



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2010-01102-(2)
CONDITIONAL USE PERMIT NUMBER 201000119
NONCONFORMING REVIEW NUMBER 201000012

PUBLIC HEARING DATE February 15, 2012	AGENDA ITEM xx
RPC CONSENT DATE	CONTINUE TO

APPLICANT Joe Curry	OWNER Donald Parker	REPRESENTATIVE Joe Curry
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PROJECT DESCRIPTION
 The project is a request to authorize two existing uses at a project site with two different zoning designations. Each use requires a separate entitlement: a non-conforming use, building, and structure review (NCR) is required to allow the continued operation of an automobile dismantling yard on the portion of the property zoned M-1 (Light Manufacturing), and a conditional use permit (CUP) is required to allow the continued use of an automobile impounding yard on the portion zoned C-3 (Unlimited Commercial). The existing uses are located in the unincorporated community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District. The automobile impounding yard was first authorized by Zoning Exemption Case No. 9245-(2) on October 28, 1969. In 1992, CUP No.85088 approved the combination and continued operation of the existing automobile dismantling yard and impounding yard and expired on March 14, 2006. There are no proposed changes to the automobile dismantling and impound yard for this application.

REQUIRED ENTITLEMENTS
 The applicant is requesting an NCR to continue the operation of an existing automobile dismantling yard in an M-1 Zone. Current zoning regulation does not allow automobile dismantling yards in the M-1 Zone; however, the continuation of a legally established use may be considered under NCR provisions in Part 10 of Chapter 22.56 of the Los Angeles County Code. The applicant is also requesting a CUP to permit the continued use of an automobile impound yard in the C-3 Zone, pursuant to Section 22.28.210 of the Los Angeles County Planning and Zoning Code Title 22.

LOCATION/ADDRESS
 14116-14124 South Avalon Boulevard

SITE DESCRIPTION
 The site plan depicts an automobile dismantling and automobile impounding yard that operates on two parcels that front Avalon Blvd. and Rosecrans Avenue. The combined square footage for both parcels is approximately 1.4 acres. The automobile dismantling yard's entrance is on Avalon Blvd., and access is granted to the site through a 30-foot wide driveway. The driveway enters onto an employee parking area with 14 parking spaces. There is a 1,658 square-foot, one-story office area next to a 692 square-foot and 754 square-foot open automobile bayports. 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 a parcel 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.

ACCESS Access is granted to the site from Avalon Blvd. and Rosecrans Ave.	ZONED DISTRICT Willowbrook-Enterprise
ASSESSORS PARCEL NUMBER 6134018037 and 6134018039	COMMUNITY West Rancho Dominguez - Victoria
SIZE 1.4 Acres	COMMUNITY STANDARDS DISTRICT West Rancho Dominguez - Victoria

	EXISTING LAND USE	EXISTING ZONING
Project Site	Existing automobile dismantling and automobile impounding yard.	M-1 and C-3
North	Light industrial uses and single-family residences	M-1, B-1 (Buffer Strip) Zone, and R-1 (Single-Family Residential) Zone
East	Light industrial uses	M-1 and B-1
South	Gas station, neighborhood market, outside storage, and industrial uses	C-3 and M-1
West	Gas station, plant nursery, outside storage, and light industrial uses	C-3, M-1, and B-1

GENERAL PLAN/COMMUNITY PLAN General Plan	LAND USE DESIGNATION I - Major Industrial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT