

Regional Planning Commission Transmittal Checklist

Hearing Date
March 4, 2015
Agenda Item No.

6

Project Number: R2012-01581-(2)
Case(s): Conditional Use Permit No. 201200085
Planner: Travis Seawards

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Previous CUP Conditions
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- GIS Layers Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2012-01581-(2)

HEARING DATE
 March 4, 2015

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200085
 Environmental Assessment No. 201200156

OWNER / APPLICANT

Sheldon Kravitz

MAP/EXHIBIT DATE

September 8, 2014

PROJECT OVERVIEW

The project is a request for a conditional use permit (CUP) to authorize the continued operation of an automobile dismantling yard in the M-2 (Heavy Manufacturing) Zone. The 0.6-acre project site is located in the unincorporated community of Florence-Firestone. There have been two previous conditional use permit approvals that authorized automobile dismantling on the project site: CUP No. 194 in November 1971, and CUP No. 99-095-(1) in November 2000. A Notice of Violation was filed on June 12, 2012 as CUP No. 99-095-(1) had expired. There is no proposed change or expansion of operations with this application.

LOCATION

7673 S. Alameda St., Florence-Firestone

ACCESS

Alameda St.

ASSESSORS PARCEL NUMBER(S)

6025-025-006

SITE AREA

0.6 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Roosevelt Park

LAND USE DESIGNATION

Major Industrial (I)

ZONE

Heavy Manufacturing (M-2)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Florence-Firestone CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.138 (Florence-Firestone CSD Requirements)
 - 22.32.200 (M-2 Zone Development Standards)
 - 22.52.370 (Automobile Dismantling Yards Development Standards)
 - 22.52.590 (Outside Storage and Display Development Standards)

CASE PLANNER:

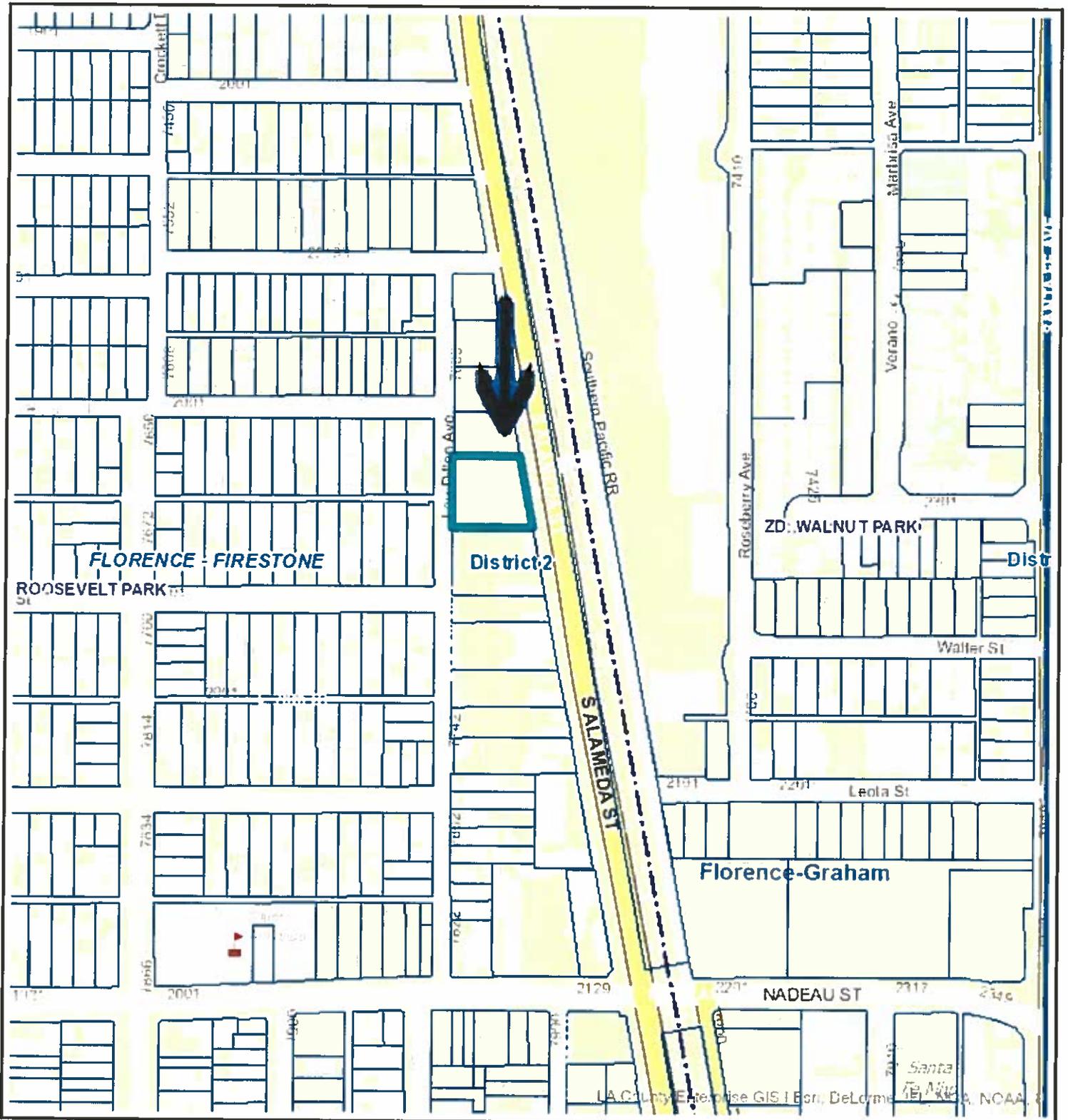
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R2012-01581-(2): 7673 Alameda St.

