



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

February 18, 2015

Richard J. Bruckner
Director

Sheila Gershon
464 N. Spaulding Ave., #6
Los Angeles, CA 90036

**REGARDING: PROJECT NO. R2012-01581-(2)
CONDITIONAL USE PERMIT NO. 201200085
7673 S. Alameda St., Florence-Firestone (APN: 6025-025-006)**

The Regional Planning Commission, by its action of **March 4, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 18, 2015**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at 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

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01581-(2)
CONDITIONAL USE PERMIT NO. 201200085**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on March 4, 2015, in the matter of Project No. **R2012-01581-(2)**, consisting of Conditional Use Permit No. 201200085 ("CUP").
2. The permittee, Sheldon Kravitz ("permittee"), requests the Project Permit to authorize the continued operation of an automobile dismantling yard ("Project") on a property located at 7673 S. Alameda St. in the unincorporated community of Florence-Firestone ("Project Site") in the Heavy Manufacturing Zone (M-2) pursuant to Los Angeles County Code ("County Code") section 22.32.190.
3. The Project Site is 0.6 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an existing automobile dismantling yard.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned Heavy Manufacturing (M-2).
5. The Project Site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-2 and R-3 (Unlimited Multiple Residence)
 - South: M-2 and R-3
 - East: R-3
 - West: M-1 (Light Manufacturing) and R-2 (Two-Family Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Automobile dismantling, repair, and sales, single-family and multi-family residences.
 - South: Automobile dismantling, repair, and sales, single-family and multi-family residences.
 - East: Alameda Corridor and La Alameda Shopping Center
 - West: Single-family and multi-family residences.
8. Two previous zoning cases were approved for the Project Site. CUP No. 194 approved and automobile dismantling yard on November 28, 1971. CUP No. 99-095-(1) approved the continued use of the Project Site as an automobile dismantling yard on November 29, 2000. CUP No. 99-095-(1) expired on November 29, 2010.

9. The site plan for the Project depicts two existing structures a 1,400-square-foot corrugated metal storage area, and a 2,400-square foot steel-frame, corrugated metal storage and office area. The remainder of the project site contains stacked automobiles and automobile parts. Customers enter the project site through a 26-foot-wide driveway off of Alameda Street, where there are two parking spaces. An additional three parking spaces (including one handicap accessible space) are located adjacent to the 1,400-square-foot storage area. A 10-foot high gate prohibits access to the business after operating hours. There is an additional point-of-access off of Lou Dillion Avenue however, it is closed to the public and only used for emergency vehicles. The automobile dismantling yard is enclosed by a 15-foot high, thick solid wall composed of metallic panels. The dismantling yard is paved with asphalt surfacing, and the project site is landscaped along the entire Lou Dillion Avenue frontage and at three separate points along the Alameda Street frontage.
10. The Project Site is accessible via Alameda Street to the east. Primary access to the Project Site will be via an entrance/exit on Alameda Street. Secondary access to the Project Site will be via an emergency entrance/exit on Lou Dillion Avenue to the west that is not open for public use.
11. The Project will provide a total of five (5) parking spaces. Two parking spaces will be located directly off of Alameda Street for customers, and an additional three spaces, including one handicap accessible space, will be located inside the yard across from the office.
12. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to construction and operations.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a request to continue the operation of an existing automobile dismantling yard with no new construction or any increase in intensity proposed.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff has not received any phone calls or correspondence regarding the Project.

16. The Commission held a duly-noticed public hearing on the Project Permits on March 4, 2015. Commissioners Louie, Pedersen and Modugno were present. Commissioner Valadez was absent. The Commission heard a presentation from Regional Planning Staff and testimony from representatives of the permittee.

The Commission posed a few questions to staff and the permittee's representative. Staff explained the process for the completion of the standard conditions for automobile dismantling yards. To the applicant, Commissioner Louie inquired as to whether the property owner had acquired their MS-4 stormwater permit, and how the business owner ensures that they are not taking illegal cars. Regional Planning staff and a representative of DPW clarified that the MS-4 permit is a mandated requirement, and that if the applicant currently has the permit, the condition is satisfied, but if they do not, they must obtain it to be in compliance with the conditions of approval. To ensure that operators are not taking in illegal automobiles, the Commission directed staff to draft a new standard condition for automobile dismantling yards requiring operators to be in compliance with all state and/or federal regulations for the tracking and transactional activity related to the sale and scraping of automobile salvage. This condition has been added.

