Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 11, 2016

Maxwell Talai
1041 E. 6th Street
Santa Ana, CA 92701

REGARDING: **PROJECT NO. R2012-01711-(1)**
CONDITIONAL USE PERMIT NO. 201200089
3626 MEDFORD ST., EAST LOS ANGELES (APN #5224-012-005)

The Regional Planning Commission, by its action of **May 11, 2016,** 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).

Appeals:

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 **May 25, 2016. Appeals must be delivered in person.**

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 Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at smar@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

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

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

MM:SM

CC.060412

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01711-(1)
CONDITIONAL USE PERMIT NO. 201200089

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201200089 ("CUP") on May 11, 2016.

2. The permittee, Maxwell Talai ("permittee"), requests the CUP to authorize the continued operation of an existing automobile dismantling yard (El Rey Auto Parts) ("Project") on a property located at 3626 Medford St. in the unincorporated community of East Los Angeles ("Project Site") in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code ("County Code") section 22.32.190. A neighboring business owner adjacent to the project site is appealing the Hearing Officer's decision to approve the project on March 15, 2016.

3. The Project Site is 0.32 acres in size and consists of one legal lot. The Project Site is triangular in shape with flat topography and is developed with an auto dismantling yard and parts shop.

4. The Project Site is located in the City Terrace Zoned District and is currently zoned M-2 (Heavy Manufacturing). The Project Site is located within the East Los Angeles Community Standards District (CSD).

5. The Project Site is located within the I - Industrial land use category of the East Los Angeles Community Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: M-2 (Heavy Manufacturing)
   South: M-1 (Light Manufacturing), R-2 (Two-family Residence)
   East: M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), R-2 (Two-family Residence)
   West: M-2 (Heavy Manufacturing)

7. Surrounding land uses within a 500-foot radius include:

   North: Parking, Light Industrial
   South: Light Industrial, Office, Single-family Residences, Multi-family Residences
   East: Light Industrial, Parking, Restaurant
   West: Light Industrial, Storage

8. The Project Site was zoned M-2 in 1931. Conditional Use Permit Case No. 872 and Variance Case No. 430 were both approved in December 1975 for an auto dismantling yard, auto body shop, and painting with less than required parking. In July 2002, Conditional Use Permit and Variance Case No. 01-253 was approved for an auto dismantling yard and a variance for less than required parking and modifications to fencing and landscaping standards

9. The site plan for the Project depicts a triangular-shaped 13,830 sq. ft. parcel developed with an existing auto dismantling yard that includes an existing one-story 1,500 sq. ft. building and dedicated outdoor areas for auto dismantling, parts storage, core storage, and vehicle storage. Parts and core storage areas utilize outdoor storage racks. Seven parking spaces are depicted on the property, one of which is a handicapped space. A 12 ft. high metal fence borders the site along the north property line along Medford St. and a series of 12 ft. high metal fencing, block walls, and block walls topped with metal fencing borders the site along the south property line along Fowler St. Landscaping strips also border the north and south property lines along Medford and Fowler Streets. Access onto the property is via a gated driveway entrance off of Fowler St.

10. The Project Site is accessible via Fowler Street to the south. Primary access to the Project Site will be via an entrance/exit on Fowler. The Project Site does not provide any additional vehicular access to the site.

11. The Project will provide a total of seven parking spaces (six standard, one handicapped) within the enclosed yard area of the Project Site.

12. The County Departments of Public Works, Public Health, and Fire have reviewed the project and recommended approval with conditions.

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 proposes no physical changes or modifications and no change of use to the existing auto dismantling yard.

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 received one comment letter from a neighboring business owner listing a number of issues with the current operations on the Project Site. These issues include noise and vibration, concerns about hazardous fluids leaking and other possible fumes and chemicals being released from wrecked cars, loss in property values, the presence of a street sweeping truck parked outside the yard, items being stored above the height of the surrounding fence, water leaking from the yard's landscaping boxes, and the yard operating beyond the permitted operating hours.

    The County of Los Angeles Department of Public Health, Environmental Health Division made two inspections of the project site on November 4 and November 16, 2015, and observed no excessive noise or vibration coming from the auto dismantling yard. Public Health also mentioned that the neighborhood is an industrial area where the County has high noise level standards for such land uses appropriate for industrial areas.

    The County of Los Angeles Fire Department, Health Hazardous Materials Division made an inspection of the project site on January 26, 2016 and observed no possible fluids leaking from the facility but noted that the landscaping sprinklers should be adjusted to run during evening times.

