



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 15, 2012

Joe Curry  
3709 Linden Ave.  
Long Beach, CA 90807

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NO. R2010-01102  
CONDITIONAL USE PERMIT NO. 201000119  
14116 – 14124 S. Avalon Blvd., Compton, CA 90059**

Dear Applicant:

The Regional Planning Commission, by its action of February 15, 2012, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant and/or other interested persons may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on February 29, 2012.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit will be transferred to Zoning Enforcement for further action.

For additional information on appeal procedures or any other matter pertaining to these approvals, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462 or e-mail at [TSeawards@planning.lacounty.gov](mailto:TSeawards@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings and Conditions, Affidavits (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement; Owner

MKK:TSS

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2010-01102-(2)  
CONDITIONAL USE PERMIT NUMBER 201000119  
NONCONFORMING REVIEW NUMBER 201000012**

**REQUEST:**

The project is located on two parcels, zoned M-1(Light Manufacturing) and C-3 (Unlimited Commercial). The project involves a request for a non-conforming use, building, and structure review (NCR) to allow the continued operation of an automobile dismantling yard on the M-1 Zone, and a request for a conditional use permit (CUP) to allow the continued use of an automobile impounding yard on the C-3 Zone in the unincorporated community of West Rancho Dominguez-Victoria in the Willowbrook - Enterprise Zoned District.

**HEARING DATE:** February 15, 2012

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

A duly noticed public hearing was held on February 15, 2012, before the Regional Planning Commission. Commissioners Modugno, Valadez, Pedersen, and Louis were present. Two people testified: the applicant, Mr. Joe curry, and one resident from the community, Randy Hughes.

The applicant did not have any additional information to add to the presentation. Commissioner Pedersen inquired about the business' operating hours. The applicant said that the primary business hours are Monday through Saturday, from 8 a.m. to 5 p.m. and only occasionally up to 6 p.m.

Commission Modugno inquired about the church across Rosecrans Boulevard and staff reported that here had been no complaints from the community regarding the project.

Mr. Randy Hughes testified that he is a community member and that he would like their community group to have more access to sites in the community so they can understand what goes on there because they are concerned about potential health effects to their neighborhood. No follow up questions were asked.

There being no further testimony, the Regional Planning Commission voted to close the public hearing and approve the conditional use permit. Commissioners Modugno, Valadez, Pedersen, and Louie voted in favor of the request. Commissioner Helsley was absent.

Findings

1. The project site is located at 14116 - 14124 South Avalon Boulevard in the unincorporated community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District in Los Angeles County.
2. The project involves a request for a non-conforming use, building, and structure review (NCR) to allow the continued operation of an automobile dismantling yard on the parcel zoned M-1 (Light Manufacturing), and a request for a conditional use permit to allow the continued use of an automobile impounding yard on the parcel zoned C-3 (Unlimited Commercial) Zone in the unincorporated community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District.
3. Current zoning regulation does not allow automobile dismantling yards in the M-1 Zone. The existing use was originally established before Ordinance Number 2000-0067z changed the zone from M-2 to M-1, making the existing dismantling yard a legal nonconforming use. The continuation of a legally established use is allowed under NCR provisions in Part 10 of Chapter 22.56 of the Los Angeles County Code.
4. Automobile impounding is allowed with a conditional use permit in the C-3 Zone.
5. Pursuant to Section 22.28.210 of the Los Angeles County Planning and Zoning Code Title 22, a CUP is required to permit the continued use of an automobile impound yard in the C-3 Zone.
6. The project site is a business that operates on two adjoining parcels with two separate zoning designations. One parcel is zoned C-3 (Unlimited Commercial) and contains an automobile impounding yard. The second parcel is zoned M-1 (Light Manufacturing) and contains an automobile dismantling yard. Surrounding land uses consist of light industrial uses and single-family residences to the north, a gas station, neighborhood market, outside storage, and industrial uses to the south, light industrial uses to the east, and a gas station, plant nursery, outside storage and light industrial uses to the west.
7. The site plan depicts an automobile dismantling and automobile impounding yard that operates on two parcels that front Avalon Boulevard and Rosecrans Avenue. The combined area for both parcels is approximately 60,581 square feet (approximately 1.4 acres). The automobile dismantling yard is on a parcel zoned M-1 Zone. The sole entrance to this parcel is on Avalon Boulevard and access is granted to the site through a 30-foot wide driveway. The driveway enters onto a paved employee parking area with 14 parking spaces. There is a 1,658 square-foot, one-story office area next to two open automobile bayports that measure 692 square feet and 754 square feet open. Across from the bayports and office area, along the northern boundary of the parcel, is a 1,522 square-foot storage metal building. All automobile dismantling is conducted on this parcel. The automobile impounding yard

