

Regional Planning Commission Transmittal Checklist

Hearing Date
March 4, 2015
Agenda Item No.

7

Project Number: R2010-00315-(2)
Case(s): Conditional Use Permit Case No. 201000037
Planner: Travis Seawards

- 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)
- Previous CUP
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- GIS Layers 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
 R2010-00315-(2)

HEARING DATE
 March 4, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201000037
 Environmental Assessment No. 201000014

PROJECT SUMMARY

OWNER / APPLICANT

Chaeho Chong

MAP/EXHIBIT DATE

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, dismantling 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 (Heavy Manufacturing) 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

440 E. Redondo Beach Blvd., West Rancho Dominguez-Victoria

ACCESS

Two entry driveways off of E. Redondo Beach Blvd., and one exit driveway onto San Pedro Street.

ASSESSORS PARCEL NUMBER(S)

6129021031, -036, -040, -041, -042

SITE AREA

1.8 acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Victoria

LAND USE DESIGNATION

Major Industrial (I)

ZONE

Heavy Manufacturing (M-2), and Buffer Strip (B-1) on street-side of parcels -041 and -042.

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

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:

Travis Seawards

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R2010-00315-(2):440 E. Redondo Bch. Blvd. Property Location Map

Printed: Feb 05, 2015

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for an automobile dismantling yard in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.32.190, and for an outside storage yard in the M-2 Zone within 500 feet of a residential zone pursuant to County Code Section 22.44.130.6.b.

PROJECT DESCRIPTION

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, dismantling 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.

The business employs four full-time employees, and the hours of operation are from 8:00 am to 5:00 pm, Monday through Friday, and from 8:00 am to 2:00 pm on Saturday.

EXISTING ZONING

The subject property is zoned M-2.

Surrounding properties are zoned as follows:

North: M-1 (Light Manufacturing), M-2, and B-1 (Buffer Strip)

South: M-2 and R-1 (Single-Family Residence)

East: M-1 and B-1

West: M-2

EXISTING LAND USES

The subject property is developed with an automobile dismantling yard.

Surrounding properties are developed as follows:

North: Industrial warehouses and a truck yard.

South: Water storage tanks, truck yard, oil drilling and storage tanks, and single-family residences.

East: Tire shop, parking lot, restaurant, auto parts sales, small-scale light industrial and commercial businesses, a single-family residence and a church.

West: Outside storage of automobiles, trucks, and associated equipment.

PREVIOUS CASES/ZONING HISTORY

- Special Permit Case No. 1470-(2) denied an automobile salvage yard on July 17, 1961.
- Nonconforming Review No. 86017 approved a trailer park with 18 residences on February 26, 1987.
- CUP No. 93-065-(2) approved the continued use and expansion of an automobile salvage yard (dismantling) on December 1, 1993. This permit expires on December 1, 2017.
- Plot Plan No. 47275 approved a billboard on July 31, 2007.

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 site is not located in an environmentally sensitive area and involves the authorization to continue existing and previously approved uses for automobile dismantling and outside storage. 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 (I) land use category of the Los Angeles County 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 continued operation of an automobile dismantling yard with outside storage is a heavy industrial land use 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 planned industrial development in order to avoid land use conflicts with neighboring activities.*

Automobile dismantling is a heavy industrial land use. The project site is located in a heavily urbanized, industrial area and is surrounded by other heavy industrial uses. Therefore, allowing the project at this location ensures land use compatibility with adjacent uses.

Zoning Ordinance and Development Standards Compliance

The project is subject to the provisions and requirements for the M-2 Zone, automobile dismantling yards, outside storage and display, and the West Rancho Dominguez-Victoria CSD.

M-2

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 and Display: Pursuant to 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. These requirements are discussed below.
- Parking: The project site is subject to the parking requirements for automobile dismantling yards (Section 22.52.1205) as follows:

Parking Use	Code Parking Space Requirements	Project	Required Parking Spaces
Offices	1 per each 400 square feet of office area	1,762 square feet of office space,	4
Automobile Dismantling Yards	1 per each 7,000 square feet of yard area, up to the first 42,000 square feet	59,837 square feet of total yard space (42,000 s.f / 7,000 s.f)	6
	1 per each 20,000 square feet of yard area, in excess of 42,000 square feet	17,837 s.f. / 20,000 s.f.	1
Total Parking Spaces Required			11

A total of eleven (11) parking spaces are provided. Therefore the project complies with this requirement. The project will be conditioned to maintain the minimum eleven parking spaces to accommodate additional customers, employees and truck deliveries.

- Signage: Pursuant to Section 22.52.880.b, businesses in an M-2 Zone are allowed a maximum of three square feet of wall sign area for each one linear foot of building frontage. Section 22.52.890 allows free standing signs for project sites with at least 100 feet of street frontage at an area of 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

There is an existing 50-square-foot billboard that was approved by Plot Plan No. 47275 on July 31, 2007. The billboard is currently in disrepair. A condition has

been added that the property owner needs to ensure that the billboard company adequately maintains the existing billboard.

The project site has approximately 273-square-feet of street frontage, and is therefore allowed 273 square feet of wall signage, and approximately 280 square feet of free standing signage. There are two free-standing pole signs, measuring approximately 32-square feet and 16-square-feet, for a total of 48-square-feet of pole signage, and an 80-square-foot wall sign. Therefore the project complies with this requirement.

Automobile Dismantling Yards and Outside Storage and Display

Pursuant to Section 22.52.370 of the County Code, the development standards for automobile dismantling yards that are applicable to the project are as follows:

- All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence. The entire project site is enclosed by fencing and walls. There is an 8-foot-tall concrete block wall along the north side of the property facing Redondo Beach Boulevard. There is a varying concrete block wall, 6 feet to 9.3 feet tall along the western parcel boundary. Finally, there is a 9-foot-tall galvanized fencing along the south property line and a 10-foot-tall galvanized iron fence along the eastern property line. Therefore the project complies with this requirement.
- The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way. The site is currently paved with concrete. All areas of disrepair are currently being addressed. Therefore the project complies with this requirement.
- At least one square foot of landscaping shall be provided for each linear foot of street frontage. There is approximately 272 feet of street frontage, and the project site has 374.5 square feet of landscaping along the street frontage. Therefore the project complies with this requirement.
- No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area. All dismantling operations and storage of parts will be conducted entirely within the enclosed project site. Therefore the project complies with this requirement.
- No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall. All dismantling operations and storage of parts are contained within the enclosed automobile dismantling yards, and no parts are stacked higher than the tallest fence/wall height, which is 10-feet-tall. Therefore the project complies with this requirement.

West Rancho Dominguez-Victoria CSD

The project is located in the West Rancho Dominguez-Victoria CSD. The CSD was adopted in 2000, but the automobile dismantling business has been operating at the project site since the early 1990's. The automobile dismantling use was legally

established through a CUP before the CSD was adopted and is therefore considered a legal nonconforming use. The project site does not meet the current CSD landscaping requirements as only 275 square feet of landscaping is provided along the street frontage, but the project site does comply with all other CSD requirements including fence height and screening, lot coverage, and building height.

