

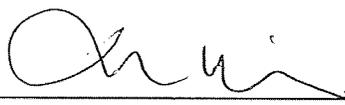
Regional Planning Commission Transmittal Checklist

Hearing Date
2/15/12

Agenda Item No.
7

Project Number: R2010-01102-(2)
Case(s): Conditional Use Permit Case No. 201000119
Non-Conforming Review Case No. 201000012
Planner: Travis Seawards

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence – County Dept. Approvals and old Project Conditions
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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
7

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Joe Curry

OWNER

Donald Parker

REPRESENTATIVE

Joe Curry

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

	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

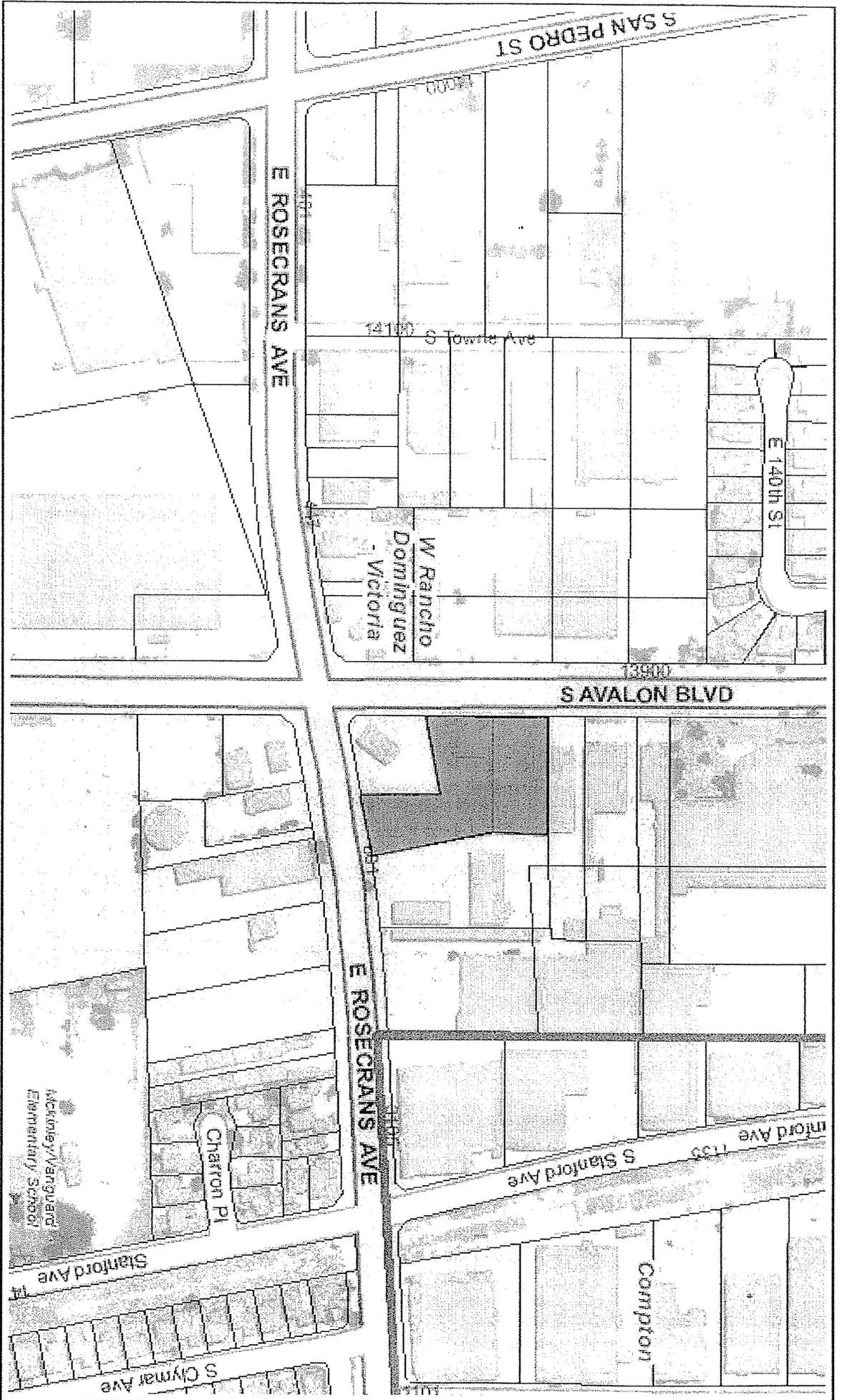
N/A

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities

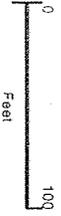
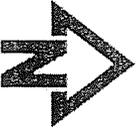
RPC LAST MEETING ACTION SUMMARY

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



Department of Regional Planning Property Location Map

Printed: Jan 30, 2012



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

PROJECT DESCRIPTION

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. The existing business has been in operation since the 1960s.