is located on the second parcel zoned C-3 that fronts both Avalon Boulevard and Rosecrans Avenue. Access is granted to this parcel from Rosecrans Avenue through a 29-foot-wide entrance driveway. There is one 2,115 square-foot mobile office trailer behind five employee parking spaces near the entrance off of Avalon Boulevard. Another 29-foot-wide exit driveway is located on Avalon Boulevard. There is a 10-foot-high block wall that surrounds the property except for the driveway entrances and exits. Landscaping is located behind the block wall on the southern and eastern parcel boundaries between the driveways.

8. Zone Exception Case No. 9245-(2) authorized an automobile impound station with appurtenant facilities in the C-4 Zone. The property was rezoned to C-3 by Ordinance Number 10826 that changed all C-4 Zones in the County to C-3 on October 28, 1969.
9. Conditional Use Permit No. 85-088 authorized the combination and improvement of the existing automobile dismantling yard and automobile impound yard with separate storage areas and appurtenant facilities on what then was zoned B-1, M-2, and C-3 Zones. An automobile impound yard and dismantling yard were allowed in the M-2 and C-3 zone with a conditional use permit. The permit expired in 2006.
10. On November 14, 2000, Ordinance Number 2000-0067z and the passage of the West Rancho Dominguez – Victoria Community Standards District changed the parcel with automobile dismantling parcel from M-2 to M-1, making the existing automobile dismantling use legal nonconforming as it is not an allowed use in the M-1 Zone.
11. This is the first nonconforming review for the site. Section 22.56.1540.B.1.e of the zoning code states that the termination date for a nonconforming use in conforming structures is five (5) years from the effective date of the nonconforming status. As the zone on the project site as changed in 2000, the termination date for the automobile dismantling parcel was 2005.
12. Access is granted to the site from a 29-foot driveway on Rosecrans Avenue and a 30-foot driveway on Avalon Boulevard. Another 29-foot driveway is located on Avalon Boulevard and is for exiting only.
13. The project is located on two parcels, zoned M-1 and C-3. Surrounding properties are zoned M-1, B-1 (buffer Strip), and R-1 (Single-Family Residence) Zone to the north, C-3 and M-1 to the south, M-1 and B-1 to the east, and C-3, M-1 and B-1 to the west.
14. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project is a request to allow the continued use of an automobile dismantling and impound yard on an M-1 and C-3 Zone at an existing

site with no new construction or expansion of existing uses or operations on the subject property, and therefore qualifies for a Class 1, Existing Facilities Categorical Exemption.

15. The existing uses of an automobile dismantling and impound yard meet the intent of the land use designation on the subject parcels. The subject parcels are designated Major Industrial (I) under the Countywide General Plan land use policy map. Areas designated as Major Industrial are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assume that sufficient land is allocated for a wide range of industry and industry-related activities, and to provide jobs for the resident labor force.
16. The project supports specific policies in the General Plan to "Promote planned industrial development in order to avoid land use conflicts with neighboring activities" The automobile dismantling yard and automobile impound yard are located in a neighborhood with additional heavy and light industrial uses, including other parcels with outside storage, is not adjacent to residential or other sensitive uses, and thus does not create any land use conflicts.
17. The subject property is located within the West Rancho Dominguez-Victoria Community Standards District (CSD). The project meets all of the zone specific development standards for the C-3 and M-1 zones in the CSD including setback and height.
18. The subject property meets all of the zoning requirements for the M-1 and C-3 zones.
19. The project is subject to the requirements of Part 4 of Chapter 22.52: Automobile Dismantling Yards, and Part 9 of Chapter 22.52: Scrap Metal Processing Yards. The project meets the zoning requirements for automobile dismantling yards and scrap metal processing yards including fences and walls, paving, landscaping, and outdoor storage limitations.
20. The project is compliant with current parking standards. Conditional Use Permit Number 85088-(2), approved on March 14, 1986, required that a minimum of 15 parking spaces be provided for the automobile dismantling and automobile impound yard. Under current parking requirements for commercial and industrial uses, 11 parking spaces are required, and there are 16 parking spaces on site.
21. The project meets the requirements for wall signs and freestanding signs in the M-1 and C-3 Zone. The subject property has three signs: an 84.6-square-foot wall sign, a 60-square-foot freestanding sign located on the Avalon Boulevard street frontage, and a 16-square-foot sign along the Rosecrans Avenue street frontage. These

comply with the sign standards in Sections 22.52.870 and 22.52.890 of the County Code for wall signs and freestanding signs in the M-1 and C-3 Zone.