Site Visit

Staff conducted several site visits with Zoning Enforcement staff. Staff verified that all automobile dismantling operations were pulled back to the original four parcels, and that the southernmost parcel is only used for outside storage. In addition, staff identified areas of the concrete surface that need to be repaired and which are currently being addressed by the new owner.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 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 project site occupies five parcels in a highly industrialized area of West Rancho Dominguez-Victoria, and is located near the major intersection of Redondo Beach Boulevard and San Pedro Street. The project site is surrounded by similar uses including automobile dismantling, outside storage, and automobile repair, and is currently served by public utilities and services. Therefore the project is compatible with the existing development pattern for the area.

Operational and aesthetic improvements will be made at the project site with the approval of this CUP. Several dilapidated structures will be removed, and a driveway off of Redondo Beach Blvd. will be closed. This will significantly improve on-site circulation and the ingress and egress of vehicles to and from the project site. All dismantling activities have been removed from the southern-most parcel on the property to mitigate impacts to any residences within 500 feet of project site, and the concrete asphalt paving is currently being repaired. There is no record of public complaints against the business, and the project site is compliant with all of the standards and requirements for automobile dismantling yards and outside storage. With the proposed operational improvements, the project will not be a detriment to the welfare and safety of the surrounding area and will not have a negative impact on the neighborhood.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Departments of Public Health, Fire and Public Works were consulted on this project. All Departments have cleared the project. The Department of Public Works is requiring several street, curb, and driveway improvements along Redondo Beach Boulevard, including tree planting. The Fire Department has required fire lane clearance so that the entire project site is accessible for emergency purposes.

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 at this time.

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 R2010-00315-(2), Conditional Use Permit Number 201000037, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NO.201000037 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Travis Seawards, Senior 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
- Site Plan

MKK:TSS
12/16/14

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00315-(2)
CONDITIONAL USE PERMIT NO. 201000037**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201000037 ("CUP") on March 4, 2015.
2. The permittee, Chaeho Chong ("permittee"), requests the Project Permits to authorize the continued operation of an automobile dismantling yard ("Project") on a property located at 440 East Redondo Beach Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.32.190, and for an outside storage yard in the M-2 Zone within 500 feet of a residential zone pursuant to County Code Section 22.44.130.6.b.
3. The Project Site is 1.8 gross acres in size and consists of five legal lots. The Project Site is irregular in shape with flat topography and is developed with an automobile dismantling yard.
4. The Project Site is located in the Victoria Zoned District and is currently zoned M-2 (Heavy Manufacturing).
5. The Project Site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-1 (Light Manufacturing), M-2, and B-1 (Buffer Strip)
 - South: M-2 and R-1 (Single-Family Residence)
 - East: M-1 and B-1
 - West: M-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Industrial warehouses and a truck yard.
 - South: Water storage tanks, truck yard, oil drilling and storage tanks, and single-family residences.
 - East: Tire shop, parking lot, restaurant, auto parts sales, small-scale light industrial and commercial businesses, a single-family residence and a church.
 - West: Outside storage of automobiles, trucks, and associated equipment.
8. Special Permit Case No. 1470-(2) denied a request for an automobile salvage yard on July 17, 1961. Nonconforming Review No. 86017 approved a trailer park with 18 residences on February 26, 1987. On December 1, 1993, CUP No. 93-065-(2) approved the continued use and expansion of an automobile salvage yard

(dismantling). This permit expires on December 1, 2017. Finally, on July 31, 2007, Plot Plan No. 47275 approved a billboard on the Project Site.

9. The site plan for the Project depicts the Project Site, which consists of five parcels totaling 1.8 acres. A 20-foot-wide driveway provides entry off of Redondo Beach Blvd. and leads to customer parking spaces and the 1,762-square-foot office building. A separate 26-foot-wide driveway allows public access to the dismantling site, which is in the center of the Project Site. Items are dropped off or dismantled in this area and are stored along the western, eastern, and southern parts of the Project Site. Circulation continues south and customers exit on San Pedro Street. The entire Project Site is enclosed by existing fencing or concrete walls, and 375 square feet of landscaping is provided along the Redondo Beach street frontage.
10. The Project Site is accessible via two driveways off of E. Redondo Beach Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on E. Redondo Beach Boulevard. An exit is located on San Pedro Street.
11. The Project will provide a total of eleven (11) parking spaces, including one handicap-accessible parking space.
12. Prior to the Commission's public hearing on the Project, staff conducted several site visits with Zoning Enforcement. Staff verified that all automobile dismantling operations were pulled back to the original four parcels, and that the southernmost parcel is only used for outside storage. In addition, staff identified areas of the concrete surface that need to be repaired and which are currently being addressed by the new owner.
13. The County Departments of Public Health, Fire and Public Works were consulted on this project. All Departments have cleared the project. The Department of Public Works is requiring several street, curb, and driveway improvements along Redondo Beach Boulevard, including tree planting. The Fire Department has required fire lane clearance so that the entire project site is accessible for emergency purposes.
14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing automobile dismantling yard with negligible or no expansion of use beyond that which was previously existing.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Staff has not received any comments on the Project at this time.

17. The Commission finds that the Project, which is the continued operation of an automobile dismantling yard with outside storage, is compatible with the underlying land use designation for the property. The project site is located within the Major Industrial (I) land use category of the Los Angeles County 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. Automobile dismantling is considered a heavy industrial land use.
18. The Commission finds that the Project is consistent with the following General Plan policy: *Promote planned industrial development in order to avoid land use conflicts with neighboring activities.* Automobile dismantling is a heavy industrial land use. The project site is located in a heavily urbanized, industrial area and is surrounded by other heavy industrial uses. Therefore, allowing the project at this location ensures land use compatibility with adjacent uses.
19. The Commission finds that the Project is compliant with the development standards for the M-2 Zone, including parking and signage. The Project site is required to provide 11 parking spaces and 11 spaces are provided, and the Project Site meets the area requirements for wall signage and free-standing pole signs.
20. The Commission finds that the Project is compliant with the development standards for automobile dismantling yards and for outside storage and display. The Project complies with the requirements for fencing and screening, asphalt surfacing, landscaping, and all operational requirements such as stacking.
21. The Commission finds that the Project was legally established through a CUP in 1993. The site was compliant with the landscaping requirements at that time and pre-dates the adoption of development standards for landscaping as outlined in the West Rancho Dominguez-Victoria CSD. Therefore, the Project is legal non-conforming for landscaping.
22. The Commission finds that the Project is compliant with the development standards for automobile dismantling yards in the M-2 Zone in the West Rancho Dominguez-Victoria CSD. The Project complies with the requirements for fence height and screening, lot coverage, and building height.
23. The Commission finds that the Project does not adversely affect the health and welfare of people residing or working in the area, and does not constitute a menace to the public health. The project site is surrounded by a mix of light and heavy industrial uses and is compatible with the existing development pattern in the area. There is no record of public complaints against the current operators. In addition, the property owner will make several operation and aesthetic improvements to the site. Several dilapidated structures will be removed, as well as a driveway off of Redondo Beach Blvd. This will significantly improve on-site circulation and the ingress and egress of vehicles to and from the project site. All dismantling activities have been removed from the southern-most parcel on the property to mitigate any residences within 500 feet of project site, and the concrete asphalt paving is currently being repaired.