The project is a request for two permits to continue an existing business with two uses, automobile impounding and automobile dismantling, originally approved by Zoning Exception Case No. 9245-(2) and Conditional Use Permit No. 85-088. An automobile impound yard is an allowed use in a C-3 Zone with a conditional use permit, and the applicants are requesting a conditional use permit (CUP) to allow the continued use of an automobile impounding yard on the parcel with a C-3 Zone. An automobile dismantling yard is not a permitted use in the M-1 Zone. However, the automobile dismantling use on the site was originally established on an M-2 (Heavy Manufacturing) Zone, which permits automobile dismantling. In 2000, the zoning on the parcel was changed from M-2 to M-1 with the passage of the West Rancho Dominguez – Victoria Community Standards District (CSD), making the existing automobile dismantling yard use legal nonconforming in an M-1 Zone. Therefore, the applicants are also requesting a non-conforming use, building, and structure review (NCR) to allow the continued operation of an automobile dismantling yard on the parcel with the M-1 zoning.

Automobile dismantling is not allowed in the C-3 Zone. Therefore all automobile dismantling operations are confined to the M-1 Zone. Automobile impounding is an allowed use in the M-1 Zone with a conditional use permit and will be allowed on both parcels with this permit.

The existing uses are located in the unincorporated community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District and are subject to the West Rancho Dominguez-Victoria CSD. There are no proposed changes or expansions to the automobile dismantling and impound yard for this application.

ENTITLEMENT REQUEST

1. NCR to continue the operation of an existing automobile dismantling yard on the parcel zoned M-1. 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 in 2000, making the existing use nonconforming. 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.
2. CUP to permit the continued use of an automobile impound yard in the C-3 Zone and M-1 Zone, pursuant to Section 22.28.210 and 22.32.070 of the Los Angeles County Planning and Zoning Code Title 22.

LOCATION

The subject property is located at 14116-14124 South Avalon Boulevard, within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County.

EXISTING ZONING

Subject Property

The subject property is a business with an automobile impounding and dismantling yard that is located on two adjoining parcels, one zoned M-1 and one zoned C-3.

Surrounding Properties

Surrounding properties are zoned:

North: M-1, B-1 (Buffer Strip) Zone, and R-1 (Single-Family Residential) Zone

South: C-3 and M-1

East: M-1 and B-1

West: C-3, M-1, and B-1

EXISTING LAND USES

Subject Property

The subject property is developed as an existing automobile dismantling and automobile impounding yard. The automobile impounding yard was first authorized by Zone Exception Case No. 9245-(2) on October 28, 1969, for both parcels. In 1992, CUP No. 85-088 approved the continued operation and combination of the existing automobile dismantling yard and impounding yard for both parcels. In 1992, the parcel with the automobile dismantling yard was zoned M-2 (Heavy Manufacturing) and automobile dismantling was allowed with a CUP. On November 14, 2000, Ordinance No. 2000-0067z was adopted and changed the zoning on this parcel from M-2 to M-1, and the M-1 Zone does not allow automobile dismantling. However, because the automobile dismantling use was established pursuant to the requirements in effect at the time of its establishment, it was considered a legal nonconforming use and was allowed to remain for a certain period of time. The zoning on the parcel developed with the automobile impound yard remained C-3, allowing the continued operation of an automobile impound use with a CUP. The conditional use permit that approved the continuation of the two uses in 1992 expired on March 14, 2006.

Surrounding Properties

Surrounding land uses consist of:

North: Light industrial uses and single-family residences

South: Gas station, a neighborhood market, outside storage, and industrial uses

East: Light industrial uses

West: Gas station, plant nursery, outside storage, and light industrial uses

SITE DESCRIPTION

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.

ENVIRONMENTAL DETERMINATION

The project is a continuation of an existing use, and no new construction or expansion activities are proposed. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

PREVIOUS CASES/ZONING HISTORY

1. 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.
2. Conditional Use Permit No. 85-088
Authorized the combination of the automobile impound yard with a dismantling yard and improvements to the site. The project site contained B-1, M-2, and C-3 Zones, and the permit expired in 2006.
3. Ordinance Number 2000-0067z
On November 14, 2000, with the passage of the West Rancho Dominguez – Victoria CSD, changed the zoning of the automobile dismantling parcel from M-2 to M-1, making the existing automobile dismantling yard legal nonconforming.

STAFF EVALUATION

General Plan Consistency

The subject property is 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.

An automobile dismantling and automobile impound yard meet the intent of this designation, and the project supports specific policies in the General Plan including:

- *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 other heavy and light industrial uses, including other parcels with outside storage. The project is not adjacent to residential or other sensitive uses, and thus does not create any land use conflicts.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

This section discusses the applicable zoning standards that apply to the project site, which includes applicable development standards from the West Rancho Dominguez – Victoria CSD, development standards for the parcel zoned C-3, a nonconforming use review for the parcel zoned M-1, and standards for outside storage and display, parking, and signs.

West Rancho Dominguez-Victoria Community Standard District

The subject property is located within the West Rancho Dominguez-Victoria Community Standards District (CSD). The following standards from the CSD are applicable to this project:

- Setbacks: Per Section 22.44.130.D5a of the Los Angeles County Code, buildings and structures shall be set back a minimum of ten feet from the front property line and the front ten feet, excluding parking areas, shall be landscaped.

The existing 1,658 square-foot office and 2,115 square-foot trailer office are setback approximately 50 to 60-feet from the front property line on Avalon Boulevard. In front of the office is the parking area, and in front of the trailer office is a 1,780 square-foot, 10-foot deep landscaped area. Therefore, the project complies with this requirement.

- Height: Per Section 22.44.130.D5f, a building or structure located more than 250 feet from a residential zone shall not exceed a height of 45 feet above grade.

The tallest structure on the site is the office building, which is 19-feet tall. Therefore, the project complies with this requirement.

C-3 Zone Development Standards

Pursuant to Section 22.28.210, Title 22 of the Los Angeles County Code, automobile impound yards are a permitted use in the C-3 zone subject to a conditional use permit and the conditions of Part 4 of Chapter 22.52: Automobile Dismantling Yards. The following applicable standards, excluding those that were addressed in previous sections, apply to the subject site:

- Screening and Fences: Pursuant to Section 22.52.370, all operations and storage shall be conducted within an enclosed building or within an area enclosed by a solid wall or fence. All fences and walls shall be a minimum of eight feet in height, and where over ten feet, be setback three feet from the lot line, be landscaped, and be constructed with appropriate materials and colors.

The automobile impound operations on the subject property are conducted within an enclosed with a 10-foot tall block wall that surrounds the property. Therefore, the project complies with this requirement.

- Paving: Pursuant to Section 22.52.370, the entire automobile impound yard shall be paved with asphalt or other equivalent surface to prevent emissions of dust or tracking of mud into the public right-of-way.

The automobile impound yard is paved with concrete slab and therefore complies with this requirement.

- Outside Storage: Pursuant to Section 22.52.370, no vehicles, salvage or junk shall be placed outside the enclosed yard area or stored at a height greater than the surrounding fence or wall enclosure.

The automobile impound yard operations and storage is kept entirely within the enclosed 10-foot tall block wall. Therefore, the project complies with this requirement.

M-1 Zone and Nonconforming Use Review

The automobile dismantling operations are located on the parcel zoned M-1. An automobile dismantling yard is not a permitted use in the M-1 Zone. However, the use was legally established on an M-2 (Heavy Manufacturing) Zone, which permits automobile dismantling. The zoning for this parcel was changed to M-1 on November 14, 2000 through Ordinance Number 2000-0067z, making the existing automobile dismantling yard on the site a legal nonconforming use in an M-1 Zone.

Section 22.56.1550 of the Los Angeles County Planning and Zoning Ordinance (Zoning Code) states, "A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use."

Pursuant to section 22.56.1540.B.1.e of the Zoning Code, the time period in which a nonconforming use may be maintained will terminate within the time period specified in the ordinance. The amortization period for an automobile dismantling use is five (5) years from the effective date of the ordinance that established the nonconforming status of the use.

The existing automobile dismantling yard was established the 1960's in the M-2 Zone, which allowed automobile dismantling as a permitted use. In 2000, the zoning on the parcel was changed to M-1 through Ordinance Number 2000-0067z, making the existing automobile dismantling yard nonconforming. Therefore, the amortization period for the automobile dismantling use expired in 2005. The applicant has filed for a nonconforming review to continue the current automobile dismantling operations on the parcel zoned M-1. This is the first nonconforming review of the automobile dismantling operations. No changes, no new construction, and no expansion of the automobile dismantling is being proposed as part of this project.

Outside Storage and Display

Pursuant to Section 22.52.570, Title 22 of the Los Angeles County Code, automobile dismantling yards are subject to the development standards of Scrap Metal Processing Yards.

- Fences and Walls: Pursuant to Section 22.52.720 and 22.52.730, all operation and storage shall be conducted within an enclosed building or within an area enclosed by a solid wall or fence. All fences and walls shall be a minimum of eight feet, shall not exceed 15 feet in height, and shall be constructed with appropriate materials.

The automobile dismantling operations on the subject property are conducted within 2 open bayports and the entire property is enclosed with a 10-foot tall block wall. Therefore, the project complies with this requirement.

- Paving: Pursuant to Section 22.52.750, all areas of the yard open to vehicular passage shall be paved with asphalt surface or other appropriate paving material, and all areas designated for storage and restricted to vehicular passage shall be noted on the site plan.

The automobile dismantling yard is paved with concrete slab. The areas open to vehicular passage and all storage areas are accurately shown on the site plan. Therefore, the project complies with this requirement.

- Landscaping: Pursuant to Section 22.52.770, at least one square foot of landscaping shall be provided for each linear foot of street footage.

The subject property contains 4,895 square-feet of landscaping, located along Avalon Boulevard and Rosecrans Avenue inside the property line. The subject site requires 372 square-feet of landscaping. Therefore, the project complies with this requirement.

- Storage Limitations: Pursuant to Section 22.52.780, salvage and junk shall not be placed outside of the enclosed yard area.

No storage of any material is placed outside of the enclosed property. Therefore, the project complies with this requirement.

Parking

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. Current parking standards require one (1) parking space for every 250 square-feet on commercial properties, and one (1) parking space for every two (2) employees on industrial sites.