Property Location Map

Printed: Feb 05, 2015



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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation of an automobile dismantling yard in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.32.190.

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to authorize the continued operation of an automobile dismantling yard in the M-2 Zone. The 0.6-acre project site is located in the unincorporated community of Florence-Firestone. There have been two previous conditional use permit approvals that authorized automobile dismantling on the project site: CUP No. 194 in November 1971, and CUP No. 99-095-(1) in November 2000. A Notice of Violation was filed on June 12, 2012 as CUP No. 99-095-(1) had expired.

The site has been used for automobile dismantling for over 40 years. The current tenant has operated at the project site for 12 years as General Auto Dismantling. The hours of operation are from 8:00 am to 5:00 pm daily. There is no proposed construction or expansion of the use with this application.

SITE PLAN DESCRIPTION

The project site is a rectangular-shaped parcel, approximately 27,068-square feet (0.6 acres) in size, located on Alameda Street in unincorporated Florence-Firestone. The rear portion of the project site faces Lou Dillion Avenue. There are two existing structures on the project site: 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 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.

EXISTING ZONING

The subject property is zoned M-2.

Surrounding properties are zoned as follows:

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)

EXISTING LAND USES

The subject property is developed with an automobile dismantling yard.

Surrounding properties are developed as follows:

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.

PREVIOUS CASES/ZONING HISTORY

- CUP No. 194 approved an automobile dismantling yard on November 28, 1971.
- CUP No. 99-095-(1) approved the continued use of an automobile dismantling yard on November 29, 2000. The CUP expired on November 29, 2010.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities, under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the operation of an automobile dismantling yard in an area that is developed with heavy industrial uses and does not contain any sensitive environmental habitat. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Major Industrial (I) land use category of the Los Angeles County General Plan. This designation is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The proposed project is a request for an enclosed automobile dismantling yard, which is considered a heavy industrial use, and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Promote planned industrial development in order to avoid land use conflicts with neighboring activities.*

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

Zoning Ordinance and Development Standards Compliance

The project is subject to the development standards for the M-2 Zone, automobile dismantling yards, outside storage and display, and the Florence-Firestone Community Standards District (CSD).

M-2 Zone

Pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:

- **Outside Storage and Display:** Pursuant to Section 22.32.200.A, any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52. However, pursuant to Section 22.52.570, the standards for fencing and subsequent landscaping requirements for outside storage and display are deferred to the development standards for automobile dismantling yards (see below).
- **Parking:** 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. The project is required to provide five parking spaces, and five spaces are provided. Therefore the project is compliant with this requirement.
- **Signage:** Pursuant to Section 22.52.880.b, businesses in the M-2 Zone are allowed a maximum of three square feet of wall sign area for each one linear foot of building frontage. Title 22 defines building frontage as the exterior of a ground floor business that is oriented toward a public street, highway or parkway, and also the side of a building that fronts a parking lot. The dismantling yard structure that houses the main office has 30 feet of building frontage along Alameda, meaning the project site is allowed 90 square feet of signage. The project site has one sign labeled "General Auto Parts Dismantling" at the front entrance, measuring 26 square feet on both sides of the sign, for a total of 52 square feet. Therefore the project complies with this requirement.

Automobile Dismantling Yards

The project is subject to the development standards for automobile dismantling yards, pursuant to County Code Section 22.52.370. The development standards from this section that are applicable to the project are as follows:

- All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line, and the area between the fence and the lot line shall be 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. Therefore the project complies with this requirement.

