. El Segundo Blvd)	282	0 (storage shed for SFR)	0
Bldg 3 (1127 W. El Segundo Blvd)	3200	1 space per 250 SF	13
Bldg 4 (1127 1/2 W. El Segundo Blvd)	1260	1 space per 250 SF	5
Bldg 5 (1117 1/2 W. El Segundo Blvd)	1950	1 space per 500 SF	4
Bldg 6 (1117 El Segundo Blvd)	2320	1 space per 500 SF	5
			27

- Outside Display (Section 22.28.270C) – The site does not have any outside display. A condition of approval will prohibit outside display.
- Outside Storage (Section 22.28.270D) – The property does not currently have, or propose any outside storage.

Pursuant to Section 22.44.120 of the County Code, establishments in the Westmont-West Athens Community Standards District (CSD) are subject to the following development standards:

- Height Limit – The auto body shop will be housed in an existing building which is 20-foot in height, which is less than that maximum permitted height of 50-feet. Therefore, the height requirement is met.

Site Visit

Staff conducted a site visit on February 22, 2012. The site appeared to be well maintained.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 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 proposed auto body shop will be housed within a 3,200-square foot building, which is one of the four industrial buildings (measuring a total of 6,450 square feet) on the 0.53-acre property. The buildings were all constructed in the 1940s and have served various industrial and auto repair uses since that time. The auto body repair shop is compatible with the other uses currently on-site, which include a motorcycle repair shop, a machine shop, and a carburetor shop. The use is sufficiently buffered from the adjacent single-family residences to the west and north by landscaped areas. The auto body shop is within an existing building which does not have any openings to the west or north (access doors are to the south and east) which minimizes the potential of noise impacts. Other buildings also buffer the auto body shop (a shed to the west and another warehouse to the north). Along the southern side of El Segundo Boulevard (which is six lanes in width) are single-family residences. The residences are buffered by the width of the street and have rear yards (landscaped areas) along El Segundo Boulevard. The industrial buildings on the site were developed in the 1940s and have been used by a variety of manufacturing/auto-related uses since that time without a history of complaints or issues. The proposed auto body repair shop will be maintained within an existing building and the project does not propose any new construction. The building is currently used as an auto repair shop but will be converted to auto body repair shop, which is similar to the existing use and will not result in any additional impacts to the community. The current hours of operation, which are from 7am to 7pm between Monday and Saturday (closed on Sunday), will continue to be in effect. All auto body repair activities will take place within the enclosed area of the existing building.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Fire Department, Land Development Unit – In a letter dated October 4, 2012, the project was cleared for public hearing, with no additional recommended conditions of approval.

Department of Public Works, Land Development Division – In a letter dated October 9, 2013, the project was cleared for public hearing with recommendations to reconstruct driveways to comply with ADA requirements, repair sidewalks, plant street trees, and install new street lights. The recommendations are made a part of the Conditions of Approval.

Department of Public Health, Environmental Health Division – In a letter dated December 18, 2012, the project was cleared for public hearing provided that the permittee agrees to operate in compliance with the County Noise Ordinance. The recommendations are made a part of the Conditions of Approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

No other agencies were required to comment on this permit application.

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

A representative from the Southwest Community Association, Henry Porter, has provided comments in support of the permit request, with recommendations for inclusion in the Conditions of Approval. Also a resident in the community commented that one of the auto repair businesses in the area uses public streets to store vehicles.

FEES/DEPOSITS

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

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 R2009-00920-(2), Conditional Use Permit Number 200900138, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 200900138 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Andrew Svitek, Planner, 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, Aerial Image
Site Plan, Land Use Map

MKK:AS
1/9/14

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2009-00920-(2)
CONDITIONAL USE PERMIT NO. 200900138**

PROJECT DESCRIPTION

The project is a conditional use permit to authorize the operation and maintenance of an auto body shop 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 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 January 21, 2029.** 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 **\$1,600.00**. 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 eight (8) biennial (one every other year) 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.
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 an automobile repair shop (an auto body shop), within an enclosed building, which may perform auto body and fender work, painting and upholstery.
20. The hours of operation shall be limited to between 7am and 7pm Monday through Saturday (closed on Sundays), provided that between 5pm and 7pm all noise generation activities occur only within the interior of a building.
21. Customer vehicles shall be stored on the premises. No vehicle storage shall occur in public streets.
22. The permittee shall maintain compliance with the County Noise Ordinance.
23. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated October 9, 2013, Fire Department Letter dated October 4, 2012, and Public Health Department Letter dated December 18, 2012, to the satisfaction of said departments.