The parcel zoned C-3 has one 2,115 square foot office, which would require eight (8) parking spaces. There are a total number of five (5) employees for the business, which requires three (3) parking spaces. Combined the business is required to have 11 parking spaces, and the subject property provides 16 parking spaces. Therefore, the project complies with this requirement.

Signs

Section 22.52.870 of the County Code provides the standards for signs in the M-1 and C-3 Zone. A maximum of three (3) square feet of wall sign area for each one (1) linear foot of building frontage is allowed. A roof and freestanding signs are also permitted on any lot or

parcel of land for each street or highway having a continuous distance of 100 feet or more. In the M-1 Zone, 150 square-feet plus three-fourths square foot of sign area is allowed for each one foot of street or highway frontage in excess of 100 feet.

For the wall sign standards, there is 109 linear feet of building frontage for the property, which allows for 327-square-feet of wall signs. There is one wall sign on the office building that is 84.6-square-feet. Therefore the project complies with this requirement.

For freestanding sign standards, the subject parcel has two street frontages: 123-feet on Avalon Boulevard and 119-feet on Rosecrans Avenue. As such, they are allowed a freestanding sign of 167-square-feet and 164-square-feet, respectively. There is one 60-square-foot sign located on the Avalon Boulevard street frontage, and 16-square-foot sign along the Rosecrans Avenue street frontage. Therefore the project complies with this requirement.

Neighborhood Impact/Land Use Compatibility

The existing automobile dismantling yard and automobile impound yard has been operating at this site since the 1960s 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.

COUNTY DEPARTMENT COMMENTS & RECOMMENDATIONS

The Los Angeles County Fire Department, Department of Public Health, and Department of Public Works were consulted and have recommended approval of the project subject to their attached conditions.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.1550, Nonconforming Review Burden of Proof, and Section 22.56.040, Conditional Use Permit Burden of Proof, of the Los Angeles County Code. The burden of proof with the applicant's responses is attached. Staff is of the opinion that the applicant has met both burdens of proofs.

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 the Department Regional Planning website posting.

PUBLIC COMMENTS

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.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of project number R2010-01102-(2), Nonconforming Review No. 201000012 and Conditional Use Permit 201000119, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to Class 1 - Existing Facilities Categorical Exemption, and Approve Conditional Use Permit No. 201000119 and Nonconforming Review No. 201000012 subject to the attached Findings and Conditions of Approval.

Prepared by Travis Seawards
Reviewed by Mi Kim, Acting Section Head, Zoning Permits West Section

- Attachments:
- Draft Conditions
 - Draft Findings
 - Applicant's burden of proof statement
 - Site Photographs
 - Site Plan
 - Land Use Map

**DRAFT 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:

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, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 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:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Each Commissioner, Zoning Enforcement, Building and Safety

MKK:TSS
8/17/11

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



10-01102

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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.

THIS BUSINESS HAS BEEN IN OPERATION AT THIS LOCATION FOR OVER 50 YRS,
AND HAD NO ADVERSE AFFECT ON THE SURROUNDING AREA. NON-DETERIMENTAL
TO THE COMMUNITY.

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.

THIS PARCEL CONTAINS 1.43(±) ACRE, IRREGULAR SHAPED.

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.

AVALON BLVD. LOCATED AT STREET FRONTAGE CONTAINS A FOUR(4) LANE
STREET. THERE IS ALSO ADEQUATE PUBLIC SEWER, WATER, ELECTRIC & GAS.

10-01102



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NONCONFORMING REVIEW BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

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

- A. That the requested use at the location proposed 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.

THIS BUSINESS HAS BEEN IN OPERATION AT THIS LOCATION FOR OVER 50 YEARS, AND HAD NO ADVERSE AFFECT ON THE SURROUNDING AREA.

NON-DETERIMENTAL TO THE COMMUNITY.

- 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 Ordinance, or as is other wise required in order to integrate said use with the uses in surrounding area.

THIS PARCEL CONTAINS 1.43(±) ACRE. IRREGULAR SHAPED.

- 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.

AVALON BLVD. AT STREET FRONTAGE CONTAINS A FOUR(4) LANE STREET.

THERE IS ALSO ADEQUATE PUBLIC SEWER, WATER, ELECTRIC AND GAS.

- 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.

WE DO NOT WISH TO EXPAND, AND AFTER 50 YEARS IN BUSINESS NO MORE SPACE IS NEEDED TO MAINTAIN.

- 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.

THE COMMUNITY WOULD BE WELL SERVED, BY THE REMOVAL OF ABANDONED VEHICLES AND WRECKED VEHICLES AND ETC.



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>

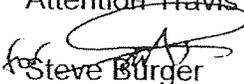
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

December 20, 2011

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.

- 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.

2. Environmental Programs

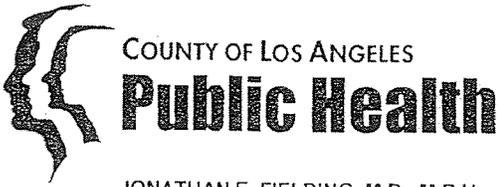
- 2.1 Submit plans for approval for any construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities to Public Works' Environmental Programs Division.