- The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way. The automobile dismantling yard is paved with an asphalt surface. Therefore the project complies with this requirement.
- At least one square foot of landscaping shall be provided for each linear foot of street frontage. There is approximately 163 feet of street frontage, and the project site has 344 square feet of landscaping along the Alameda Street frontage. Therefore the project complies with this requirement.
- No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area. All dismantling operations and storage of parts are conducted within the enclosed dismantling yard. Therefore the project complies with this requirement.
- No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall. 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. Therefore the project complies with this requirement.

Florence-Firestone CSD

The project is subject to the following development standards in the Florence-Firestone CSD:

- 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. The project site does not adjoin a parcel that is residentially zoned. Therefore the project complies with this requirement.
- 22.44.138.D.6.f: No loading dock shall be permitted along a property line that adjoins a residential zone. The project site does not adjoin a residential zone and no loading docks are oriented toward a residential use. Therefore the project complies with this requirement.
- 22.44.138.D.6.g: Truck Access. 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. Therefore the project complies with this requirement.

- 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. The project site is 27,068 square feet. Therefore the project complies with this requirement.
- 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 as described in subsection D.6.a. of this section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection. The project site does not adjoin a residential or other sensitive use. Therefore the project complies with this requirement.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof. 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. All dismantling activities are adequately screened from the public right of way and adjacent residential uses, and therefore the business does not adversely affect the area or jeopardize the health or welfare to the general public. The project site is compliant with the Title 22 development standards for the M-2 Zone and for automobile dismantling yards. In addition, the existing automobile dismantling yard is not proposing an expansion or intensification of their operations and therefore the project site is adequately served by existing infrastructure and public services.

Neighborhood Impact/Land Use Compatibility

The site is compliant with all of the development standards for the M-2 Zone, as well as for all requirements related to automobile dismantling yards. The rear of the parcel faces Lou Dillion Avenue, and across the street are residential uses. The project site is enclosed by a 15-foot-tall metallic wall with landscaping, and the rear entrance on Lou Dillion Avenue is not open to the public except for emergency situations. The Lus Dillion frontage is landscaped and primary access to the site is on Alameda Street, therefore, impacts to the residential uses have been minimized.

The project site is located in a heavily urbanized, industrial area along the Alameda Corridor. The immediate land uses to the north, south, and west of the project site

consist of similar automobile repair and dismantling operations, so the project is compatible with the existing land use pattern for the area.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The project has been reviewed and cleared by the County Fire Department and Departments of Public Works and Public Health.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends **APPROVAL** of Project Number R2012-01581-(2), Conditional Use Permit Number 201200085, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200085 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Travis Seawards, Regional Planning Asst. II, Zoning Permits West Section
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

- Draft Findings
- Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Correspondence
- Environmental Document
- Site Photographs
- Site Plan

PROJECT NO. R2012-01581-(2)
CONDITIONAL USE PERMIT NO. 201200085

STAFF ANALYSIS
PAGE 7 OF 7

MKK:TSS
12/23/14

**DRAFT 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 Permits 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 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
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.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.
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.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.
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.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.
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.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.

30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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

MKK:TSS
12/23/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT 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. Proof of certification to handle hazardous materials must be provided to the Department of Regional Planning upon request.
29. The Permittee shall obtain and comply with a Municipal Separate Permit Storm Water Sewer Permit (MS4). Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties to eliminate the sheet overflow, ponding, and to protect the lots from high velocity scouring action.
30. Ingress 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.
31. All on-site vehicular circulation shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of the Department of Regional Planning. At no time shall dismantling operations or the storage of dismantled vehicles or parts impede the traffic circulation pattern depicted on the approved Exhibit "A."
32. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard.

The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns.

33. The Permittee shall monitor in-bound vehicles to prevent vehicle back-up in the public right-of-way when the site has reached maximum capacity, which shall be defined to mean any time when vehicle circulation on-site or in the public right-of-way is impeded. When site capacity is reached, the entrance gate shall be closed and no additional vehicles shall be permitted to enter the site.
34. All parking spaces as shown on the approved Exhibit "A" shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
35. Parking spaces shall be used exclusively for the parking of the private vehicles of employees, customers, and other third party persons. Inoperable vehicles, vehicle parts, and other material and equipment related to the operation of the auto dismantling yard shall not be maintained in any parking space.
36. A "Customer Parking Only" sign shall be visibly displayed in the customer parking area.
37. Hazardous materials shall be stored only in the designated areas as labeled on the approved Exhibit "A".
38. All public right-of-ways directly adjacent to the property (alleyways and sidewalk and street at access point to the property) shall be maintained clean and clear.
39. The 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.
40. 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.
41. 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
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>

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
Page 3

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.