Attachments:

Public Works Department Letter dated October 9, 2013
Fire Department Letter dated October 4, 2012
Public Health Department Letter dated December 18, 2012

North: Motorcycle repair shop, single-family residences
South: Single-family residences (across El Segundo Boulevard)
East: Carburetor shop, machine shop
West: Single-family residence, wireless telecommunications facility

9. **PREVIOUS CASES/ZONING HISTORY.** The subject property has the following case/zoning history:
- Zone Change Ordinance No. 1494 (adopted September 12, 1927) zoned this area as M-3.
 - Zone Change Ordinance No. 4558 (adopted March 5, 1952) zoned this area as C-M.
 - Conditional Use Permit No. 200900119 (approved July 6, 2007) authorized the construction and operation of a wireless telecommunications facility.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project is compatible with the Commercial Manufacturing (C.4) land use designation of the West Athens-Westmont Plan which includes the north side of El Segundo Boulevard. This major arterial is currently developed with a mixture of uses and is zoned for industrial use. The auto body shop is located on a property with other industrial and auto service businesses and will be fully enclosed within an existing warehouse building. It is therefore consistent with the permitted uses of the underlying land use category.

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

- Encourage the revitalization of existing businesses by all available public or private means.
- Encourage the revitalization of deteriorating commercial areas.
- Enhance the physical character and economic viability of existing commercial areas by utilizing commercial areas by providing for infill and intensification of vacant and under-utilized parcels, adaptive reuse of vacant structures and rehabilitation of deteriorated structures. Ensure that zoning fosters a healthy commercial and industrial development in the community.

The proposed auto body repair shop will enhance the economic activity in the area. It will also be compatible with the other industrial/commercial uses on the site which include a motorcycle repair shop, a machine shop, and a carburetor shop.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project is in compliance with development standards of the C-M Zone pursuant to Section 22.28.270:
- Building Coverage (22.28.270A) – The total area of all buildings does not exceed 90 percent of the lot area. The total building area is 9,602 square feet or 42 percent lot coverage. The area of the building that will house the auto

repair shop is 3,200 square feet. No new construction is being proposed that would increase building coverage. Therefore this requirement is satisfied.

- Landscaped Areas (22.28.270A) - The landscaped areas are at least 10 percent of the total lot area. The total landscaped area is 5,706 square feet or 22 percent of the site. The auto body repair shop will be housed entirely within an existing building and will not displace any required landscaped areas.
- Parking Areas (22.28.270B) – The required number of parking spaces for the auto body shop is 13 and the total required parking for all uses on the site is 27 spaces. There are 27 spaces which are shared amongst the four businesses. Therefore, the parking requirement is met.
- Outside Display (Section 22.28.270C) – The site does not have any outside display. A condition of approval will prohibit outside display.
- Outside Storage (Section 22.28.270D) – The property does not currently have, or propose any outside storage.

The project is in compliance with the applicable development standards of Westmont-West Athens Community Standards District pursuant to Section 22.44.120.

Height Limit – The auto body shop will be housed in an existing building which is 20-feet in height. The maximum height limit is 50 feet. Therefore, the height requirement is met.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The auto body shop will be located within one of the four industrial buildings (totaling 6,450 square feet) on the 0.53-acre property. The buildings were all constructed in the 1940s and have served various industrial and auto repair uses since that time. The auto body repair shop is compatible with the other uses currently on-site, which include a motorcycle repair shop, a machine shop, and a carburetor shop. The use is sufficiently buffered from the adjacent single-family residences to the west and north by landscaped areas. The auto body shop is within an existing building which does not have any openings to the west or north (access doors are to the south and east) which minimizes the potential of noise impacts. Other buildings also buffer the auto body shop (a shed to the west and another warehouse to the north). Along the southern side of El Segundo Boulevard (which is six lanes in width) are single-family residences. The residences are buffered by the width of the street and have rear yards (landscaped areas) along El Segundo Boulevard. The industrial buildings on the site were developed in the 1940s and have been used by a variety of manufacturing/auto-related uses since that time without a history of complaints or issues. The proposed auto body repair shop will be maintained within an existing building and the project does not propose any new construction. The building is currently used as an auto repair shop but will be converted to auto body repair shop, which similar to the existing use and will not result in any additional impacts to the community. The current hours of operation, which are from 7am to 7pm between Monday and Saturday (closed on Sunday),