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

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

RC:ca

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



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



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

THOMAS E. MALLOY

556 Malloy Court, Corona, CA 92880
Tele: 951-739-0508 Fax: 951-739-0711
Email: info@MalloyCo.com

January 10, 2012

Travis Seawards
Dept. of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: 14116-14124 South Avalon Blvd, Compton, CA 90061
Permits: R2010-0112-(2) CUP2010-00119 MCR 2010-00012

Dear Mr. Seawards:

By way of introduction, I am the General Partner of Malloy Family Partners, LP (MFP) and owner of Tom Malloy Corp. DBA Trench Shoring Co. (TSC).

We are located at 633 Rosecrans Avenue, Los Angeles 90059. The partnership (MFP) owns the property and Trench Shoring Co. (TSC) is the tenant.

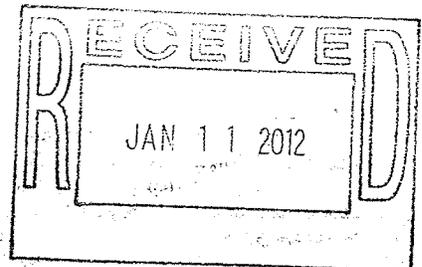
The partnership (MFP) and tenant (TSC) are in favor of the extending of continued operation of the Automobile Dismantling yard at 14116-14124 Avalon Blvd., Compton, CA.

Should you have any questions, do not hesitate to contact me at the letterhead office.

Respectfully,



Thomas E. Malloy
Malloy Family Partners, LP
Trench Shoring Co.



March 14, 1986

John Parker
c/o 14116 South Avalon Blvd.
Los Angeles, California 90061

CERTIFIED - RECEIPT
REQUESTED

Dear Mr. Parker:

FE: CONDITIONAL USE PERMIT CASE NO. 85088

To combine and improve the ongoing operations
of an existing automobile dismantling yard and
an automobile impound yard with separate storage
areas and appurtenant facilities.

14116-14124 South Avalon Blvd., Los Angeles
Willowbrook-Enterprise Zoned District,
Zones B-1, M-2, and C-3

The case hearing officer on March 14, 1986, GRANTED the above
described permit. Documents pertaining to this grant are enclosed.

You should carefully review each condition of the grant. In parti-
cular, your attention is called to Condition No. 2 requiring the
filing of the enclosed affidavit.

The hearing officer's decision may be appealed 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. 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.

This grant affects the following described property:

(see attached)

For further information on appeal procedures, compliance with
conditions or any other matter pertaining to this grant, please
contact the Variances and Permits Section at (213) 974-6446.

Very truly yours,

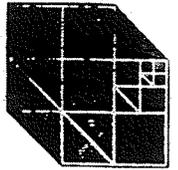
DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning

John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Zoning Enforcement, Building & Safety, Road Section
Kevin M. Wimer



Card Tipped
4-9-86

1/2 3-14 2006

23

LEGAL DESCRIPTION:

That portion of Section 17, T.3 S., R.13 W. described as follows:

Beginning at a point on the east line of S. Avalon Blvd. which is S.0°06'05"E. 795 ft. and N.89°53'55"E. 50 ft. from the the northwest corner of Lot 1 in said Section 17; thence N.89°53'55"E. 219.72 ft.; thence S.0°06'05"E. 104 ft.; thence S.11°07'10"E. 231.26 ft. to the northerly line of E. Rosecrans Blvd. (100 feet wide); thence westerly along said northerly line a distance of 115.41 ft.; thence N.0°06'05"W. 150.01 ft.; thence S.79°17'15"W. 150 ft. to the easterly line of S. Avalon Blvd. (100 feet wide); thence northerly along said easterly line a distance of 227.85 ft. to the point of beginning.

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.

Upon becoming effective, this grant shall supercede Conditional Use Permit 378 and Zone Exception Case 9245.

3. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
4. This grant will terminate 20 years from the date of approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or any 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.
7. 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 may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

8. The grant allows the continued use of an automobile impound and dismantling yard and replacement of existing structures and in conjunction therewith, subject to the following restrictions as to use:
 - a. A minimum of 15 parking spaces. Spaces shall be kept available for employee and visitor parking and shall not be used for storage or for the parking of impounded vehicles or any vehicles used directly in the conducting of business, including tow trucks or of renovated, repaired or reassembled vehicles which are owned, operated or in the possession of the proprietor of the yard. Of the 15 spaces, at least 9 located outside of the fenced area shall be reserved for visitor parking.
 - b. Auto dismantling and attendant storage shall be restricted to the area designated for that purpose on the approved plot plan.
 - c. No tow trucks, wrecked, inoperable or dismantled 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 fence or wall. All yard gates shall be kept closed when not in use.
 - d. The permittee shall repair the fencing and gate on the Avalon Blvd., frontage, at the entrance to the dismantling yard, and the gate to the impound yard from Rosecrans Avenue. All walls and fences shall thereafter be maintained in good order and in full compliance with the requirements of Section 22.52.370 of the County Code except the walls surrounding the impound yard may be 6 feet in height.
9. The subject property shall be developed and maintained in substantial compliance with the plot plan on file marked Exhibit "A". In the event that subsequent revised plot plans are submitted the written authorization of the property owner is necessary.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plot plan.