22. The automobile dismantling yard and automobile impound yard are located in a neighborhood with additional heavy and light industrial uses, including other parcels with outside storage, is not adjacent to residential or other sensitive uses, and thus does not create any land use conflicts.
23. The existing automobile dismantling yard and automobile impound yard has been operating at this site since the 1960's and does not adversely affect the surrounding community. The business is located in a neighborhood with other light and heavy industrial uses, including other parcels with outside storage, and is compatible with the existing character of the area. The neighborhood is heavily industrialized, and the project is located on two well-travelled roads, Avalon Boulevard and Rosecrans Avenue and is adequately served by existing public facilities. Adjacent uses are adequately buffered by the project site's 10-foot high block wall, and none of the business' operations are visible from the street. Finally, the existing business has been operating without a history of violations or public complaints throughout its years of service.
24. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, because the project is consistent with the predominantly industrial character of the surrounding area, and is adequately buffered and screened from public view by the 10-foot high block wall that surrounds the property.
25. The subject parcel is compliant with all zoning standards and is adequately served by roads and existing public facilities.
26. Regional Planning Staff has not received any opposition to the project. One public comment has been received on the proposed project by a business owner in the neighborhood who supports the continued operation of the automobile impound and dismantling yard on the site.
27. There are no current zoning violations on the property.
28. The County Departments of Public Works, Public Health, and the County Fire Department were consulted on the project and have recommended approval of the project subject to their attached conditions.
29. 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.

30. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
31. 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, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits III Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING CONCLUDES:**

Regarding Conditional Use Permit:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

Regarding Nonconforming Review:

- A. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- 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;

- C. That 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;
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property;
- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

**AND, THEREFORE**, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 and Section 22.56.1550c of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission determines that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project meets the criteria for Class 1 - Existing Facilities, Categorical Exemption set forth in Section 15301 of the State CEQA Guidelines and the County Environmental Document Reporting Procedures and Guidelines, Appendix G as the project does not include any new construction, expansion, or intensification of the existing use on the subject property.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000119 and Nonconforming Review 201000012, associated with Project R2010-01102-(2) is **APPROVED**, subject to the attached conditions.

**VOTE**

Concurring: Louie, Modugno, Pedersen, and Valadez

Dissenting: None

Abstaining: None

Absent: Helsley

Action Date: February 15, 2012

c: Each Commissioner, Zoning Enforcement, Building and Safety

MKK:TSS  
8/17/11

**CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. R2010-01102-(2)  
CONDITIONAL USE PERMIT NO. 201000119  
NONCONFORMING REVIEW NO. 201000012**

**PROJECT DESCRIPTION**

The project is a request for a non-conforming use, building, and structure review (NCR) to allow the continued operation of an automobile dismantling yard on an M-1 (Light Manufacturing) Zone, and a request for a conditional use permit to allow the continued use of an automobile impounding yard on a C-3 (Unlimited Commercial) Zone, located at 14116 – 14124 South Avalon Boulevard, in the unincorporated community of West Rancho Dominguez-Victoria, in the West Rancho Dominguez-Victoria Community Standards District (CSD), and 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 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 fully 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 fully 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 February 15, 2032.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for fifteen (15) total inspections. **One biennial inspection (one every other year) for 20 years.** 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.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. 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.

16. 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.

#### PROJECT SITE SPECIFIC CONDITIONS

17. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter, trash, and other debris for all areas on the premises including front yards, front sidewalks and parkways, and rear alleys.
18. The permittee shall maintain a minimum of 15 parking spaces on the site to be kept available for employee and visitor parking. These spaces shall not be used for storage or for the parking of impounded vehicles or any other vehicles used directly in conducting the business on site.
19. Auto dismantling and attendant storage shall be restricted to the area designated for that purpose on the approved site plan.