24. The Commission finds that the Project Site is adequate in size and shape to accommodate the automobile dismantling business. The Project site is compliant with the development standards for the M-2 Zone and for automobile dismantling yards and for outside storage and display. The project site is surrounded by similar uses including automobile dismantling, outside storage, and automobile repair, and is currently served by public utilities and services. Therefore the project is compatible with the existing development pattern for the area.
25. The Commission finds that the Project Site is adequately served by existing streets and public services. The Project Site is located near the major intersection of Redondo Beach Boulevard and San Pedro Street. As an existing use, the Project does not require any new street improvements and is adequately served by the existing public infrastructure and service system.
26. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
27. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of West Rancho Dominguez-Victoria community. On January 21, 2015, a total of 42 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.

- C. 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.
- D. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201000037, subject to the attached conditions.

ACTION DATE: March 4, 2015

MKK:TSS
12/16/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00315-(2)
CONDITIONAL USE PERMIT NO. 201000037**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) to authorize the continued operation of an automobile dismantling yard with outside storage, 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 March 4, 2030.** 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the automobile dismantling yard and satisfaction of Condition No. 2 shall be considered use of this grant.
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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 by **May 4, 2015**.
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 substantially conform to the originally approved Exhibit "A". 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 use of the project site as an automobile dismantling yard with outside storage.
20. The permittee shall provide parking as required by the County Code, calculated at a eleven (11) spaces. The automobile dismantling yard has a square footage of 59,837-square-feet of yard space and 1,762-square-feet of office space.

If the automobile dismantling yard substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

21. All parking areas shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
22. All parking spaces shall be used exclusively for the vehicles used by employees and customers. Inoperable vehicles, vehicle parts, and any other material or equipments shall not be maintained in any parking space.
23. All automobile dismantling, sorting, and processing must be conducted within the automobile dismantling yard area. No dismantling is allowed in outside storage areas.

24. Landscaping shall be maintained as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizer, and replacement of plants as necessary, to the satisfaction of the Department of Regional Planning.
25. The entire project site shall be paved and the Permittee shall implement a regular program of inspections and repair to prevent potholes, major cracks, and dips. The condition of the paved surface shall be maintained to the satisfaction of the Department of Regional Planning.
26. The permittee shall post a sign in English and Spanish near the main entrance with a hotline/emergency phone number for reporting any problems that may occur related to the operation of the facility. The permittee shall keep a record of complaints including the date and time, nature of the complaint, and actions taken to identify and mitigate the complaint. Such records shall be furnished to the Department upon request.
27. A Vehicle Dismantlers License is required for the operations of this business. Proof of such license must be provided to the Department of Regional Planning upon request.
28. Proof of certification to handle hazardous materials must be provided to the Department of Regional Planning upon request.
29. The Permittee shall obtain and comply with a Municipal Separate Permit Storm Water Sewer Permit (MS4). Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties to eliminate the sheet overflow, ponding, and to protect the lots from high velocity scouring action.
30. Ingress for deliveries shall be restricted to East Redondo Beach Boulevard, and egress is restricted to San Pedro Street. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public right-of-way.
31. All on-site vehicular circulation shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of the Department of Regional Planning. At no time shall dismantling operations or the storage of dismantled vehicles or parts impede the traffic circulation pattern depicted on the approved Exhibit "A."
32. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns.

33. The Permittee shall monitor in-bound vehicles to prevent vehicle back-up in the public right-of-way when the site has reached maximum capacity, which shall be defined to mean any time when vehicle circulation on-site or in the public right-of-way is impeded. When site capacity is reached, the entrance gate shall be closed and no additional vehicles shall be permitted to enter the site.
34. All parking spaces as shown on the approved Exhibit "A" shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
35. Parking spaces shall be used exclusively for the parking of the private vehicles of employees, customers, and other third party persons. Inoperable vehicles, vehicle parts, and other material and equipment related to the operation of the auto dismantling yard shall not be maintained in any parking space.
36. A "Customer Parking Only" sign shall be visibly displayed in the customer parking area.
37. Hazardous materials shall be stored only in the designated areas as labeled on the approved Exhibit "A".
38. All public right-of-ways directly adjacent to the property (alleyways and sidewalk and street at access point to the property) shall be maintained clean and clear.
39. The property owner is responsible for working with the billboard companies who utilize the existing billboards on the property to maintain the billboard in good condition and free of graffiti or advertisements that are in disrepair.
40. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 4, 2014.
41. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 21, 2014.
42. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated January 31, 2013.

Attachments:

Fire Department Letter dated October 21, 2014

Public Works Department Letter dated November 4, 2014

Public Health Department Letter dated January 31, 2013



GAIL FARBER, Director

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

November 4, 2014

IN REPLY PLEASE
REFER TO FILE LD-2

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

Attention Travis Seawards

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000037
PROJECT NO. R2010-00315
440 EAST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE 21, PARCEL NOS. 31, 36, 40, 41,
AND 42
UNINCORPORATED COUNTY COMMUNITY OF RANCHO DOMINGUEZ**

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

We reviewed CUP No. 201000037 in the unincorporated County community of Rancho Dominguez. The project is for the continued use of a vehicle storage and dismantling facility. Outside storage is also proposed on Parcel No. 36.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road
 - 1.1. Close any unused driveways with curb, gutter, and sidewalk along the property frontage on Redondo Beach Boulevard and San Pedro Street to the satisfaction of Public Works.

- 1.2 Construct/reconstruct driveway approaches at the site on Redondo Beach Boulevard and San Pedro Street to meet current Americans with Disabilities (ADA) guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
- 1.3 All gates at the site driveways on both Redondo Beach Boulevard and San Pedro Street must open inward or slide and must remain open during all hours of operation for the facility as indicated on the approved site plan.
- 1.4 Plant street trees along the property frontage on Redondo Beach Boulevard and San Pedro Street to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.5 Provide and continuously maintain adequate line of sight from all driveways on Redondo Beach Boulevard and San Pedro Street from the drive aisle to the sidewalk to the satisfaction of Public Works. This will involve modification to the existing fence to reduce the height to 3 feet or less within the line-of-sight area (10 feet on either side of the driveways) to the satisfaction of Public Works.
- 1.6 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.7 Submit street improvements plans and acquire street plan approval or direct check status before obtaining a grading/drainage permit. A review fee will be required. The applicant is hereby placed on notice that if the County has a street improvement project that begins before the proposed project, a moratorium of at least 2 years will be placed along the affected roadways. No developer-related construction that involves pavement work within the public right of way will be allowed during the moratorium period; therefore, it is to the applicant's advantage to coordinate with any conflicting projects to avoid significant delays.
- 1.8 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 of Public Works' Land Development Division 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 Redondo Beach Boulevard and San Pedro Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans 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 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

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 of Traffic and Lighting Division at (626) 300-4921 or jchow@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: cupR2010-00315

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Site Plan shall comply with Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The on-site private driveways shall maintain the specified width as indicated on the site plan and a 32 feet centerline turning radius which will to be used by fire apparatus vehicles during an emergency.
3. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. All proposed gates, both vehicular and pedestrian gates, shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
5. The on-site private driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code.
6. All existing and/or proposed buildings shall provide approved address numbers in compliance with the Department of Public Works standards and the County of Los Angeles Fire Code.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: cupR2010-00315

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 02-21-12, the existing fire hydrants and water system meets the current Fire Department requirements.