Staff from the Department of Regional Planning's Zoning Enforcement Section inspected the project site on November 16, 2015 and March 9, 2016, and noted that the yard area could use a little more upkeep (excessive material being stored on site) and that designated vehicle parking spaces in the yard area were lacking. A street sweeping vehicle was also observed parked on the property in front of the office entrance to the business in an undesignated parking space. Zoning enforcement staff observed no items being stored above the surrounding fence height.

16. A duly noticed public hearing was held on September 15, 2015, before the Hearing Officer. Hearing Officer Pat Hachiya was in attendance for the Public Hearing. The applicant, Maxwell Talai, was present to offer testimony in favor of the project and answered questions from the Hearing Officer. Ms. Hachiya had comments regarding the placement and height of the site's storage racks, if the storage racks have building permits, the business's operating hours, and vibration coming from the site's operations. There being no further testimony, Ms. Hachiya moved to continue the hearing to November 17, 2015, to allow staff and the applicant time to address the Hearing Officer's concerns.

    A duly noticed public hearing was held on November 17, 2015, before the Hearing Officer. Hearing Officer Pat Hachiya was in attendance for the Public Hearing. Staff presented a request from the applicant to continue the hearing to March 15, 2016, to give the applicant additional time to address the site's outstanding issues. Ms. Hachiya moved to continue the hearing to March 15, 2016.

    A duly noticed public hearing was held on March 15, 2016, before the Hearing Officer. Hearing Officer Pat Hachiya was in attendance for the Public Hearing. Staff presented an update on the project that included comments regarding inspections made by staff from the County Departments of Public Health, Fire, and Regional Planning's Zoning Enforcement Section. The applicant, Maxwell Talai, was present to offer testimony in favor of the project and answered questions from the Hearing Officer. Mr. Talai indicated that he was in the process of evicting the current operator of the business with the intent of taking over operations of the facility to comply with all conditions of the permit. Two speakers from a neighboring business adjacent to the project site, Walter Calderon and Edgar Zamora, gave testimony in opposition to the project. Mr. Calderon and Mr. Zamora expressed concerns with excessive noise and vibration coming from the facility, deteriorating asphalt within the facility's yard, and possible chemicals and hazardous fluids leaking from the facility. There being no further testimony, Ms. Hachiya closed the public hearing and approved the applicant's request with findings and conditions for approval.

17. A neighboring business owner adjacent to the Project Site appealed the Hearing Officer's decision on March 29, 2016.

18. A duly noticed public hearing was held on May 11, 2016, before the Regional Planning Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were in attendance for the Public Hearing. The appellant, Mr. Edgardo Zamora, was present to offer testimony in opposition to the project. Mr. Zamora was concerned about possible hazardous fluids leaking from the facility and about noise and vibration coming from the site's operations. The applicant, Maxwell Talai, gave rebuttal testimony and answered questions from the Commission. Mr. Talai indicated that he was in the process of evicting the current operator of the business with the intent of taking over operations of the facility to comply with all conditions of the permit. Mr. Talai also stated that the business operated with all necessary licenses as required by state and local regulations and expressed his willingness to work with his neighbors to address any operating concerns they might have.

Commissioner Smith requested a change to the permit's inspection schedule to include four annual inspections for the first four years of the permit and biennial inspections thereafter. There being no further testimony, the Commission closed the public hearing, denied the appeal, and upheld the Hearing Officer's decision to approve the project with findings and modified conditions for approval

19. The Commission finds that the project site is located within the I - Industrial land use designation of the East Los Angeles Community Plan. The I - Industrial land use designation is intended for areas suitable for large-scale industrial uses such as heavy manufacturing, large warehouses, and research and development. The existing auto dismantling yard is consistent with this land use designation and is compatible with the land uses of the surrounding properties. Therefore, the project is consistent with the permitted uses of the underlying land use category.

20. The Commission finds that pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:

- Pursuant to Section 22.32.200A, outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52. This includes storage restrictions as set forth under Section 22.52.640 where all portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of Part 7 (of Chapter 22.52): A. Shall not be stored above the height of the fence or wall within 10 feet of said fence or wall; and B. Shall be stored in such manner that it cannot be blown from the enclosed storage area; and C. Shall not be placed or allowed to remain outside the enclosed storage area. The project shall abide to these standards regarding the storage of raw materials, equipment, and/or finished products on the project site. Such materials, equipment, and products shall be stored within the enclosed yard area.

- Pursuant to Sections 22.32.200B, 22.52.370D, and 22.52.1140, parking for industrial uses require one automobile space for every 500 sq. ft. of building floor area on the subject property or one space for each two employees on the largest shift, whichever is the larger. Additionally, Section 22.52.1205 requires auto dismantling yards to provide one parking space for every 7,000 sq. ft. of yard area, or fraction thereof, up to the first 42,000 sq. ft. Regardless of the size of the yard, a minimum of three parking spaces shall be provided.

The building on the subject property is 1,500 sq. ft, requiring three parking spaces. The subject property contains 11,500 sq. ft. of yard area, requiring two parking spaces. However, the minimum requirement of three parking spaces shall be required as prescribed under Code. Based on these parking requirements and the information provided by the applicant, a total of six (6) parking spaces are required for the proposed use. Variance No. 01-253-(1), approved July 2002, allowed for less than required parking and the project provided only three parking spaces at the time. The current proposed site plan depicts seven parking spaces provided (six standard, one handicapped) and fulfills the parking requirement prescribed under Code.

- Pursuant to Section 22.32.200C, signs shall comply with the requirements set forth under Sections 22.52.880 (wall business signs) and 22.52.890 (roof and freestanding business signs). Section 22.52.880 allows a maximum of three square feet of wall sign area for each one linear foot of building frontage, with a minimum sign area of 20 sq. ft.

for each building frontage. Wall signs shall also not extend above the highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane and shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached.

The project has a building frontage of 17 ft which would allow a maximum sign area of 51 sq. ft. The project proposes a painted business sign and address mural of 27 sq. ft. and is under the allowed maximum sign area.

Section 22.52.890 allows for roof and freestanding signs to be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more.

The project is not proposing any roof or freestanding signs.

- Pursuant to Section 22.52.370A, auto dismantling yards shall be subject to the following condition of use: 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.

The subject property is bounded by 12 ft. high metal fencing on the northern property line and a series of 12 ft. high walls consisting of metal fencing, masonry wall, and combined masonry wall topped with metal fencing on the southern property line. The western property line is bounded by an adjacent industrial building and the existing one-story building is located on the eastern portion of the triangular shaped property. All operations will take place within this enclosed area.

- Pursuant to Section 22.52.370B, auto dismantling yards shall be subject to the following conditions of use:

Where fences or walls are provided, they shall be developed as follows:

- All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height.
- All fences and walls open to view from any public street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials: metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish, masonry, or other materials comparable to the foregoing, if approved by the director.
- All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.
- All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the director.
- Any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The director may approve other appropriate architectural treatment.

The existing fences and walls on the northern and southern property lines are in uniform height in relation to the ground upon which they stand and are in compliance with the

minimum 8 ft. height requirement. The existing fences and walls are constructed of allowed materials and fences, walls, and structures are painted a uniform color.

- Pursuant to Section 22.52.370C, 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 entire subject property is currently paved with asphalt.

- Pursuant to Section 22.52.370E, auto dismantling yards require that at least one square foot of landscaping be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a plot plan which complies with the following criteria: landscaping shall be distributed along said frontage in accordance with the plot plan approved by the director, no planting area shall have a horizontal dimension of less than three feet, a permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas, and all landscaped areas shall be continuously and properly maintained in good condition.

The subject property has 148 feet of street frontage on Medford Street and 160 feet of street frontage on Fowler Street; requiring a total of 308 square feet of landscaping. Landscaping along Fowler Street equals to approximately 530 sq. ft. with a planter depth of four feet. Landscaping along Medford Street is approximately 240 square feet. However, the planter along Medford Street is not the minimum required depth of three feet. The total landscaping provided equals to 770 sq. ft. and fulfills the minimum landscaping requirement. Although the planter along Medford Street only provides a planter depth of about two feet, Variance No. 01-253-(1), approved July 2002, authorized less than required landscaping along the Medford Street frontage.

- Pursuant to Section 22.52.370F, no wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.

All operations shall take place within the existing enclosed yard area.

- Pursuant to Section 22.52.370G, auto dismantling yards in the M-2 zone shall be subject to the following condition of use: no wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall.

The project shall abide to these standards regarding the storage of dismantled vehicles, salvage and/or junk in relation to the height of the surrounded fences and walls.

- Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

The total permitted sign area of all signs on a building or site shall be no more than 10 percent of the building face (not to exceed 240 square feet). The project has a front building face area of 204 sq. ft. allowing for a maximum 20 sq. ft. of signage. The project is proposing a painted sign mural of 21 sq. ft. which would be one square foot over the maximum allowed sign area.

21. The Commission finds that the proposed use will not affect the health, peace, welfare of any person; will not be detrimental to the use, enjoyment or valuation of property; nor will it

jeopardize, endanger or constitute a menace to anybody. The proposed (industrial) use is similar in designation as most of the surrounding properties. The activities to be conducted will take place behind a wall – away from the direct view of the public. Furthermore, the site receives little or no foot traffic. The site will be operated following all applicable county, or otherwise, regulations to prevent any action that may be detrimental to the public and/or environment.

22. The Commission finds that the site complies with all applicable requirements. A site plan has been prepared and depicts the total lot area, parking area, landscape area, and existing buildings. The site is an irregularly shaped corner lot and does not traverse residential areas.

23. The Commission finds that the site is within a fully developed industrial/manufacturing area. The existing infrastructure has been supporting the site's needs for vehicular access, water, sewer, and other urban services. The site has operated as an automobile dismantling yard for more than 35 years and existing systems have satisfied the demands of the proposed use without creating adverse conditions.

24. 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 15 years.

25. 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 the City Terrace community. On August 11, 2015, a total of 67 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.

26. 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 East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE 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. Denies the appeal and approves Conditional Use Permit No. 201200089, subject to the attached conditions.

ACTION DATE: May 11, 2016

VOTE: 5:0:0:0
Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MM:SM
5/11/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01711-(1)
CONDITIONAL USE PERMIT NO. 201200089

PROJECT DESCRIPTION

The project is a Conditional Use Permit (CUP) for the continued operation of an existing 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 May 11, 2031**. 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 **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four (4) annual inspections for the first four years of the permit and six (6) biennial (one every other year) inspections after the initial first four years.** Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code 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 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 **July 11, 2016**.

18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) 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 operation of an automobile dismantling yard.

20. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one automobile space for every 500 square feet of building floor area or one space for each two employees on the largest shift, whichever is the larger. Additionally, auto dismantling yards are required to provide one automobile parking space for every 7,000 square feet of yard area, with an absolute minimum of three parking spaces required. The automobile dismantling yard has a shop building area of 1,500 square feet which would require not less than three spaces be provided based on the applicable ratio, and a yard area of 11,500 square feet which would require not less than three spaces be provided, for a total of six spaces required. If the permittee changes the operation of the automobile 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.

21. No wrecked or dismantled vehicles, salvage, automobile parts, or junk shall be stored at a height greater than that of the yard's surrounding fence or wall.

22. All operations and storage, including all equipment used in conducting the dismantling yard use other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

23. All walls and fences shall be of a uniform height in relation to the ground upon which they stand and shall be at least eight (8) feet in height, but not more than fifteen (15) feet in height.

24. No wrecked or dismantled 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.

25. Raw materials, equipment, or finished products shall be stored in such a manner that they cannot be blown from the enclosed storage area.

26. All lighting within the parking lot and the salvage yard shall be hooded and directed away from adjacent properties to prevent direct illumination and glare.

27. All driveways on the subject property shall conform to the standards specified Part 11 of the County Code.

28. Signage shall comply with Sections 22.52.880 and 22.52.890 of the County Code.

29. The entire surface of the automobile dismantling yard shall be paved with asphalt or concrete surfacing and maintained as in good condition throughout the lift of this conditional use permit.

30. All structures that are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing walls, except that the Director may approve other appropriate architectural treatment.

31. All fences and walls open to view from any public street or highway or any area in a residential, agricultural or commercial zone, shall be constructed of metallic panels, at least 0.24 inches thick, painted with a "baked on" enamel or similar permanent finish, masonry, or other comparable materials if approved by the Director.

32. All fences and walls shall be maintained in a neat and orderly condition at all times, and shall contain no painted sign or posters except as approved by the Director.

33. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where in his opinion, such used materials will provide the equivalent in service, appearance and useful life.

34. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a plot plan which complies with the following criteria:

    a. Landscaping shall be distributed along said frontage in accordance with the Exhibit "A" approved by the Director.
    b. No planting area shall have a horizontal dimension of less than three feet, except for the planting area along the Medford Street frontage as allowed under Variance No. 01-253-(1).
    c. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
    d. All landscaped areas shall be continuously and properly maintained in good condition.