After hearing all testimony, the Commission closed the public hearing and approved the Project Permits, subject to the changes recommended to Regional Planning staff and accepted by the applicant.

17. The Commission finds that the Project, which is an enclosed automobile dismantling yard in an existing industrial building, is consistent with the Los Angeles County General Plan land use designation for the property. The project site is located within the Major Industrial (I) land use category, which is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development.
18. The Commission finds that the Project is consistent with the General Plan policy to "promote planned industrial development in order to avoid land use conflicts with neighboring activities". Automobile dismantling is a heavy industrial land use, and the project site is located in a heavily urbanized, industrial area that is surrounded by other heavy industrial uses.
19. The Commission finds that the Project is compliant with the M-2 Zone requirements for parking for automobile dismantling yards. The Project is required to provide 5 spaces, and 5 spaces are provided.
20. The Commission finds that the Project is compliant with the Title 22 requirements for outside storage and display, which requires adequate screening of interior operations. The Project meets the fencing and screening requirements for outside storage and display, which are the same as for automobile dismantling yards, and are described below.
21. The Commission finds that the Project is compliant with the Title 22 requirements for automobile dismantling yards. Pursuant to 22.52.370.A, all operations and storage,

including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence, and when said fence or wall exceeds 10 feet, they shall be setback three feet and fully landscaped. The project site is enclosed by a 15-foot-tall solid wall composed of metallic panels that is set back three feet from the property line and landscaped along the Alameda Street and Lou Dillion Avenue frontages.

22. The Commission finds that the Project is compliant with the Title 22 requirements for automobile dismantling yards. Pursuant to 22.52.370.C, the entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way, and the Project Site is paved with an asphalt surface.
23. The Commission finds that the Project is compliant with the Title 22 requirements for automobile dismantling yards. Pursuant to 22.52.370.E, at least one square foot of landscaping shall be provided for each linear foot of street frontage, and there is approximately 163 feet of street frontage, and the Project Site has 344 square feet of landscaping along the Alameda Street frontage.
24. The Commission finds that the Project is compliant with the Title 22 requirements for automobile dismantling yards. Pursuant to 22.52.370.F, no wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area, and all dismantling operations and storage of parts are conducted within the enclosed dismantling yard.
25. The Commission finds that the Project is compliant with the Title 22 requirements for automobile dismantling yards. Pursuant to 22.52.370.G, no wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall, and the automobile dismantling yard is enclosed by a 15-foot-tall wall and all items within the yard are stored lower than the fence height.
26. The Commission finds that the Project is compliant with the Title 22 requirements of the Florence-Firestone Community Standards District ("CSD"). Pursuant to Section 22.44.138.D.6.a, properties that adjoin a residential zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum 5-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Per Title 22, "adjoin" is defined as two properties sharing a common property line, and the Project Site does not adjoin a parcel that is residentially zoned. Therefore trees in the buffer strip are not required, however, landscaping is provided along the Lou Dillion street frontage.
27. The Commission finds that the Project is compliant with the Title 22 requirements of the Florence-Firestone Community Standards District ("CSD"). Pursuant to Section 22.44.138.D.6.f, no loading dock shall be permitted along a property line that adjoins

a residential zone, and the Project Site does not adjoin a residential zone and no loading docks are oriented toward a residential use.

28. The Commission finds that the Project is compliant with the Title 22 requirements of the Florence-Firestone Community Standards District ("CSD"). Pursuant to Section 22.44.138.D.6.g, other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zone. The Project Site's primary access is off of Alameda Street, which has no residential uses. There is an additional entrance on Lou Dillion Avenue, which has residential uses across the street from the automobile dismantling yard. However, this entrance is not open for public use and is only used for emergency purposes.
29. The Commission finds that the Project is compliant with the Title 22 requirements of the Florence-Firestone Community Standards District ("CSD"). Pursuant to Section 22.44.138.D.9.a, except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet, and the Project Site is 27,068 square feet.
30. The Commission finds that the Project is compliant with the Title 22 requirements of the Florence-Firestone Community Standards District ("CSD"). Pursuant to Section 22.44.138.D.b, waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection, and the Project Site does not adjoin a residential or other sensitive use.
31. The Commission finds that the Project will not adversely affect the health, peace, comfort or welfare of persons working or residing in the area or jeopardize or otherwise constitute a menace to the public health, safety, or general welfare. The existing automobile dismantling yard is located on a parcel that is zoned for Heavy Industrial uses and is located in area that is developed with similar heavy industrial uses along the Alameda Corridor. The project site has been operating as an automobile dismantling yard for over 40 years with no complaints from the public. The automobile dismantling yard is well-maintained and enclosed by a 15-foot-tall metallic wall, and all dismantling activities are adequately screened from the public right of way and adjacent residential uses.
32. The Commission finds that the Project is adequate in size to accommodate the development requirements in Title 22. The project site is compliant with all of the required development standards for the M-2 Zone, automobile dismantling yards, outside storage and display, and the requirements of the Florence-Firestone CSD. The Project Site has adequate parking, adequate screening of interior operations, and meets required landscaping requirements.
33. The Commission finds that the Project is adequately served by existing infrastructure and public service systems. The Project Site is currently served by existing public