will continue to be in effect. All auto body repair activities will take place within the enclosed area of the existing building.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The project was reviewed and cleared, with recommendations, by the following County Departments:

Fire Department, Land Development Unit – In a letter dated October 4, 2012, the project was cleared for public hearing, with no additional recommended conditions of approval.

Department of Public Works, Land Development Division – In a letter dated October 9, 2013, the project was cleared for public hearing with recommendations. The recommendations are made a part of the Conditions of Approval.

Department of Public Health, Environmental Health Division – In a letter dated December 18, 2012, the project was cleared for public hearing with recommendations. The recommendations are made a part of the Conditions of Approval.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No other agencies were required to comment on this permit application.
15. **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.
16. **PUBLIC COMMENTS.** A representative from the Southwest Community Association, Henry Porter, has provided comments in support of the permit request, with recommendations for inclusion in the Conditions of Approval. Also a resident in the community commented that one of the auto repair businesses in the area uses public streets to store vehicles.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The Countywide General Plan designates this area as Major Industrial, which allows for industrial and other intensive uses. The auto body repair shop may be maintained in an industrial area without disturbing the other commercial and industrial uses. Therefore, the proposed use is consistent with the adopted general plan for the area.
18. The auto body repair shop is compatible with the other auto repair uses in the surrounding area. All repair activities are required to be performed within buildings. 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.

19. The auto body repair shop is within an existing building and the use meets the applicable development standards and can be effectively integrated with the other uses in the area. 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.
20. The auto body repair shop generates limited vehicle trips as the number of vehicles that can be worked on at one time is limited by space and each vehicle will remain on-site for several days on average. An existing building is being converted from an auto repair shop to an auto body shop which is not expected to create a demand for more customers, employees or deliveries. 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

21. The project is a request to operate and maintain an auto body repair shop and it does not involve the construction of any new structures. The site is located within an urbanized area with other auto repair uses adjacent. The immediate project vicinity does not include any natural habitat. Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
22. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to fifteen (15) years.
23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER 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).

HEARING OFFICER ACTION:

- 1. The Hearing Officer 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. 200900138 is approved subject to the attached conditions.

ACTION DATE: January 21, 2014

MKK:AS
1/9/14

c: Hearing Officer, Zoning Enforcement, Building and Safety



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>

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

IN REPLY PLEASE

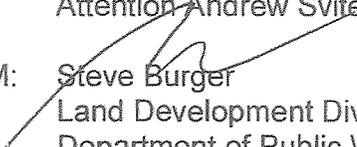
REFER TO FILE: LD-2

GAIL FARBER, Director

October 9, 2013

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

Attention Andrew Svitek

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200900138
PROJECT NO. R2009-00920
1117, 1127, AND 1131 WEST EL SEGUNDO BOULEVARD
ASSESSOR'S MAP BOOK NO. 6089, PAGE NO. 30, PARCEL NO. 27
UNINCORPORATED COUNTY AREA OF GARDENA**

We reviewed the site plan for the proposed project located at 1117, 1127, and 1131 El Segundo Boulevard in the unincorporated County area of Gardena. The proposed project is to retroactively authorize an auto body and fender repair shop with an existing non-conforming, single-family, residence and four other businesses on the site in a C-M Zone. The CUP is to allow an auto body shop and its other uses to comply with the zoning code.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

THE FOLLOWING ARE PUBLIC WORKS RECOMMENDED CONDITIONS:

1. Road

- 1.1 Reconstruct/construct driveway approaches to 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 driveways with standard curb, gutter, and sidewalk along the property frontage on El Segundo Boulevard to the satisfaction of Public Works.