11. 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.
12. The subject facility shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
13. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.
14. Dedicate to the County of Los Angeles the right to restrict vehicular access rights on Avalon Boulevard and Rosecrans Avenue.
15. The permittee shall install sidewalk fill-in and plant and maintain street trees along the frontage of the subject property 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 for the new building or within 5 years of the date of grant, whichever occurs first.
17. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

RF:DH:mm
3/11/86

O. K. CHRISTENSON
DIRECTOR OF PLANNING

FREDERICK J. SARLOW
DEPUTY DIRECTOR

EDGAR T. IRVINE
DEPUTY DIRECTOR

JOSEPH K. KENNEDY
DEPUTY DIRECTOR

COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION

320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
TELEPHONE 628-9211

COMMISSIONERS

OWEN H. LEWIS
CHAIRMAN

ALFRED E. PAONESSA
VICE-CHAIRMAN

MRS. L. S. BACA

ARTHUR J. BAUM

LOUIS KANASTER

IRMA RUTHER
SECRETARY TO THE COMMISSION

October 28, 1969

Certified - Return
Requested

Parker Brothers
c/o Arthur Houston, Jr.
2401 West Santa Barbara Avenue
Los Angeles, California 90008

Gentlemen:

Subject: Zone Exception Case No. 9245-(2)
Automobile impound station
Easterly side of South Avalon Boulevard, approximately
150 feet northerly of East Rosecrans Avenue
Willowbrook-Enterprise Zoned District, Zone C-4

The Regional Planning Commission, by its action of October 14, 1969, granted the above-described exception. The documents pertaining to this case are enclosed.

Your attention is called to the following:

1. Condition No. 1, requiring acceptance by the owner of all conditions of this exception;
2. Condition No. 4, pointing out the limitations of this grant;
3. That during the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors by written communication and deposit of the sum necessary to cover costs of preparing a transcript of the public hearing. Caution should be exercised in making any expenditure under the exception during this period.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O. K. Christenson, Director of Planning

Edgar T. Irvine
Edgar T. Irvine, Deputy Director

RS:ml

Enclosures

cc: Building & Safety; Board of Supervisors; Zoning Enforcement
Design Division; Fire Department
John B. Eddy, 5840 Kings Road, Los Angeles, Calif. 90056
Arthur Houston Jr., 4649 Crenshaw Blvd., Los Angeles, Cal. 90043

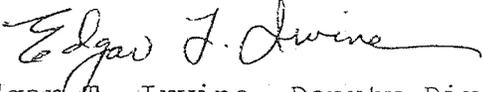
ZONE EXCEPTION CASE NO. 9245-(2)

The Regional Planning Commission of the County of Los Angeles EXCEPTS the property shown on the attached legal description from the provisions of Zoning Ordinance No. 1494, but only insofar as this exception is necessary to establish, operate, and maintain an automobile impound station with appurtenant facilities, subject to the attached conditions numbered 1 through 20.

This exception shall be null and void unless used prior to October 14, 1970.

The foregoing is the decision of The Regional Planning Commission on October 14, 1969.