CONDITIONS OF APPROVAL – PROJECT SPECIFIC

1. The property shall be in compliance with the County of Los Angeles Fire Code, Vehicle Storage Sections, and any other applicable section or Departmental regulations. Compliance is required during annual inspections by the jurisdictional fire station.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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

CYNTHIA A. HARDING, M.P.H.
Acting 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
Land Use Program
Environmental Health Specialist IV
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
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Fourth District

Michael D. Antonovich
Fifth District

January 31, 2013

TO: Travis Seawards
Zoning Permits West Section
Department of Regional Planning

FROM: Thao Komura, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2010-00315 / CUP 201000037
440 E. REDONDO BEACH BLVD., RANCHO DOMINGUEZ

- 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 renewal of a CUP to authorize attachment of Lot 36 which allows the storage of dismantled vehicles.

We recommend approval of this CUP with the following conditions:

1. The project shall remain connected to public water and sewer.
2. Employee restroom facilities shall be provided in accordance with sections 11.22.280 and 11.38.570 of the Los Angeles County Code, Title 11.
3. The project shall comply with the Los Angeles County Noise Control Ordinance as found in Chapter 12.08 of the Los Angeles County Code, Title 11.

If you should have any questions regarding the above conditions, please contact me at (626) 430-5581.



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.

1. This business will not affect the welfare of person surrounding it because it is clean well maintain and waste is handle according to law.

2. We have been in that location for 40 yrs never have had a problem with other businesses our neighbors never jeopardized or endangers anyone.

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 site does have accommodation for parking and have separate gate for loading and shipping. A wall and fence do surround the lot. Our work area has gate separate from customer.

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.

The street does have sufficient width size necessary to handle the quantity of traffic our business generates. It is safe for public and private customers.



Los Angeles County
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



RE: **CONDITIONAL USE PERMIT CASE NO. 93065 - (2)**
ADD DISMANTLING, WRECKING AND SALVAGE YARD

Mailing Date: December 3, 1993

TO: Mr. Thomas Mashhood
c/o Mr. Clarence Thomas
18230 Imperial Highway
Yorba Linda, California 92686

**CERTIFIED-RECEIPT
REQUEST**

PLEASE NOTE: This document contains the hearing officer's findings, order and conditions relating to **APPROVAL** of the above referenced case.

CAREFULLY REVIEW EACH CONDITION.

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the hearing officer's decision to the Regional Planning Commission at the office of the Commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the Commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The hearing officer's decision may also be called up for review by the Regional Planning Commission during the appeal period. This grant will not become effective until and unless this period has passed without an appeal or call for review.

For further information on appeal procedures compliance with conditions or any other matter pertaining to this grant, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

FACTUAL SUMMARY:

The subject property is a 1.14 acre parcel of land located at 458 East Redondo Beach Boulevard in the unincorporated area of Gardena and within the Victoria Zoned District. The property currently improved with auto wrecking, dismantling and salvage yard and an abandoned vacated mobile home park.

The applicant's request is to continue and expand the auto wrecking, dismantling and salvage yard into the area which had been the mobile home park.

The subject property is zoned M-2 (Heavy Manufacturing). A conditional use permit is required for an auto wrecking yard in this zone.

Approximately 15 trailers and mobile homes are in the process of vacating the property. The expansion of the existing wrecking yard will begin after all trailers and mobile home are removed. This grant shall not be effective until a mobile home relocation impact report has been filed and approved by the County and implemented as prescribed by Los Angeles County Code Section 8.57.300.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental or service factor and, as a result, will not have a significant effect on the physical environment.

A public hearing was held on November 2 and November 16, 1993, at which the applicant and the owner testified in favor of the request.

An adjacent property owner testified with regard to the lack of landscaping that is currently lacking on the wrecking yard property. He also had concerns regarding the vehicle carcasses that are being stored above the wrecking yards fence which is visible to all persons walking or driving by the property. Lastly, he suggested that the wrought iron fencing on the 2 access gates be covered with a metal covering to prevent the unsightliness of the yard.

The applicant noted he was not happy with the current appearance of the yard but that he had expected the permit to be completed prior to this date and therefore had purchased additional salvaged vehicles and had no place to put them except to go up while he wait for the current approval. At that time the vehicles will be placed into the vacated mobile home park area. Mr. Thomas also stated that he intends to landscape the 2 planter areas in front of the 8 foot block wall but has not done so to date. He added that he will provide a metal covering over the eastern wrought iron gate but does not wait to cover the gate in front of the office as that is the ate the customer use for access and for parking in the visitors parking spaces. If that gate is covered his customers will not know that he is open.

The applicant stated that he cannot close escrow and expand into the vacated area that was the mobile home park until the permit is approved. The old mobile home park area will be fenced and gated to be similar to his existing yard. He added that he intends to sandblast or paint over the existing signage currently on the fence.

The Hearing Officer continued the hearing to November 16, 1993 to allow the applicant an opportunity to provide a landscaping and irrigation plan for the planters along Redondo Beach Boulevard and time to eradicate the wall sign and cover the eastern gate.

At the November 16, 1993 hearing staff noted that the landscaping and irrigation plan had been submitted and reviewed. The applicant stated that the fence had been painted removing the signage and that the eastern wrought iron gate had been covered. The hearing officer stated that the applicant would have to submit sign plans for the pole sign and the wall sign on the office building for approval of staff as part of the approved conditions. This was acceptable to the applicant.

FINDINGS:

- A. The requested use is consistent with the adopted general plan.

The subject property lies within an area designated "Industrial" on the Countywide General Plan. The auto salvage yard is of a scale and intensity of use which is compatible with adjacent developed properties.

- B. With the attached restrictions and conditions, the requested use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area and 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.

The subject property is bounded by industrial uses to the north, south and west. To the east is the vacated mobile home park and a beauty salon.

As in the past, the conditions of grant will limit the operations at the salvage yard so it is compatible with the surrounding uses.

- C. The site is adequate in size and shape to accommodate the development features prescribed in the Zoning Ordinance and otherwise required to integrate the use requested with the uses in the surrounding area.

The salvage yard has an area for customer parking next to the office which will be expanded when the yard expands into the vacated mobile home park area to the east. Little if any traffic is generated in the neighborhood. The entire yard is fenced and will be landscaped.