TM:tb

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**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.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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

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.



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.

The auto dismantling business is compatible and consistent with the surrounding uses and character of the neighborhood. the project site is located along an industrial retail strip that has auto parts, auto glass, body shop and dismantling services west of south gate to the north and south of the site, located in the m-2 zone. to the east of the site, there is the alameda shopping center enclosed with small and large retail stores in the m-1 zone. to the west, there is a mix of single and multi family homes in the r-3 zone. please see attached sheet.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject site is adequate in size and shape to accommodate the yards, walls, fences, parking and landscaping, and any other development standard for the existing automobile dismantling yard on site. the existing use meets all of the development standards per part 4 of 22.52.370 of the zoning code and the florence-firestone community design standards (inclusive of previous imposed conditions per cup 99-095). the site currently maintains a 15-foot high solid wall along the property line facing a public street. the wall is painted of a neutral blue color please see attached.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site has two street frontages, alameda street to the east at a variable width between 71 and 75 feet, and lou dillion avenue to the west at 40 feet of width. the site is serviced by one 26 foot wide driveway/entrance on alameda street. the site also maintains a driveway on lou dillon avenue, which is only accessible to the fire department, and is otherwise blocked by a solid 15 foot wall/gate. the existing automobile dismantling yard generates very little vehicular traffic. there is plenty of off street parking for patrons, located along the curb on alameda street.

Conditional Use Permit Burden of Proof Answers Continued...

A.

With the exception to the west, the existing use as an automobile dismantling yard blends in with surroundings uses and character of the neighborhood in the industrial zone.

However, to avoid any potential impacts to the residents to the west, the site maintains a 15 foot solid block wall painted in a neutral blue color and is intermittently surrounded by a 3 foot landscape buffer along the property line facing Lou Dillon Avenue, as well as on Alameda Street. The wall and landscaping serve as a shield, blocking and/or reducing potential noises emitted from the project site, as well as beautifying the area. In addition, the wall serves as an enclosure, keeping all dismantled vehicles and auto parts from public view from the outside.

Lastly, the site has been in operation as an automobile dismantling yard for more than 42 years. The owners and tenants of the site have worked hard to maintain a good relationship with their surrounding neighbors by maintaining the site neat and orderly fashion, and by being courteous with their daily activities. As a result, they have never once received a complaint. The subject site should be able to continue to operate as an automobile dismantling yard, as it has since its inception in the 1970's.

B.

...and is decorated by landscaping around the perimeter of the site.

In addition, all wrecked or dismantled vehicles are fully enclosed by the 15 foot block wall which hides it from public view. The wall is composed of metallic panel at minimum 0.024 thick, painted with a permanent finish. The dismantling yard can meet code required parking of 5 spaces.

Any lighting on site is directed away from adjacent properties.

The site's driveway maintains a minimum width of approximately 26 feet.

The dismantling yard's entire interior yard area is paved with asphalt surfacing.

Please note: Currently the landscaping surrounds the subject site in sections, instead of continuously around the site's perimeter. It is difficult to maintain as a result of vandals frequently stealing and/or destroying the landscape planted.

With the exception of landscaping, the site complies with all development standards stated in Part 4 of 22.52.370 of the Zoning Code, as well as the previous conditions enforced by the CUP 99-095.

CONDITIONAL USE PERMIT 99-095-(1)**PAGE 1****FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES****CONDITIONAL USE PERMIT NO. 99-095-(1)****COMMISSION HEARING DATES: January 5, 2000, January 19, 2000 and April 5, 2000****SYNOPSIS:**

The subject property is 27,064 sq. ft. in size and is located at 7673 S. Alameda Street in the Roosevelt Park Zoned District. The property is presently used as an automobile dismantling yard. Access to the property is from S. Alameda Street and Lou Dillon Avenue.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**January 5, 2000 Public Hearing**

A public hearing was first scheduled for January 5, 2000. Time constraints prevented the Commission from hearing the case on that date. The public hearing was continued until January 19, 2000

January 19, 2000 Public Hearing

On January 19, 2000 a public hearing was held. The Commission asked questions of the applicant and discussed the violations on the property. After discussion the Commission removed the case from the public hearing calendar and instructed staff to schedule a public hearing when the applicant had corrected all zoning violations on the property. In early February, staff confirmed the applicant had corrected all zoning violations. Staff proceeded by scheduling a public hearing for April 5, 2000.