THE REGIONAL PLANNING COMMISSION
O. K. Christenson, Director of Planning


Edgar T. Irvine, Deputy Director

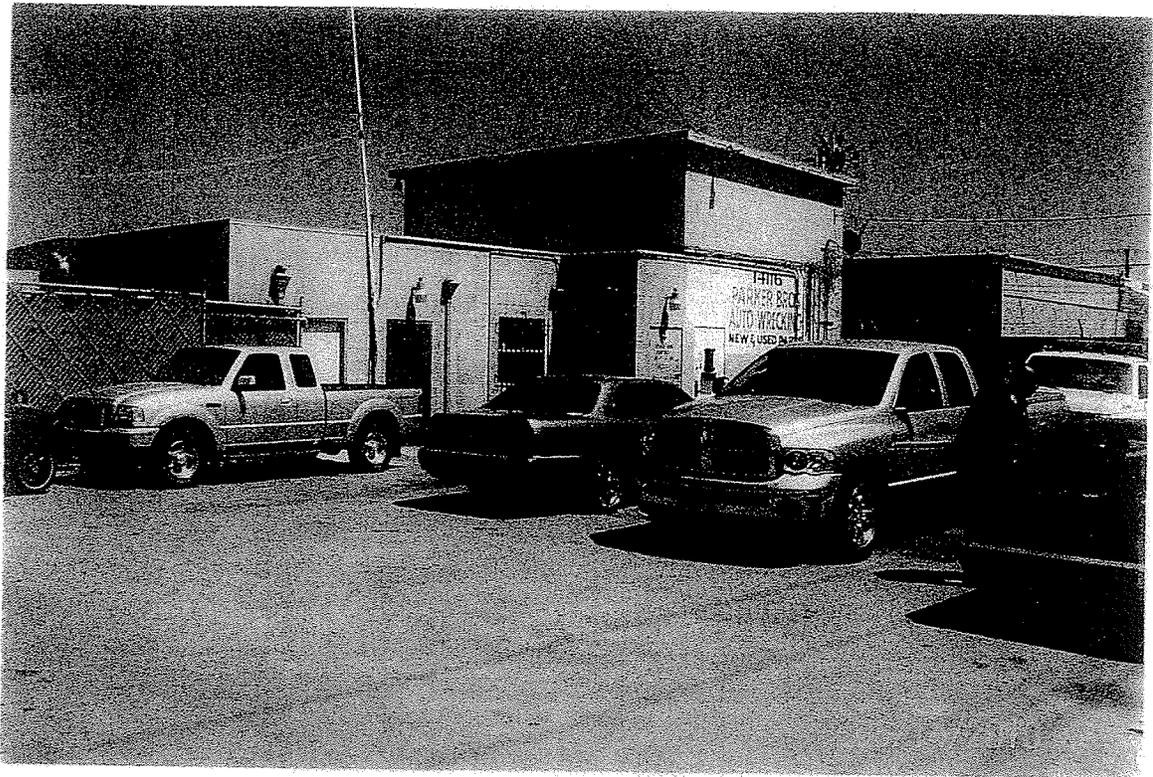
RS:ml

1. This exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, files at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this exception;
2. It is hereby declared to be the intent that if any provision of this exception is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this exception that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the exception or shown on the approved plot plan;
5. That the applicant shall submit three copies of a revised plot plan incorporating the following conditions, including landscaping as required under Condition #13;
6. That all operations shall be enclosed within solid eight-foot fences with solid gates constructed along the westerly, northerly, easterly, and southerly boundaries of subject property. Such fences shall be set back 20 feet from the right-of-way of Rosecrans Avenue and Avalon Boulevard;
7. That all fences and walls shall be of a uniform height in relation to the ground upon which they stand; and shall be a minimum of eight (8) feet in height. The area between the fence and the lot line shall be fully landscaped according to the specifications of Condition #13;
8. That all fences and walls open to view from any public street or highway or any area in a residential, agricultural, or commercial zone shall be constructed of the following materials:
 - a. Metallic panels at least .024 inches thick painted with a "baked-on" enamel or similar permanent finish;
 - b. Masonry;
9. That all fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director of Planning approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life;
10. That all fences and walls shall be painted a uniform neutral color excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat and orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director;
11. That any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment;
12. That the entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or the tracking of mud onto public rights-of-way;

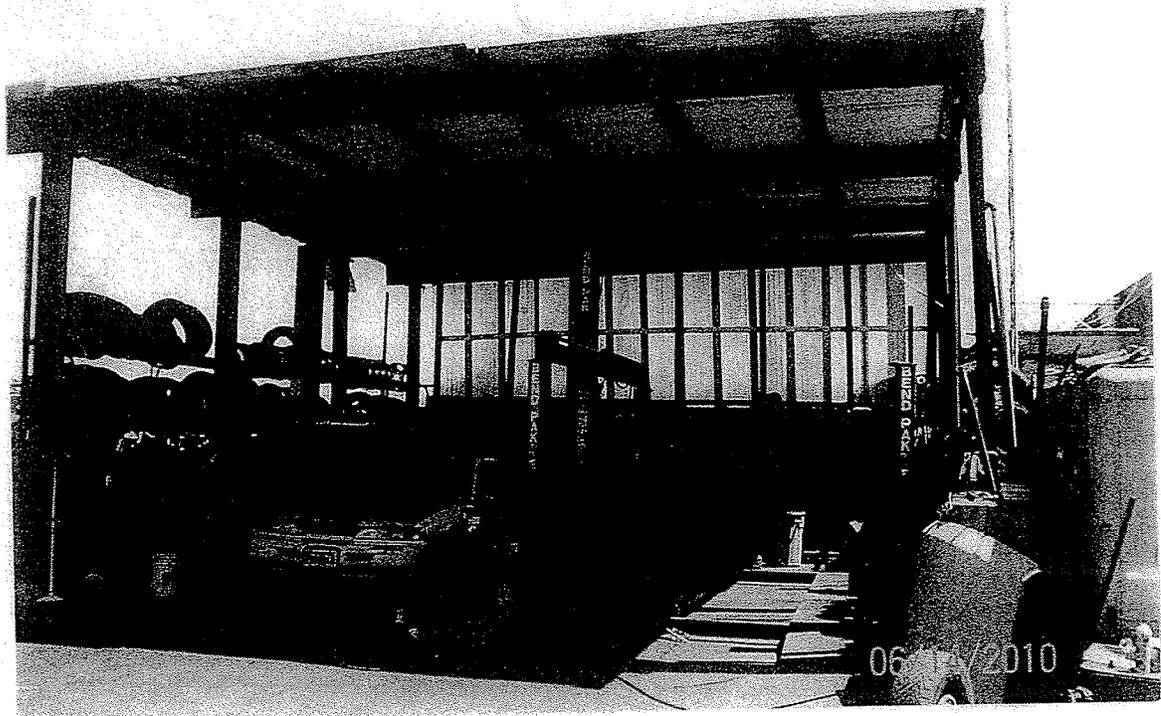
13. That landscaping shall be developed in accordance with a plot plan which complies with the following criteria:
 - a. Landscaping shall be distributed along the frontage in accordance with the approved plot plan;
 - b. No planting area shall have a horizontal dimension of less than three (3) feet;
 - c. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. Where hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a fifty (50) foot hose;
 - d. That all landscaped areas shall be continuously and properly maintained in good condition;
14. That tandem parking is permitted within the fence confines;
15. That no wrecked or dismantled vehicles shall be placed, or allowed to remain, outside of the yard area;
16. That no vehicles, shall be stored at a height greater than that of the surrounding fence or wall;
17. That sale of parts, and/or repairs are not permitted on the subject property;
18. That provisions be made for all natural drainage to the satisfaction of the County Engineer. Drainage plans and two signed grading plans shall be submitted to the County Engineer, Design Division, for approval prior to grading or construction;
19. That prior to commencing construction, applicant shall determine which facilities are necessary to protect the property from fire hazard. Such facilities may include water mains, fire hydrants, and fire flow which, prior to occupancy of any structure permitted by this approval, shall be provided as required by the Forester and Fire Warden;
20. That all buildings, structures, and grading are to conform with the "Los Angeles County Building Laws".