- D. The site has adequate traffic access and is adequately served by other public and private facilities which it requires.

Access to the yard will remain along Redondo Beach Boulevard a County master planned highway. The conditions of grant will provide the required controls. All needed utilities are existing.

And, therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit Case as set forth in Section 22.56.090 of Title 22 of the Los Angeles County Code, the Zoning Ordinance.

HEARING OFFICER'S ACTION:

1. I approve the negative declaration for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 93065 - (2) is GRANTED with the attached conditions.

BY: Raymond P. Ristic DATE: December 1, 1993
RAYMOND RISTIC, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

DCC:NH:mh

Enclosure: Affidavit

cc: Each Commissioner; Zoning Enforcement; Building and Safety;
Subdivision Road Unit

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. 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 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. This grant will terminate December 1, 2017.

Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
5. 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. The permittee shall deposit with the County of Los Angeles the sum of \$700.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 7 biennial inspections.

If any future 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

6. 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 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 health of safety or so as to be a nuisance.
7. This grant allows for the expansion of an existing auto wrecking/salvage yard subject to the following restrictions as to use:
 - a. Comply with the county and state ordinances and laws for auto wrecking dismantling and salvage yards;
 - b. Comply with the provisions of the mobile home/trailer relocation laws of the State of California;
 - c. No vehicles or carcasses are permitted above the height of the 8 foot perimeter fence;
 - d. Provide an isolated location with 55 gallon drums for petroleum products, fuels, oils, solvent and antifreezes for recycling;
 - e. Provide 6 paved tire bumpered and striped parking spaces and comply with the provisions of the Los Angeles County Parking Ordinance;
 - f. Hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Saturday;
 - g. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.

In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage no later than 72 hours after occurring. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

- h. No expansion is permitted into the vacated mobile home portion of the property until all mobile homes and travel trailers have been removed from the property;
 - i. The permittee will provide mobile home relocation impact report closure/conversion guidelines and relocation benefits;
 - j. The permittee will provide solid gates on the east side facing Redondo Beach Boulevard to obscure the unsightly dismantled vehicles;
 - k. The permittee shall provide three copies of current and proposed signage to the satisfaction of the Director of Planning within 90 days of this grant;
 - l. The permittee to sandblast the existing signage off the block wall facing Redondo Beach Boulevard. If the block wall is repainted or stuccoed the entire wall will be done all the same color;
 - m. All landscaping and irrigation will be installed within 90 days of approval of this grant; and
 - n. This grant shall not be effective until a mobile home relocation impact report has been filed approved by the County and implemented as prescribed by Los Angeles County Code 8.57.300.
8. Three copies of revised plans, similar to Exhibit "A" as presented at the public hearing and showing expansion of wrecking, salvage and dismantling yard into mobile home park area shall be submitted for approval to the Director of Planning. The property shall be developed and maintained in substantial conformance with the approved plan. All revised plot plans must be accompanied by the written authorization of the property owner.

9. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
10. Provide three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
11. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. The permittee shall secure any necessary permits from the South Coast Air Quality Management District and shall fully comply with the terms of said permits.
14. Dedicate to the County of Los Angeles the right to restrict vehicular access to Redondo Beach Boulevard.
15. The permittee shall install street lights improvements along the frontage of the subject property on Redondo Beach Boulevard to the satisfaction of the Los Angeles County Department of Public Works.
16. Complete or guarantee completion of all requirements of Conditions 14 and 15 to the satisfaction of the Department of Public Works before obtaining building permits.
17. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

8.57.300 Mobilehome park impact reports. A. Statement of Purpose. The purpose of this section is to require persons to convert, close or cease the use of a mobilehome park to address the impact on the residents to be displaced, and, where required, to take steps to mitigate the adverse impacts on the residents.

B. Definitions. For purposes of this section, the following definitions shall apply:

1. "Advisory agency" refers to the regional planning commission, or the hearing officer described in Section 21.08.075 of this code.

2. "Change of use" means a use of the park for a purpose other than the rental, or the holding out for rent, of two or more mobilehome sites to accommodate mobilehomes used for human habitation, and does not mean the adoption, amendment or repeal of a park rule or regulation. A change of use may affect an entire park or any portion thereof. A change of use includes, but is not limited to, a change of the park or any portion thereof to a condominium, stock cooperative, planned unit development or any form of ownership wherein spaces within the park are to be sold.

3. "Management" refers to the owner of a mobilehome park or an agent or representative authorized to act on the owner's behalf in connection with matters relating to a tenancy in the park, including any person who proposes to convert, close or cease the use of a park or the successor in interest of such person.

4. "Mobilehome" includes a manufactured home, as defined in Section 18007 of the Health and Safety Code, and a mobilehome, as defined in Section 18008 of the Health and Safety Code. "Mobilehome" includes a recreational vehicle, as defined in Section 799.24 of the Civil Code and Section 18010 of the Health and Safety Code, if located in a mobilehome park. "Mobilehome" does not include a commercial coach as defined in Section 18001.8 of the Health and Safety Code.

5. "Mobilehome park" means an area of land where two or more mobilehome sites are rented, or held out for rent, to accommodate mobilehomes used for human habitation.

6. "Resident" means a homeowner or other person who lawfully occupies a mobilehome.

C. General Requirements.

1. Prior to the conversion of a mobilehome park to another use or closure of a mobilehome park or cessation of use of the land as a mobilehome park, management shall file with the planning director a report on the impact of the conversion, closure or cessation of use (hereinafter "closure") upon the residents of the mobilehome park who will be displaced.

EXCEPTION: This section shall not apply to a conversion of a mobilehome park pursuant to the Subdivision Map Act (Division 2 [commencing with Section 66410] of Title 7 of the Government Code).

2. No person shall cause or permit the closure of a mobilehome park until the impact report has been approved by the advisory agency, or the board of supervisors upon request for hearing, and the mitigation measures specified have been completed. Approval by the advisory agency shall be effective ten days after such approval is granted.

D. Procedures.

1. Time for Filing Impact Report.

a. If the proposed closure of the park results from a change of use of the park requiring a discretionary local governmental permit or approval for which a hearing is required by law, including but not limited to a change of zone, conditional use, variance or coastal development permit, then the impact report shall not be filed until such discretionary approval has been obtained. The impact report shall be filed with the planning director and served on each resident of the mobilehome park concurrently with service of the six months' notice described in Section 798.56 (f)(2) of the Civil Code.

b. If the change of use of the park does not require any of the discretionary approvals described in paragraph (a) above, then the impact report shall be filed with the planning director and served on each resident of the mobilehome park concurrently with service of the twelve months' notice described in Section 798.56 (f)(2) of the Civil Code.

EXCEPTION: If either the six months' notice or the twelve months' notice has been served on the residents of the mobilehome park prior to the effective date of this section, then, within ninety days of the effective date of this section, the impact report shall be served on all current residents and on all residents who have left the mobilehome park since those notices were given, and filed with the planning director.

c. Proof of service of the impact report on the residents of the mobilehome park must be provided to the planning director at the time of filing the impact report.