April 5, 2000 Public Hearing

A duly noticed public was held. Staff briefed the Commission on the progress made by the applicant in clearing all zoning violations. The applicant had moved the fence along the rear property line, which abuts a residential neighborhood, and moved the fence back 3.5 feet to provide an area for landscaping. The Commission asked questions of the applicant regarding planting of vegetation in this area and when vegetation will reach a size to cover the fence. The Commission closed the public hearing and instructed staff to prepare findings and conditions and final environmental documentation for approval of the CUP.

FINDINGS:

1. The subject property is 27,064 sq. ft. in size and is located at 7673 S. Alameda Street in the Roosevelt Park Zoned District.
2. The applicant requests a conditional use permit to authorize the continued operation of an automobile dismantling yard in the M-2 zone (Heavy Manufacturing) Zone.
3. The subject property is zoned M-2 (Heavy Manufacturing). Surrounding Properties to the north are zoned M-2 (Heavy Manufacturing), R-3 (Limited Multiple-

CONDITIONAL USE PERMIT 99-095-(1)**PAGE 2**

Residence). To the south the zoning is M-2 (Heavy Manufacturing), R-3 (Limited Multiple-Residence). To the east the zoning is M-2, M-1 (Light Manufacturing), R-3 and C-3 (Unlimited Commercial).

4. The subject property is presently used as an automobile dismantling yard. Land uses surrounding the subject property to the north, east and south are manufacturing and industrial. Other businesses operating in the area include other auto dismantling yards, auto repair shops, auto glass, auto parts, a textile factory and a recycling center. To the east of the subject property is the Southern Pacific railroad, which runs parallel to Alameda Street and to the west are multi-family and single-family residences. The closest residence to the subject property is approximately 50 ft. to the west on Lou Dillon Avenue.
5. Conditional Use Permit Case number 194 was approved on November 28, 1971 for continued operation and maintenance of an automobile dismantling yard. The grant expired November 28, 1987. The automobile dismantling yard has operated without a valid conditional use since that time.
6. The Los Angeles County General Plan land use category for the subject property and surrounding area is "Major Industrial". The intent of the "Major Industrial" category is to assure that sufficient land is allocated for a wide range of industrial activities and uses serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. Automobile dismantling is a use consistent with the goals of the Industrial designation of the General Plan.
7. The subject property fronts S. Alameda St to the east and Lou Dillon Avenue to the west. The north and south property boundaries abut other industrial properties. The site plan depicts a 2,680 sq. ft. building in the southwest corner of the property. The building is used for parts storage and as an office. The office area occupies approximately 240 sq. ft. of the building. The site plan also depicts four parts storage racks, one of which is covered. The site plan also depicts 400 sq. ft. covered dismantling area and an 8,880 sq. ft. vehicle storage yard.
8. Signage on the subject property is in compliance with Section 22.52.890 of the Zoning Ordinance. The freestanding sign on the property is within the size limit specified in the Zoning Ordinance.
9. A Mitigated Negative Declaration has been recommended for the proposed project pursuant to CEQA reporting requirements. The following conditions or changes in the project are necessary in order to assure that the proposed project will not have a significant effect on the environment:
 - Should any operation within the subject project include the construction/installation/modification of industrial waste control or disposal

CONDITIONAL USE PERMIT 99-095-(1)**PAGE 3**

- facilities, the permittee shall contact the Environmental Programs Division of the Department of Public Works (DPW) for the required approval and operating permits.
- East of the project site is the Middleton Drain starting at the intersection of Alameda Street and 77th Street. Any connections to this drain or other County-owned or maintained drains will require a permit from the Construction Division of the DPW.
 - The permittee shall ensure all solid and industrial waste generated on-site is properly disposed to the satisfaction of DPW.
10. No comments have been received from the public regarding this permit request.
 11. The Zoning Ordinance requires that a minimum of five parking spaces be available for employee and customer use. Five designated parking spaces are provided.
 12. The two-way driveway into the property from Alameda Street is twenty-six feet as required by the Zoning Ordinance.
 13. Landscaping as required by Section 22.52.370 Part E of the Zoning Ordinance is provided along all street frontages. The Ordinance requires that a minimum of 1sq. ft. of landscaping be provided for each linear ft. of frontage and that the horizontal dimension for any landscaped area be a minimum of 3 ft. As the subject property fronts a residential neighborhood on Lou Dillan Avenue, the Commission finds that additional landscaping is necessary. The Commission finds that additional landscaping in the form of a 3 ft. wide continuous buffer strip between the fence along Lou Dillan Avenue and property line is appropriate for this case. The property owner has moved fencing in this area to accommodate the additional landscaping.
 14. The Commission does not find sufficient need at this time and waives the requirement for irrevocable offers of future right-of-way from the property owner as requested by the Department of Public Works. There are no pending street widening projects for this area and none are likely within the term of this grant. If the automobile dismantling use continues beyond the term of this grant, a new conditional use permit will be required and the opportunity to require property dedication will be available again at that time.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. That the proposed use is consistent with the adopted general plan for the area;

CONDITIONAL USE PERMIT NO. 99-095-(1)

**CONDITIONS
PAGE 1 OF 6**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted.

a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. 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.