RS:LM:bc

10-7-69



FRONT VIEW - DISMANTLING YARD
OFFICE AREA (1658 SQ)



SOUTH VIEW - DISMANTLING YARD
OPEN BAY (754 SQ)



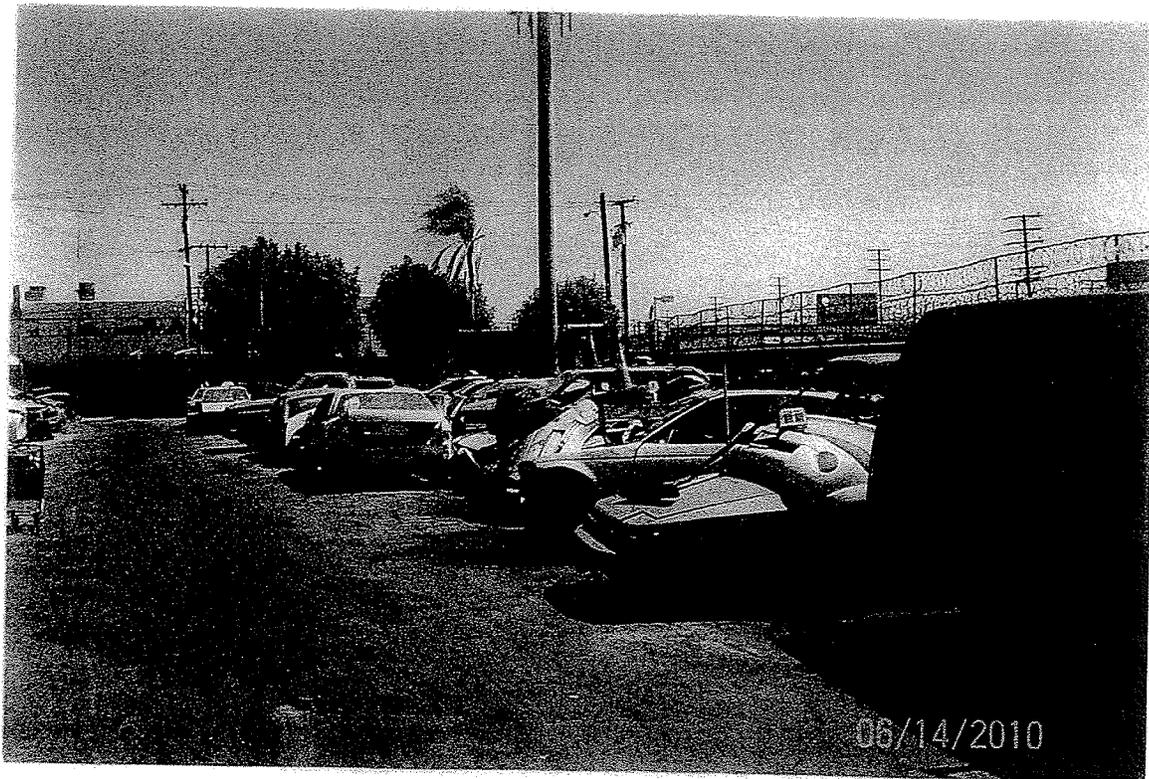
WEST VIEW - IMPOUND YARD WITH
TEMPORARY TRAILER



NORTH VIEW - DISMANTLING YARD
STORAGE METAL BLDG (1522 SQ)



SOUTH VIEW - DISMANTLING YARD
OPEN BAY (692 SQ)



SOUTH VIEW - IMPOUND YARD



SOUTH VIEW - IMPOUND YARD WITH STORAGE BIN



FRONT VIEW - DISMANTLING PARKING LOT