2. **Impact Report Contents.** The impact report shall address the availability of adequate replacement housing in other mobilehome parks and relocation costs for each resident of the mobilehome park. It shall specify the steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.

In addition, the impact report shall contain such information and mitigation measures as the advisory agency shall deem necessary, as set forth in rules which may be promulgated by the board of supervisors pursuant to this section.

3. **Hearing and Notice.** Upon the receipt of an impact report, the planning director shall examine the same and advise management whether it is complete, within 30 days after receipt thereof. When a complete impact report has been filed, it shall be accepted by the planning director and the planning director shall then within 45 days, set a time, date and place for a hearing. At least 15 days prior to the hearing, the planning director shall mail notice to management and the residents of the date, time and place of the hearing. The notice of hearing shall contain a general explanation of the matters to be considered by the advisory agency. The planning director may give such additional notice as he or she deems necessary or desirable.

4. **Findings and Decision.** After conclusion of the hearing, the advisory agency shall render its decision. The advisory agency shall approve, conditionally approve or disapprove the impact report. The advisory agency shall approve the impact report if it finds that the impact report contains the information required pursuant to this section. In approving the impact report, the advisory agency may impose such conditions as it finds necessary to mitigate the adverse impacts on the residents; however, any steps required to be taken by management

pursuant to this section shall not exceed the reasonable costs of relocation. Notice of the advisory agency action shall be mailed to management, to all residents and to all persons who have filed written request therefor.

5. Request for Board Hearing. Management, or any resident of the park shall, upon request, have the right to a hearing before the board of supervisors on the sufficiency of the impact report. The request shall be filed with the planning director on forms provided for that purpose within 10 days after the action of the advisory agency. Such requests shall not be considered as having been filed unless and until the form has been properly completed and all information required by it has been submitted. When an appeal is filed, it shall be accompanied by a fee in an amount determined according to Section 22.60.230. The completed request form and file shall then immediately be transmitted to the executive officer for hearing before the board of supervisors.

The executive officer shall then, within 45 days, set a time and date for a hearing, and shall mail written notice of such hearing to the management, all residents, the person requesting the hearing, the advisory agency and all persons who have filed written request therefor, at least 15 days prior to the hearing.

For all requests for hearing, the board of supervisors may sustain, modify, reject or overrule any recommendations or rulings of the advisory agency and may make such findings as are not inconsistent with the provisions of this section.

6. Extensions. Any of the time limits specified in this section may be extended by mutual consent of management and the advisory agency, or the board of supervisors, on requests for hearing.

E. Expiration and Extension of Impact Report. The approval of an impact report shall become null and void after 36 months from the date of the mailing of the final approval of the impact report. Thereafter, management shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the advisory agency on or before the date of expiration, the impact report may be extended by the advisory agency up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of this section.

F. Revocation and Amendment. Any time prior to the closure of the mobilehome park, the advisory agency may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of an impact report. Good cause may include, but is not limited to, change of circumstances which render the conditions or requirements of the impact report no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the impact report, or noncompliance with the conditions of the impact report. Prior to revoking or amending an impact report, the advisory agency shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of this section. Upon revocation, management shall not convert, close or cease the use of the park until such time as a new impact report is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of this section.

G. Evictions Pending Compliance with Impact Report. Termination of a tenancy of any resident pursuant to Civil Code Section 798.56 or any other provision of law shall not relieve management of its obligation to comply with the conditions or requirements of the impact report applicable to that resident. However, if the termination of tenancy is based on subdivisions (a), (b), (c), (d) or (e) of Section 798.56 of the Civil Code, the advisory agency, upon request by management, may grant to management extensions of time within which to comply with the conditions of the impact report.

H. Additional Authority of the Advisory Agency. If, notwithstanding the fact that management has not served a six months' or twelve months' notice on the residents, the advisory agency finds that management is attempting to close or convert a park, then the advisory agency shall require the filing of an impact report.

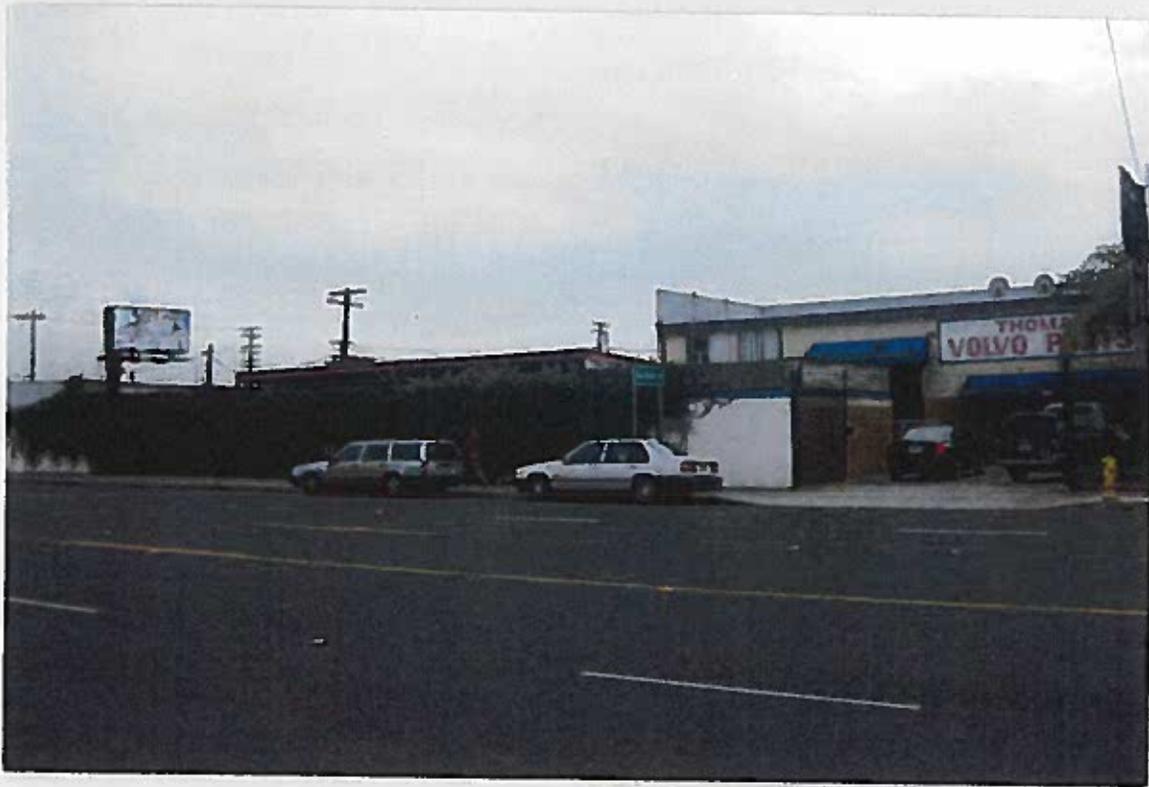
I. Exceptions. If the U.S. Bankruptcy Court issues an order requiring closure of the mobilehome park, as part of a valid bankruptcy proceeding, then the provisions of this section shall not be applicable.