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CONDITIONAL USE PERMIT NO. 99-095-(1)**CONDITIONS
PAGE 2 OF 6**

6. This grant will terminate on November 29, 2010. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

7. 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.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.



The permittee shall deposit with the County of Los Angeles the sum of \$2,000.00. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for a total of 20 biennial inspections.

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

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

10. This grant allows for the continued operation and maintenance of an automobile dismantling yard subject to the following restrictions as to use:

- a. That no wrecked vehicles, salvage, automobile parts, or junk shall be stored at a height greater than that of the yard's surrounding fence or wall;
- b. That all equipment used in conducting the dismantling yard use shall be

CONDITIONAL USE PERMIT NO. 99-095-(1)**CONDITIONS
PAGE 3 OF 6**

confined within an enclosed building or enclosed within a solid wall or fence. The required wall or fence shall be a uniform height in relation to the ground upon which it stands and shall be at least eight (8) ft. in height but not more than fifteen (15) ft. in height;

- c. That no wrecked vehicles, salvage, automobile parts, or junk shall be placed or allowed to remain outside of the enclosed yard area or within the access ways needed for the required parking spaces, driveways, or fire access driveways;
- d. All parking and loading spaces shall conform to the requirements of Part 11 of Chapter 22.52 of the County Code (Zoning Ordinance). An 8-ft wide van access aisle for the handicapped parking space shall be located on the passenger side of the parking space. The parking provided shall meet or exceed the development standards of the Zoning Ordinance. A minimum of four (4) parking spaces shall be provided. One (1) parking spaces for employees, one (1) parking space for the retail/office area, and two (2) parking spaces for the dismantling yard;
- e. Any lighting within the parking lot and the yard shall be directed away from adjacent properties to prevent direct illumination and glare;
- f. All driveways constructed shall provide a minimum width of 26 feet;
- g. Signs shall be provided to the satisfaction of the Director of Planning pursuant to Part 10 of Chapter 22.52.370 of the County Code. Signs painted on walls or fences are not permitted;
- h. The automobile dismantling yard's entire interior yard area shall be paved with asphalt surfacing or an oil and aggregate mixture;
- i. Any structures that are located within the yard boundaries and/or are exposed to view from the street frontage shall be painted a neutral color to conform with the color of the fencing and walls;
- j. All fences and walls open to view from any public street or highway shall be constructed of metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish, or masonry, or other comparable materials. All fences and walls shall be painted a 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;

CONDITIONAL USE PERMIT NO. 99-095-(1)**CONDITIONS
PAGE 4 OF 8**

- k. Amplified sound equipment intended to be audible outside the building shall be prohibited;
 - l. The permittee shall maintain the property in a neat and orderly fashion;
 - m. The permittee shall maintain free of litter all areas of the premises under which the permittee has control;
 - n. The gate along Alameda Street, providing access to customer and employee parking spaces shall remain open during business hours;
 - o. The gate and driveway from Lou Dillon Avenue shall not be used in the daily operations of the business. This entry shall be for emergency use only;
 - p. The hours of operation of said automobile dismantling yard shall be limited from 7:00 a.m. to 5:00 p.m., Monday through Saturday;
 - q. The permittee shall maintain landscaping as depicted on the plan marked Exhibit "A". This plan includes a 3.5-foot wide landscape area between the fence and property line along the property's entire frontage to Lou Dillon Avenue and two planting areas along Alameda Street that maintain a minimum horizontal dimension of 3 feet. The total square footage of landscaping depicted on the plan marked Exhibit "A" is 577.5 sq. ft. Landscaped shall include attractive ground cover, low profile trees, hedges and/or shrubs to enhance the site. The use of climbing vines such as Algerian Ivy, Grape Ivy and Creeping Fig is encouraged in amounts sufficient to buffer the fence and to prevent graffiti and vandalism. All planting areas shall have a minimum horizontal dimension of 3 feet. A permanent watering system shall be installed. 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;
 - r. The permittee shall post a sign on the subject property in English and the predominant second language with contact telephone numbers for the facility manager and the Los Angeles County Department of Regional Planning Zoning Enforcement Section for reporting any problems related to the operation of the facility.
11. The subject property shall be developed and maintained in substantial compliance with the approved plans on file. In the event that subsequent revised plans are submitted, the written authorization of the property owner is necessary.