- 1.3 Replace any displaced/broken sidewalk along the property frontage on El Segundo Boulevard to the satisfaction of Public Works.
- 1.4 Plant street trees on El Segundo Boulevard along the property frontage. Existing trees in the right of way shall be removed and replaced, if not acceptable as street trees.
- 1.5 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.6 Submit street improvement plans and acquire street plan approval or direct check status before obtaining grading/drainage permits.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Sam Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on El Segundo Boulevard to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting districts, per approved plans, prior to issuance of a Certificate of Occupancy.

- 2.2 Annexation is required into the County Lighting Maintenance District (CLMD). The proposed project is not within an existing CLMD. Street lighting plans cannot be approved prior to completion of annexation process.

2.2.1 Upon approval of the CUP, the applicant must comply with the conditions listed below in order for the CLMD to pay for the future operation and maintenance of the street lights. The annexation request shall be the sole responsibility of the owner of the project. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving street lighting plans. It is the responsibility of the owner to have all the street lighting plans approved prior to the issuance of building permits or road construction permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and installation must be accepted by the CLMD, per approved plans, prior to issuance of a Certificate of Occupancy.

- (1) Request Street Lighting Section to commence annexation and levy of assessment balloting proceedings. (*)
- (2) Provide business/property owners name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (3) Submit a map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions you may have at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in delay in the annexation of street lights. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

2.3 The following are conditions of acceptance for street light transfer of billing:

- 2.3.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.
- 2.3.2 The contractor shall submit one complete set of As-built plans.

Mi Kim
October 9, 2013
Page 4

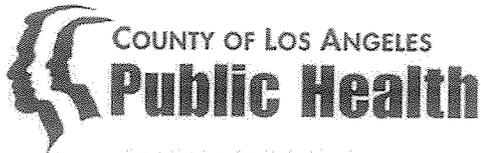
Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Jeff Chow at (626) 300-4921 or jchow@dpw.lacounty.gov.

For any additional questions, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\dpub\SUBPCHECK\Plan Check\CUP\CUP 200900138\TCUP 2009-138, 2013-09-10 Submittal\CUP 200900138 Project2009-00920 1113 EI, fi.docx



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 813-3016

BOARD OF SUPERVISORS

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- Michael D. Antonovich
Fifth District

December 18, 2012

TO: Andrew Svitek
Zoning Permits West
Department of Regional Planning

FROM: Thao Komura, REHS ^{AW}
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2009-00920 / CUP 200900138
1113-1117 W. EL SEGUNDO BLVD., GARDENA

- Environmental Health recommends approval of this CUP.
- Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding a CUP for continued use of existing structures (5 commercial/industrial buildings) as an auto body paint shop with no new construction.

The Department recommends approval of this CUP with the following condition:

The project shall comply with the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For any other questions, please feel free to contact me at (626) 430-5581.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

October 22, 2012

Sent via e-mail: asvitek@planning.lacounty.gov

TO: Andrew Svitek
Department of Regional Planning

FROM: Julie Yom, Park Planner *JY*
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION**
COUNTY PROJECT NO. R2009-00920-(2)
RCUP 200900138
1113- 1117 W. EL SEGUNDO BLVD., GARENA

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project, which involves a continued use of existing buildings and use as an auto sales/ service/ body paint shop, will not impact the facilities of this Department.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

JY:R2009- 00920 Gardena, Auto paint shop

c: DPR (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, O. Ruano)



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

DATE: October 4, 2012

SITE PLAN DATE: Not Provided

TO: Department of Regional Planning
Zoning Permits - Andrew Svitek

PROJECT #: R2009-00920

LOCATION: 1113-1117 West El Segundo Blvd., Gardena

- 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.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. 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.
- Install ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
Provide Fire Flow Test for ____ existing public fire hydrant(s).

- Water: ____
- Access: ____
- Conditions for Approval: ____
- Comments: The proposed project is "cleared" for public hearing.