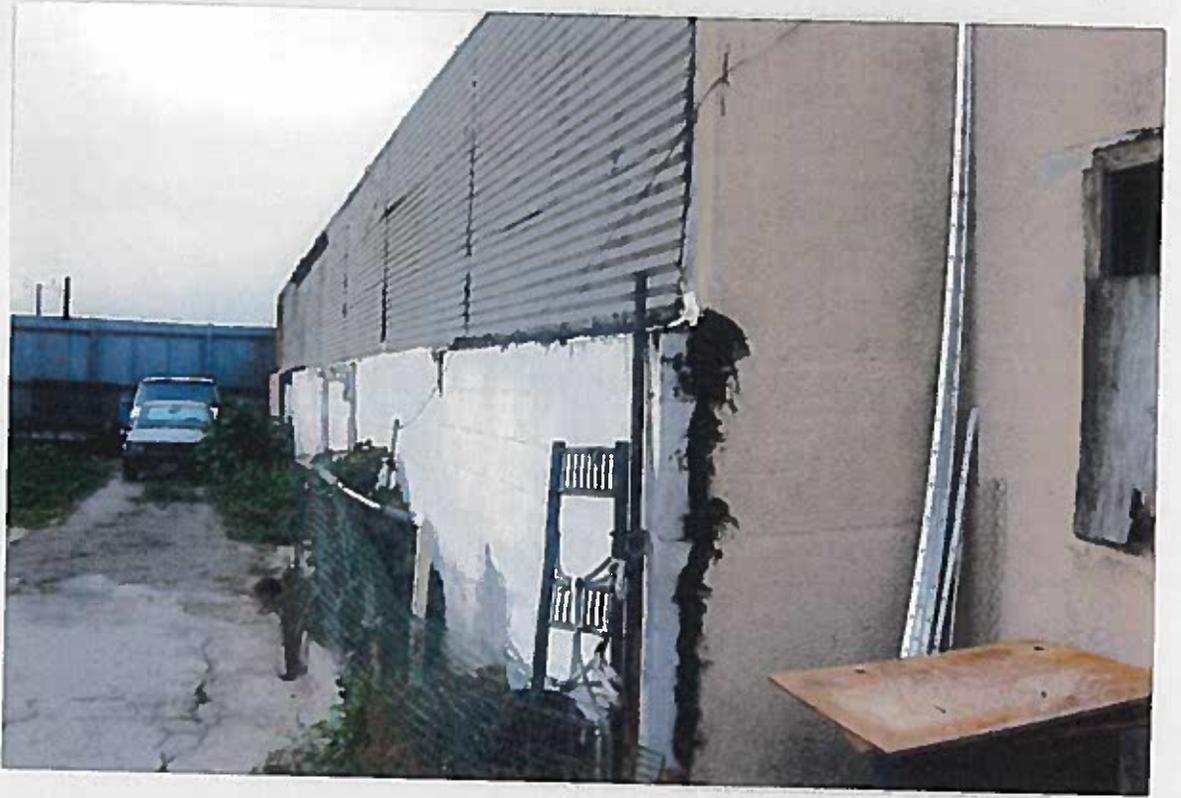
J. Remedies.

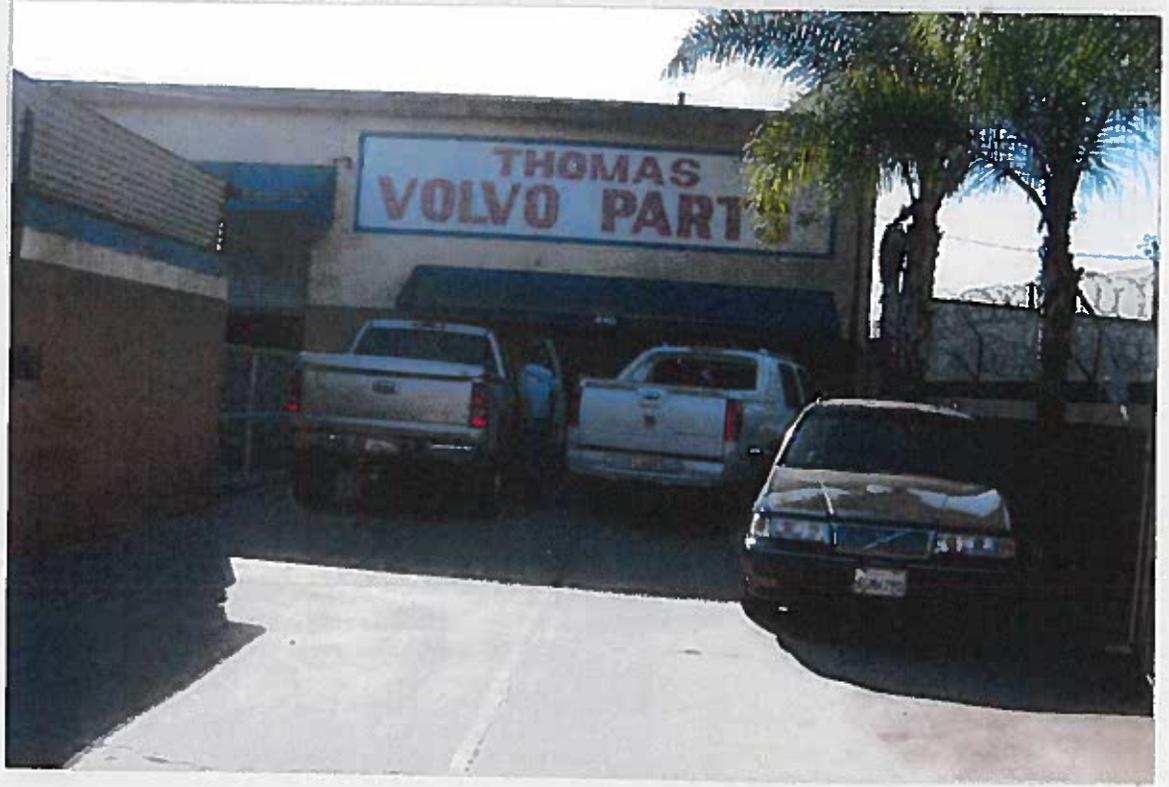
1. The failure of management to comply with this section or with any condition of the impact report shall be defense in any action to terminate tenancy under subdivision (f) of Section 798.56 of the Civil Code.