CONDITIONAL USE PERMIT NO. 99-095-(1)**CONDITIONS
PAGE 5 OF 8**

14. All requirements of the Zoning Ordinance and of the specific zoning on the subject property shall be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
16. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
17. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit or Stormwater Discharge Permit is required. No activity for which a permit is required shall be initiated on the subject property until a permit is obtained and any required facilities are installed. The permittee shall keep all required permits in full force and effect and shall fully comply with any requirements thereof.
18. The permittee shall comply with conditions 2 through 6 recommended by the Department of Public Works as stated in attached letter dated January 4, 2000. The Commission waived conditions 1 and 7. The following conditions shall be required:
 - a. Dedicate the right to restrict vehicular access to Alameda Street.
 - b. Close any unused driveway with standard curb, gutter, and sidewalk on Alameda Street and Lou Dillon Avenue.
 - c. Plant street trees on Alameda Street to the satisfaction of the Department of Public Works.
 - d. Repair any broken or damaged curb, gutter, sidewalk, and pavement on Alameda Street and Lou Dillon Avenue.
 - e. Remove and replace the existing asphalt sidewalk and pavement on Alameda Street and Lou Dillon Avenue.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
20. In the event of such extraneous markings occurring, the permittee shall remove or

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**CONDITIONS
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cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint used to cover such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

2

- 21. The project will require the filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles for posting purposes.

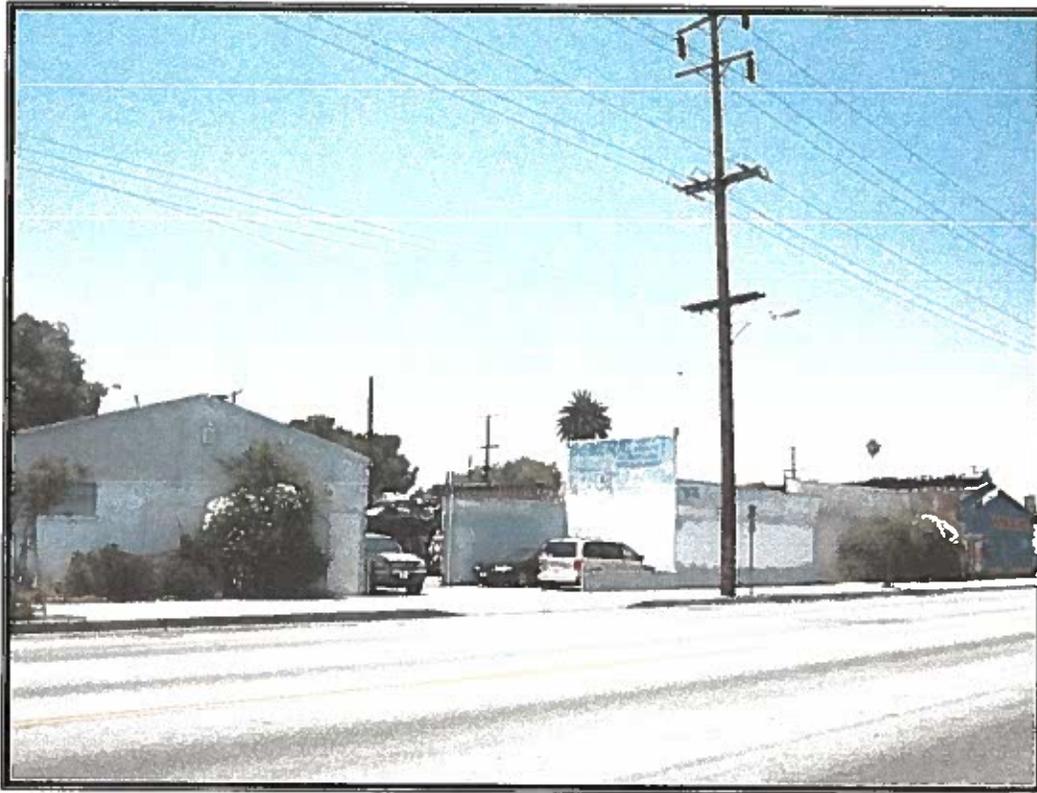
Attachments: Department of Public Works correspondence dated January 18, 2000.