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*



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

The uses have existed at the site, some for decades, although current ownership is relatively new.

while there have been management issues, the tenants have been informed that any violation of management rules or county ordinances will result in lease termination. the property owner takes seriously his obligation to manage the property and his tenants well to avoid any adverse impact on the public health, safety or general welfare, and to preserve property values, even in a difficult economy.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The property was originally developed in the 1940's, and in some respects, is legal non-conforming. setback requirements and parking, walls and fencing are accommodated. landscaping that would be required in contemporary times is mostly accommodated on the portion of the property on which the single family residence is located.

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.

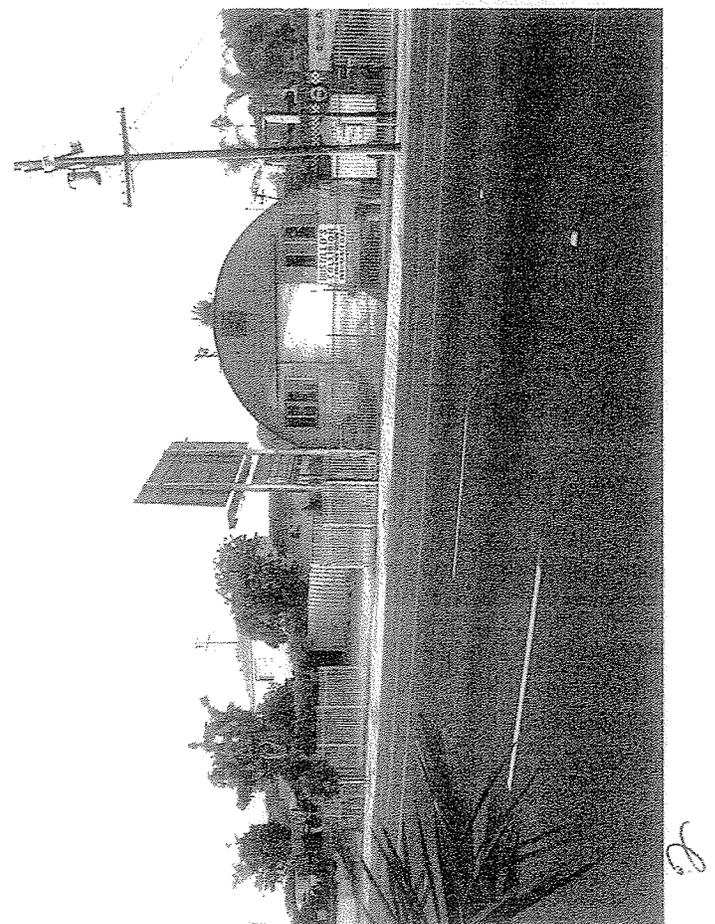
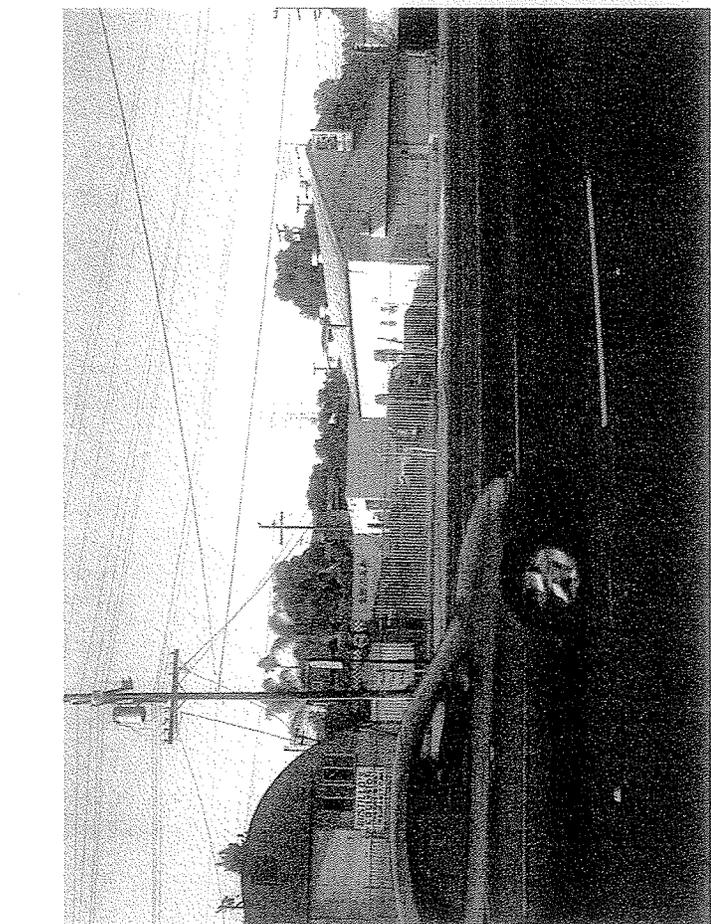
no new construction is proposed or anticipated. therefore, all streets and highways in the general vicinity are adequate to accommodate the continuation of the existing uses, or other uses that may be similar in nature and intensity.