20. No tow trucks, wrecked, inoperable or dismantles vehicles, salvage or junk shall be placed or allowed to remain outside of the yard areas or stored at a height greater than that of the surrounding wall.
21. All yard gates shall be kept closed when not in use.
22. All walls and fencing that surround the subject properties shall be maintained in good order and in full compliance with the requirements of Section 22.52.370 of the Los Angeles County Code.
23. All landscaping areas shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
24. Any lighting within the parking lot area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
25. The entire parking lot area shall be paved with asphalt or concrete surfacing, which shall be maintained in good condition.
26. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Fire Department, Fire Prevention Division, letter dated January 25, 2011 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.
27. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Health, letter dated December 8, 2010 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.
28. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Works, letter dated December 20, 2011 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department, except as otherwise required by said Department.

Attachments:

County Fire Department's Letter, dated January 25, 2011.

County Department of Public Health Letter, dated December 8, 2010

County Department of Public Works Letter, dated December 20, 2011



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040-3027

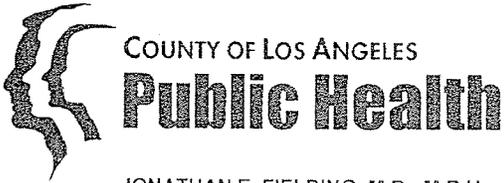
**DATE:** January 25, 2011  
**TO:** Department of Regional Planning  
Permits and Variances  
**PROJECT #:** CUP R2010-01102  
**LOCATION:** 14116 S. Avalon Blvd, Compton

- 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 pounds per square inch residual pressure.
- Verify \_\_ public 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** The Fire Department recommends clearance of this project as presently submitted.
- Water:** Per the fire flow test performed by Golden State Water Company dated 01-14-11, the existing fire hydrant and water system are adequate.
- Access:** Access is adequate.
- Special Requirements:** \_\_\_\_\_

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: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

Public Health

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

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 960-2740



BOARD OF SUPERVISORS

Gloria Molina  
First District

Mark Ridley-Thomas  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

December 8, 2010

TO: Phillip Estes, AICP  
Principal Regional Planner  
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS   
Environmental Health Division  
Department of Public Health

SUBJECT: PROJECT NO. R2010-01102  
CUP 2010-00119  
LOCATION: 14116 S. AVALON BLVD., COMPTON

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

This is in response to your Project Consultation for the above-referenced project that was forwarded to the Department of Public Health – Environmental Health Division for review and comment. The project is to renew CUP 85-088, an auto impound yard in the C-3 zone, and to authorize continuation of a non-conforming auto dismantling yard and storage in the M-1 zone, West Rancho Dominguez –Victoria CSD.

Based on review of the information provided, the Department recommends approval of the CUP with the condition that the project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Chapter 12.08 of the Los Angeles County Code, Title 12.

If you should have any questions, please feel free to contact me at (626) 430-5382.

KH:kh



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>

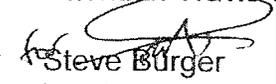
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 20, 2011

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Susan Tae  
Zoning Permits I Section  
Department of Regional Planning

Attention Travis Seawards

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000119  
PROJECT NO. R2010-01102  
14116 THROUGH 14124 SOUTH AVALON BOULEVARD  
ASSESSOR'S MAP BOOK NO. 6134, PAGE 18, PARCEL NOS. 37 AND 39  
UNINCORPORATED COUNTY AREA OF WILLOWBROOK**

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

This supersedes our October 12, 2011, memorandum. We waived our street lighting requirements and revised our road conditions. We reviewed CUP No. 201000119 in the unincorporated County area of Willowbrook. The project is to authorize the continuation of a nonconforming auto dismantling yard and storage in a M-1 Zone.

**Upon approval of the site plan, we recommend the following conditions:**

1. Road
  - 1.1 Close any unused driveway with standard curb, gutter, and sidewalk.
  - 1.2 Repair and replace any damaged improvements to the frontage of the property.

Susan Tae  
December 20, 2011  
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- 1.3 Reconstruct driveway approaches to the site on Avalon Boulevard to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities/catch basins obstructing the driveway.
- 1.4 Within 90 days of the CUP approval, submit street improvement plan to Public Works' Land Development Division, Plan Checking Section, for review and approval. A review fee will be required.

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

## 2. Environmental Programs

- 2.1 Submit plans for approval for any construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities to Public Works' Environmental Programs Division.

For questions regarding the environmental condition, please contact Corey Mayne at (626) 458-5173 or [cmayne@dpw.lacounty.gov](mailto:cmayne@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:ca

P:\dpubi\SUBMGT\CUP\Project R2010-01102 CUP 201000119 14116 &24 South Avalon BI auto dismantling yard storage final REVISED.docx