FM:MC:mc 11-29-00



Key Index Map

Site Photographs- 7673 S Alameda Street
Florence-Firestone, CA 90001



1) Front of project site facing Alameda Street



2) Front of project site facing Alameda Street

Site Photographs- 7673 S Alameda Street
Florence-Firestone, CA 90001



3) 3 foot
landscape
buffer along
property line
facing
Alameda
Street



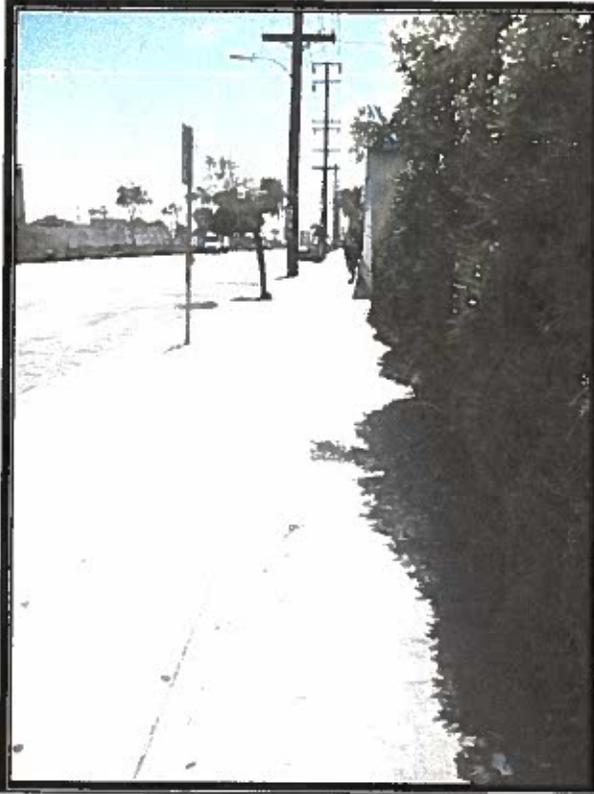
4) 3 foot
landscape
buffer facing
Alameda
Street.

Site Photographs- 7673 S Alameda Street
Florence-Firestone, CA 90001

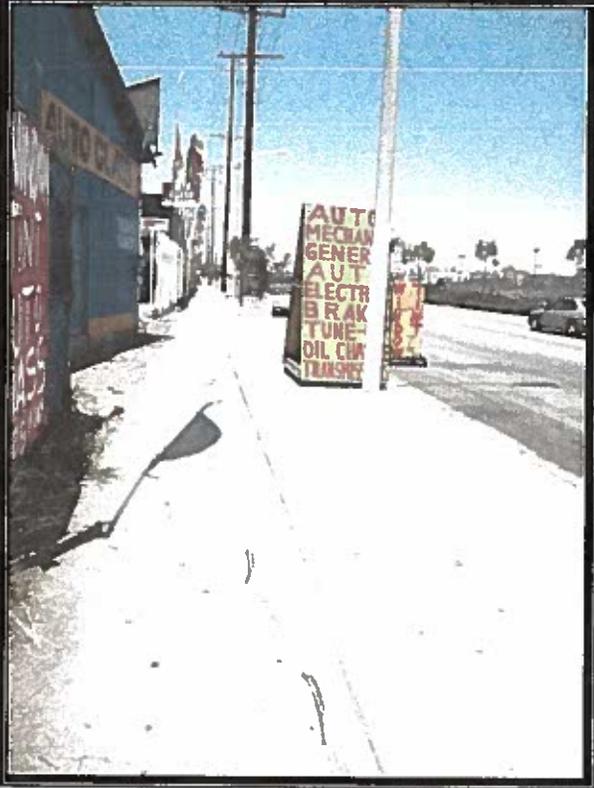
5) 3 foot landscape buffer fronting Alameda Street.



Site Photographs- 7673 S Alameda Street
Florence-Firestone, CA 90001



6) Looking north on Alameda Street



7) Looking south on Alameda Street



8) Rear of project site facing Lou Dillon Avenue. Please note the 3 foot landscape along the property line.

THIS IS BACK OF 4
7677 and 7703 ALAMEDA



9) Three parking spaces in front of site.



10) Handicap parking space in front of 1,400 square foot warehouse.

Site Photographs- 7673 S Alameda Street
Florence-Firestone, CA 90001



11) Site
Entrance



12) 2,400
square foot
warehouse
inside site.



R2012-01581-(2): 7673 Alameda St.

GIS Layers Map

Printed: Feb 05, 2015



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