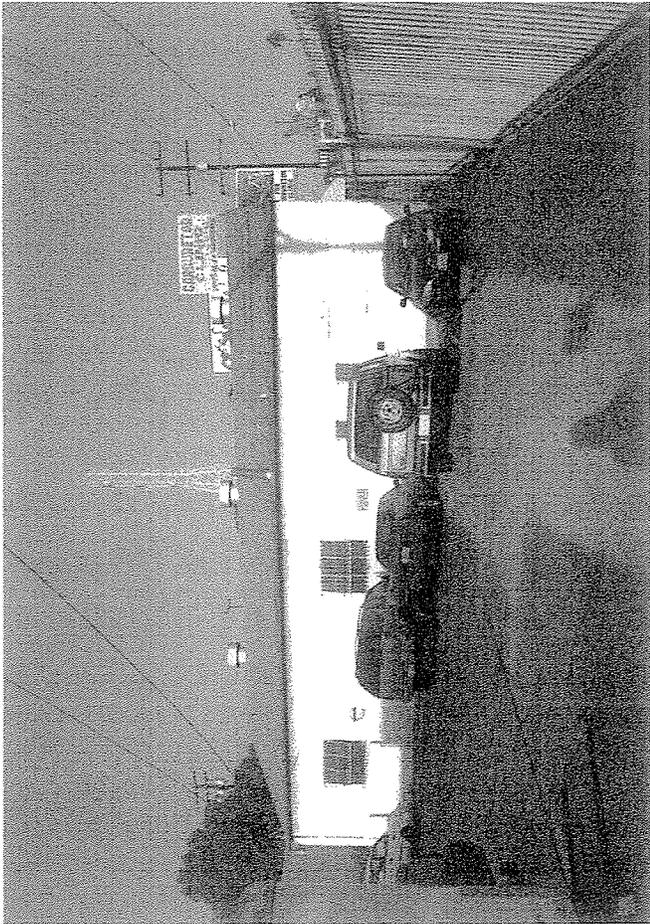
all other public and private facilities are in and adequate to support the existing uses.

09-00920

PHOTO CAPTIONS – 1127 West El Segundo Boulevard, Gardena area

1. Looking north across El Segundo Boulevard toward easterly end of the subject property. Building visible on the right is a carburetor sales and repair facility.
2. Another view looking north across El Segundo Boulevard at the building visible on the right side in photo #1 above. This building is an existing auto body repair shop. Also visible in the photo is an existing billboard.
3. This photo, looking north across El Segundo Boulevard, but more westerly, shows the carburetor repair/sales shop on the right and the auto body repair facility on the left, as well as the existing billboard.
4. This photo, taken from the same perspective, shows the body shop and the parking lot that serves the majority of the property.
5. Interior of the subject property, standing on the east side of the auto body repair shop looking across the parking lot at the carburetor repair/sales shop.
6. In this photo, an additional shop building is visible behind the carburetor shop, and the existing motorcycle sales/service shop is behind the auto body repair shop on the left.