utilities, and the primary access to the site is off of Alameda Street and no new road improvements are required.

34. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
35. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone community. On January 21, 2015, a total of 81 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201200085, subject to the attached conditions.

ACTION DATE: March 4, 2015

VOTE: Concurring:Dissenting:Abstaining:Absent, 3:0:0:1

Concurring: Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Valadez

MKK:TSS
12/23/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01581-(2)
CONDITIONAL USE PERMIT NO. 201200085**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the continued operation of an automobile dismantling yard, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 4, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the automobile dismantling yard and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **May 4, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued use of an automobile dismantling yard.
20. The permittee shall provide parking as required by the County Code, calculated at five (5) parking spaces. The project site is subject to the parking requirements for automobile dismantling yards (Section 22.52.1205), which requires one parking space for each 7,000 square feet of yard area, up to the first 42,000 square feet, with a minimum of three parking spaces, and one parking space per each two employees. There is approximately 23,000 square feet of yard area, which requires 3 parking spaces, and there are three employees for the business, which requires two parking spaces. If the permittee changes the operation of the dismantling yard so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

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

21. All parking areas shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
22. All parking spaces shall be used exclusively for the vehicles used by employees and customers. Inoperable vehicles, vehicle parts, and any other material or equipments shall not be maintained in any parking space.

23. All automobile dismantling, sorting, and processing must be conducted within the enclosed dismantling yard. No outside dismantling, storage or processing is allowed.
24. Landscaping shall be maintained as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizer, and replacement of plants as necessary, to the satisfaction of the Department of Regional Planning.
25. The entire yard of the enclosed automobile dismantling area shall be paved and the Permittee shall implement a regular program of inspections and repair to prevent potholes, major cracks, and dips. The condition of the paved surface shall be maintained to the satisfaction of the Department of Regional Planning.
26. The permittee shall post a sign in English and Spanish near the main entrance with a hotline/emergency phone number for reporting any problems that may occur related to the operation of the facility. The permittee shall keep a record of complaints including the date and time, nature of the complaint, and actions taken to identify and mitigate the complaint. Such records shall be furnished to the Department upon request.
27. A Vehicle Dismantlers License is required for the operations of this business. Proof of such license must be provided to the Department of Regional Planning upon request.
28. The permittee shall comply with all requirements for Federal and State laws pertaining to the legal acquisition, processing, and sale of scrap/junk metal from automobiles.
29. Proof of certification to handle hazardous materials must be provided to the Department of Regional Planning upon request.
30. The Permittee shall obtain and comply with a Municipal Separate Permit Storm Water Sewer Permit (MS4). Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties to eliminate the sheet overflow, ponding, and to protect the lots from high velocity scouring action.
31. Ingress and egress routes for deliveries shall be restricted to Alameda Street. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public right-of-way.
32. All on-site vehicular circulation shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of the Department of Regional Planning. At no time shall dismantling operations or the storage of dismantled vehicles or parts impede the traffic circulation pattern depicted on the approved Exhibit "A."

33. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns.
34. The Permittee shall monitor in-bound vehicles to prevent vehicle back-up in the public right-of-way when the site has reached maximum capacity, which shall be defined to mean any time when vehicle circulation on-site or in the public right-of-way is impeded. When site capacity is reached, the entrance gate shall be closed and no additional vehicles shall be permitted to enter the site.
35. All parking spaces as shown on the approved Exhibit "A" shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
36. Parking spaces shall be used exclusively for the parking of the private vehicles of employees, customers, and other third party persons. Inoperable vehicles, vehicle parts, and other material and equipment related to the operation of the auto dismantling yard shall not be maintained in any parking space.
37. A "Customer Parking Only" sign shall be visibly displayed in the customer parking area.
38. Hazardous materials shall be stored only in the designated areas as labeled on the approved Exhibit "A".
39. All public right-of-ways directly adjacent to the property (alleyways and sidewalk and street at access point to the property) shall be maintained clean and clear.
40. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 2, 2014, to the satisfaction of the said department.
41. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 29, 2014, to the satisfaction of the said department.
42. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated October 31, 2014, to the satisfaction of the said department.

