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

PROJECT SUMMARY

PROJECT NUMBER	HEARING DATE
R2010-00315-(2)	March 4, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201000037
Environmental Assessment No. 201000014

OWNER / APPLICANT	MAP/EXHIBIT DATE
Chaeho Chong	July 29, 2014

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit (CUP) to authorize the continued operation of an automobile dismantling yard with outside storage. CUP No. 93-065-(2) approved the automobile dismantling yard in 1993. Since that time, operations expanded onto an adjacent parcel to the south (APN: 6129021036), which is located within 500 feet of a residential zone. Per the requirements of the West Rancho Dominguez-Victoria CSD, automobile dismantling yards are not permitted within 500 feet of a residential zone. Therefore, all dismantling operations have been pulled back to the original project site, and all four parcels with automobile dismantling are not within 500 feet of a residential zone. The remaining parcel is now used only for outside storage, which is allowed in the M-2 Zone with a CUP per the requirements of the CSD. The project involves the following components:

- Approval of automobile dismantling on parcels 6129021031, -040, -041, and -042;
- Approval of outside storage on parcel 6129021036
- The demolition of an existing mobile home caretaker's unit, storage shed, two abandoned structures, and an existing driveway off E. Redondo Beach Blvd.
- The construction of a new driveway off of E. Redondo Beach Blvd., fences and gates to enclose pedestrian parking and service areas, a new galvanized fence to enclose the eastern parcel boundary, and improvements to the project site surface, circulation routes, and the exit driveway on San Pedro Street.

LOCATION	ACCESS
440 E. Redondo Beach Blvd., West Rancho Dominguez-Victoria	Two entry driveways off of E. Redondo Beach Blvd., and one exit driveway onto San Pedro Street.
ASSESSORS PARCEL NUMBER(S)	**SITE AREA**
6129021031, -036, -040, -041, -042	1.8 acres
GENERAL PLAN / LOCAL PLAN	**ZONED DISTRICT**
Los Angeles County General Plan	Victoria
LAND USE DESIGNATION	**ZONE**
Major Industrial (I)	Heavy Manufacturing (M-2), and Buffer Strip (B-1) on street-side of parcels -041 and -042.

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	West Rancho Dominguez-Victoria CSD

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)
  - 22.52.370 (Automobile Dismantling Yards Requirements)
  - 22.52.560 (Outside Storage and Display Requirements)
  - 22.44.130 (West Rancho Dominguez-Victoria CSD Requirements)
  - 22.32.200 (M-2 Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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