35. The permittee shall post a sign on the subject property in English and in the predominant second language of the neighborhood with a contact number for the facility manager and the County of Los Angeles Department of Regional Planning Zoning Enforcement Section (213-974-6453) for the purpose of reporting any complaints related to the operation of the facility.

36. The permittee recycle materials from the automobile dismantling business whenever possible.

37. The hours of operation shall be 7:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m., Saturday and Sunday.

38. Storage racks with a height of 5 feet, 9 inches or taller shall require engineering calculations to be submitted to the Department of Public Works, Building and Safety Division (Building and Safety) for review and approval. Additionally, storage racks 5 feet, 10 inches or taller shall require building permits from Building and Safety.

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated July 9, 2015.

40. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated July 9, 2015.

41. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated May 3, 2013.

Attachments:
Public Works Department Letter dated July 9, 2015

Fire Department Letter dated July 9, 2015
Public Health Department Letter dated May 3, 2013

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

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

July 9, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Steve Mar

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

CONDITIONAL USE PERMIT (CUP) NO. 201200089
PROJECT NO. R2012-01711
3626 MEDFORD STREET
ASSESSOR'S MAP BOOK NO. 5224, PAGE 12, PARCEL NO. 5
UNINCORPORATED COUNTY COMMUNITY OF CITY TERRACE

We reviewed the site plan for the continued operation of an existing auto dismantling yard and outside storage located at 3626 Medford Street in the unincorporated County community of City Terrace. This project was previously approved under CUP No. 872 and Variance Case No. 430 in 1989 and also under CUP/Variance Case No. 01-253 in 2002. No new construction, new uses, or expansion of operations are 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 dedication of an additional 10 feet of public right of way on Fowler Street, previously required under CUP No. 01-253. The dedication is waived since no street improvements are conditioned as part of the project. However, private and future right of way will need to be offered to the County (see road condition 1.2).

1.2 Make an offer of additional 10 feet of private and future right of way along the property frontage of Fowler Street to achieve an ultimate width of 35 feet from the street centerline. A processing fee will be required for the dedication.

1.3 The existing curb ramp fronting the project site at the intersection of Fowler Street and Medford Street shall only be used for its intended purpose, in compliance with Section 16.16.090(A) of the Los Angeles County Highway Code and Title II, Section 35.150(d), of the Americans with Disabilities Act guidelines. No vehicular travel is allowed on curb ramps.

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 Provide adequate recyclable storage areas for collection and storage of recyclable waste. Comply with California Solid Waste Reuse and Recycling Access Act of 1991. Please contact Public Works' Environmental Programs Division at (626) 458-2193 for additional information.

2.2 Obtain approval and operating permits for any activities within the project site that includes the construction, installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4), industrial waste treatment or disposal facilities, and/or storm water treatment facilities (LACC Title 20, Division 2, Chapter 20.36).

2.3 Comply with best management practices to prevent stormwater-related pollution and obtain industrial waste permits as applicable. For additional information, please contact Environmental Program's Storm Water Unit at (626) 458-3517 or visit the Department of Public Works' website at www.dpw.lacounty.gov.

For questions regarding the environmental programs conditions, please contact Nilda Gemeniano of Environmental Programs Division at (626) 458-5184 or ngemenia@dpw.lacounty.gov.

If you require additional information, please contact Ms. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

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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: R2012-01711 MAP DATE: 06/17/15

LOCATION: 3626 Medford Street, Los Angeles

PLANNER: Steve Mar

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 – ACCESS

1. Maintain access to within 150 feet of all exterior portions of the existing building.

CONDITIONS OF APPROVAL – WATER SYSTEM

1. The required fire flow for this development is 1500 gallons per minute for 2 hours at 20 psi residual pressure. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow.

    a. The existing public fire hydrant flow, located on the Southeast corner of Medford Street & Fowler Street, tested by the California Water Service on 05/31/13 is adequate 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.

Reviewed by: Wally Collins Date: July 9, 2015

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
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Michael D. Antonovich
Fifth District

May 3, 2013

TO: Steven Mar
Regional Planning Assistant II
Department of Regional Planning

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

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01711/ RCUP 201200089
3626 Medford Street, East Los Angeles

☒ Public Health recommends approval of this CUP.

☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is to authorize the continuous operation of an auto dismantling yard, auto body shop, and painting. The Department recommends approval of this CUP with the following conditions:

- The proposed project shall remain connected to existing public water and public sewer system facilities.

If you should have any questions or need additional information, please contact me at (626) 430-5382.