Attachments:

Fire Department Letter dated December 2, 2014

Public Works Department Letter dated December 29, 2014

Public Health Department Letter dated October 31, 2014



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

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

PROJECT: R2012-01581

MAP DATE: 09/08/2014

LOCATION: 7673 S. Alameda, Los Angeles

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated 09/10/14

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – FIRE CODE CHAPTER 50

1. The project must comply with Chapter 50 – Automobile Wrecking Yards of the County of Los Angeles Fire Code (Title 32) at all times.

CONDITIONS OF APPROVAL – ACCESS

1. Maintain Fire Department Access to within 150 feet of all exterior walls of each building from the Fire Apparatus Access Roads (Alameda Street & Lou Dillion Avenue).

CONDITIONS OF APPROVAL - WATER

1. The Fire Department is not setting water system requirements for this project.

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



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

December 29, 2014

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

IN REPLY PLEASE
REFER TO FILE **LD-2**

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

Attention Travis Seawards

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

**CONDITIONAL USE PERMIT (CUP) NO. 201200085
PROJECT NO. R2012-01581
7673 SOUTH ALAMEDA STREET
ASSESSOR'S MAP BOOK NO. 6025, PAGE 25, PARCEL NO. 6
UNINCORPORATED COUNTY COMMUNITY OF WALNUT PARK**

We reviewed the site plan for the proposed project located at 7673 South Alameda Street, in the unincorporated County area of Walnut Park. The project is for the continuation, operation, and maintenance of an existing auto dismantling yard and outside storage in a M-2 Zone. This project was previously approved under CUP No. 99-095. No new construction, new uses, or expansion of operations is proposed as part of this project.

Public Works recommends approval of this site plan.

Public Works does **NOT** recommend approval of this site plan.

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

1. Road

- 1.1 Permission is granted to waive the 10 feet of highway dedication on Lou Dillon Avenue due to the existing development pattern preventing any future widening to Lou Dillon Avenue.

- 1.2 The two existing steel-frame, corrugated warehouses; landscape; and the perimeter fencing on Alameda Street are currently encroaching within the road right of way. No encroachment permit would be required at this time; however, if any modifications to the existing warehouses or to the project site are proposed in the future, the applicant would be required to relocate the buildings and the fencing to be outside of the road right of way.
- 1.3 As previously required and documented in the conditions of approval for CUP No. 99-095, close any unused driveways with curb, gutter, and sidewalk along the property frontage on Lou Dillon Avenue to the satisfaction of Public Works. There is an existing, unused driveway on Lou Dillon Avenue on the northerly end of the site.
- 1.4 All vehicular gates to the site on Alameda Street shall open inward or slide and remain open during business hours.
- 1.5 Submit street improvement plans within 90 days of the approval of the CUP and acquire street plan approval before obtaining an encroachment permit for the work within the public right-of-way.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Environmental Programs

- 2.1 The applicant/owner must provide designated areas for the collection and removal of recyclable materials such as cardboard, beverage containers, and other materials that could be diverted from landfill disposal, in accordance with Title 14, Division 7, Section 17313, of the California Code of Regulations and as approved by Public Works' Environmental Programs Division.
- 2.2 Should any operation within the proposed project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, Environmental Programs Division must be contacted for required approvals and operating permits.

For questions regarding the environmental programs conditions, please contact Chris Sheppard of Environmental Programs Division at (626) 458-5163 or csheppard@dpw.lacounty.gov.

Mi Kim
December 29, 2014
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If you require additional information, please contact Mrs. Mardirosian, tmardirosian@dpw.lacounty.gov, or Ruben Cruz, rcruz@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

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October 31, 2014

TO: Travis Seawards
Senior Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01581
Alameda Auto Dismantling Yard
7673 S. Alameda St., Los Angeles

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding the CUP renewal to allow the continued maintenance and operation of an existing automobile dismantling yard in the M-2 Zone.

We have no objection to the approval of the CUP contingent upon the following condition:

1. The facility shall remain connected to existing public water and public sewer facilities
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.