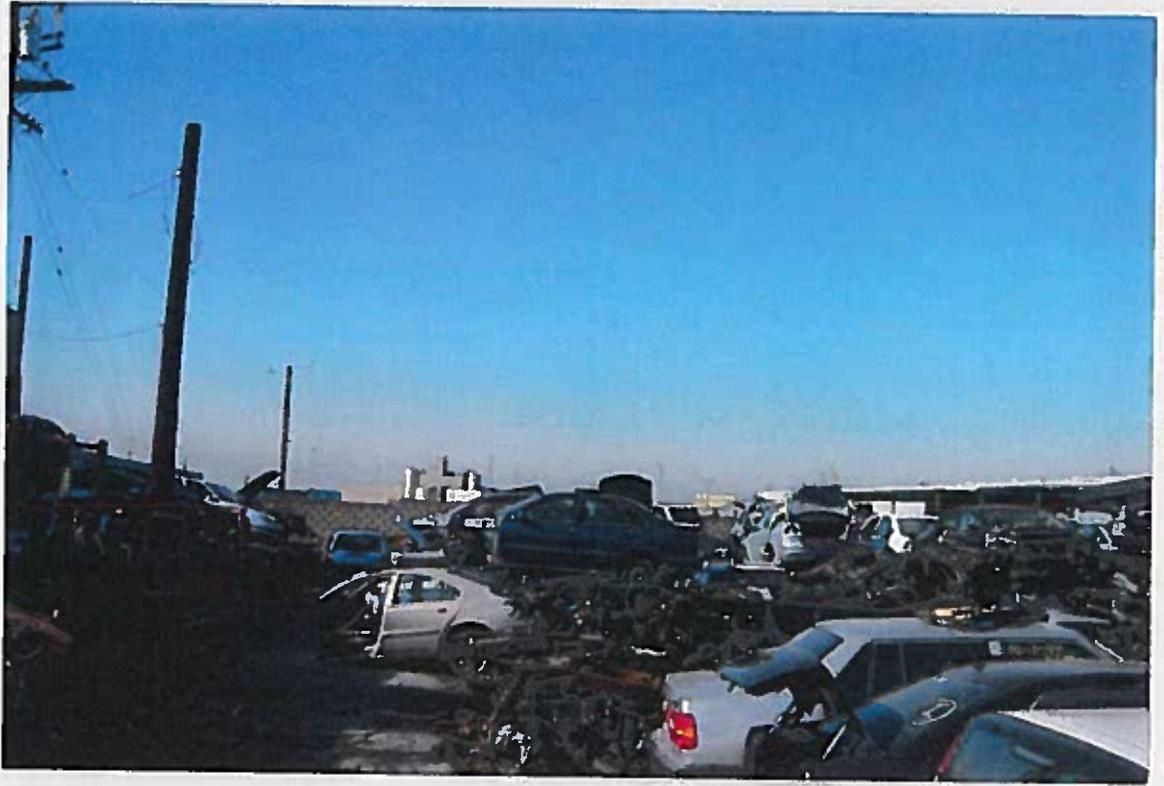
2. Violation of this section shall constitute a misdemeanor. In addition, the violation of any valid condition of an impact report imposed by the advisory agency pursuant to this section shall constitute a misdemeanor.

K. Effective Date. The provisions of this section shall apply to any judgment. Accordingly, any affirmative defenses to an unlawful detainer proceeding created or modified by this section shall apply to any such proceeding not reduced to final judgment as of the effective date of this section. (Ord. 89-0137 § 1, 1989.)

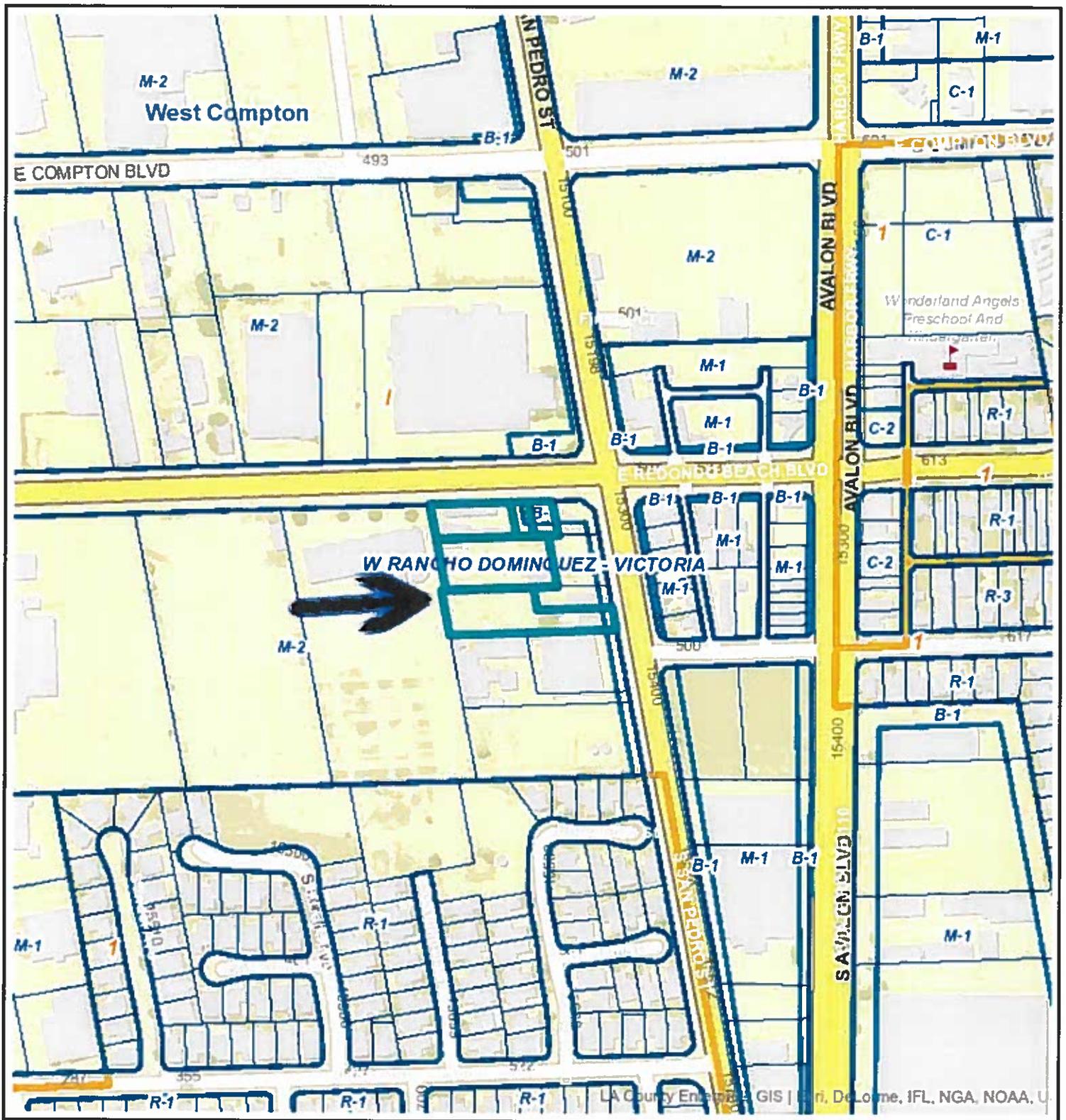












R2010-00315-(2):440 E. Redondo Bch. Blvd.

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