6



6



Aerial Imagery

1117, 1127 and 1131 W. El Segundo

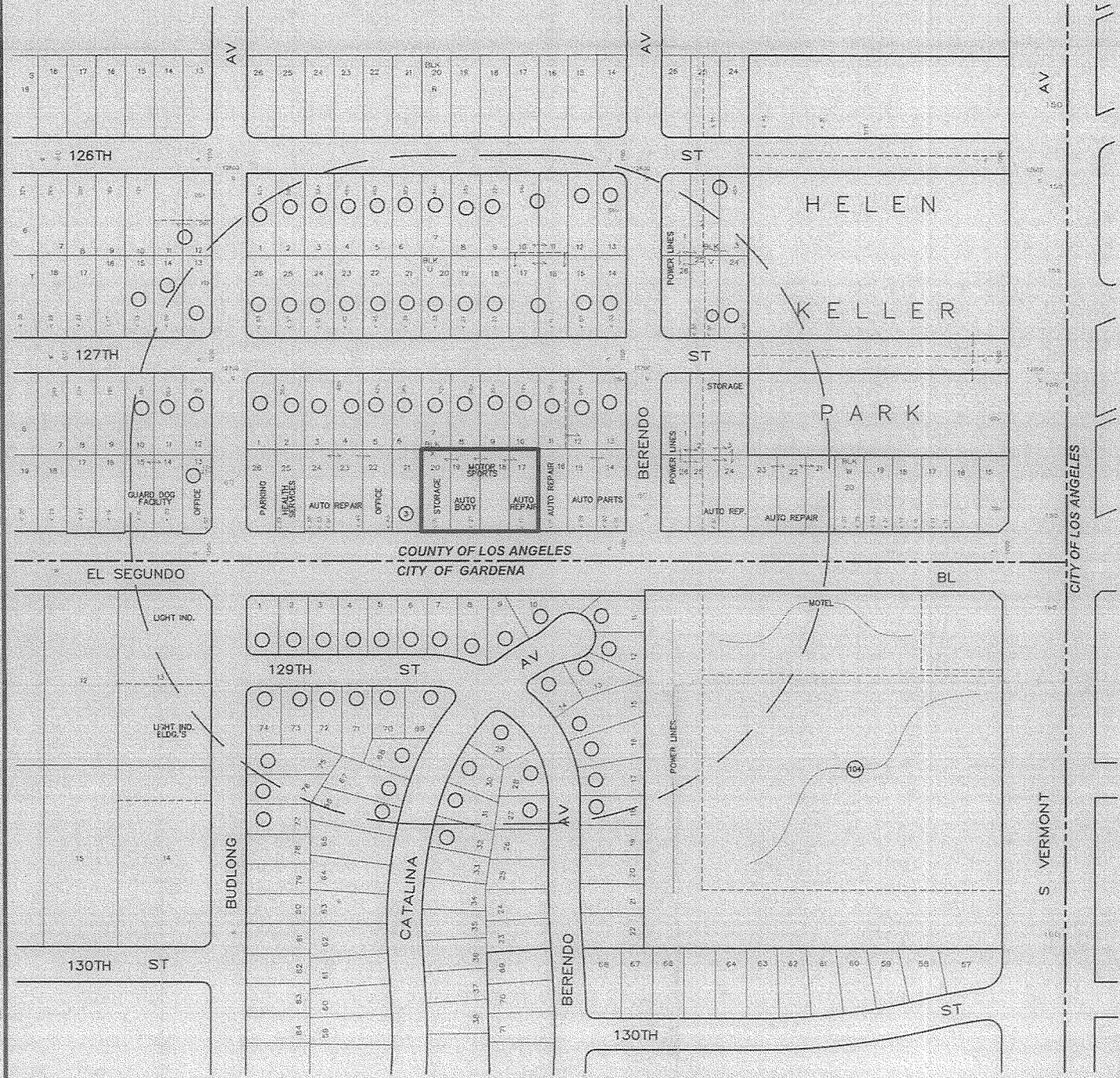
Printed: Jan 09, 2014



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COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 gcmapping@radiusmaps.com

LEGEND

- SINGLE FAMILY RESIDENCE
- ⊙ NUMBER OF UNITS

ALL OTHER USES AS SHOWN

CASE NO.

DATE: 09-23-2009

SCALE: 1" = 100'

LAND USE MAP



