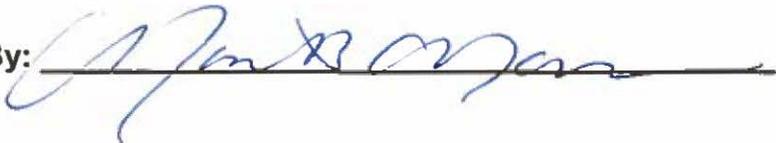


Hearing Officer Transmittal Checklist

Hearing Date 9/15/2015
Agenda Item No. 8

Project Number: R2012-01711-(1)
Case(s): Conditional Use Permit Case No. 201200089
Planner: Steve Mar

- 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)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- CUP/VAR No. 01-253 Findings & Conditions

Reviewed By: 



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

PROJECT NUMBER

R2012-01711-(1)

HEARING DATE

September 15, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200089

PROJECT SUMMARY

OWNER / APPLICANT

Batool S. Japelaghi Trust / Maxwell Talai

MAP/EXHIBIT DATE

10/22/14

PROJECT OVERVIEW

The applicant, Maxwell Talai, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of an existing automobile dismantling yard (El Rey Auto Parts), previously approved under Conditional Use Permit / Variance No. 01-253-(1) on July 24, 2002, in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code Section 22.32.190.

LOCATION

3626 Medford St., East Los Angeles

ACCESS

via Fowler St.

ASSESSORS PARCEL NUMBER(S)

5224-012-005

SITE AREA

0.32 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

City Terrace ZD

LAND USE DESIGNATION

I – Industrial

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles Community 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)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.32.200 (M-2 Zone Development Standards)

CASE PLANNER:

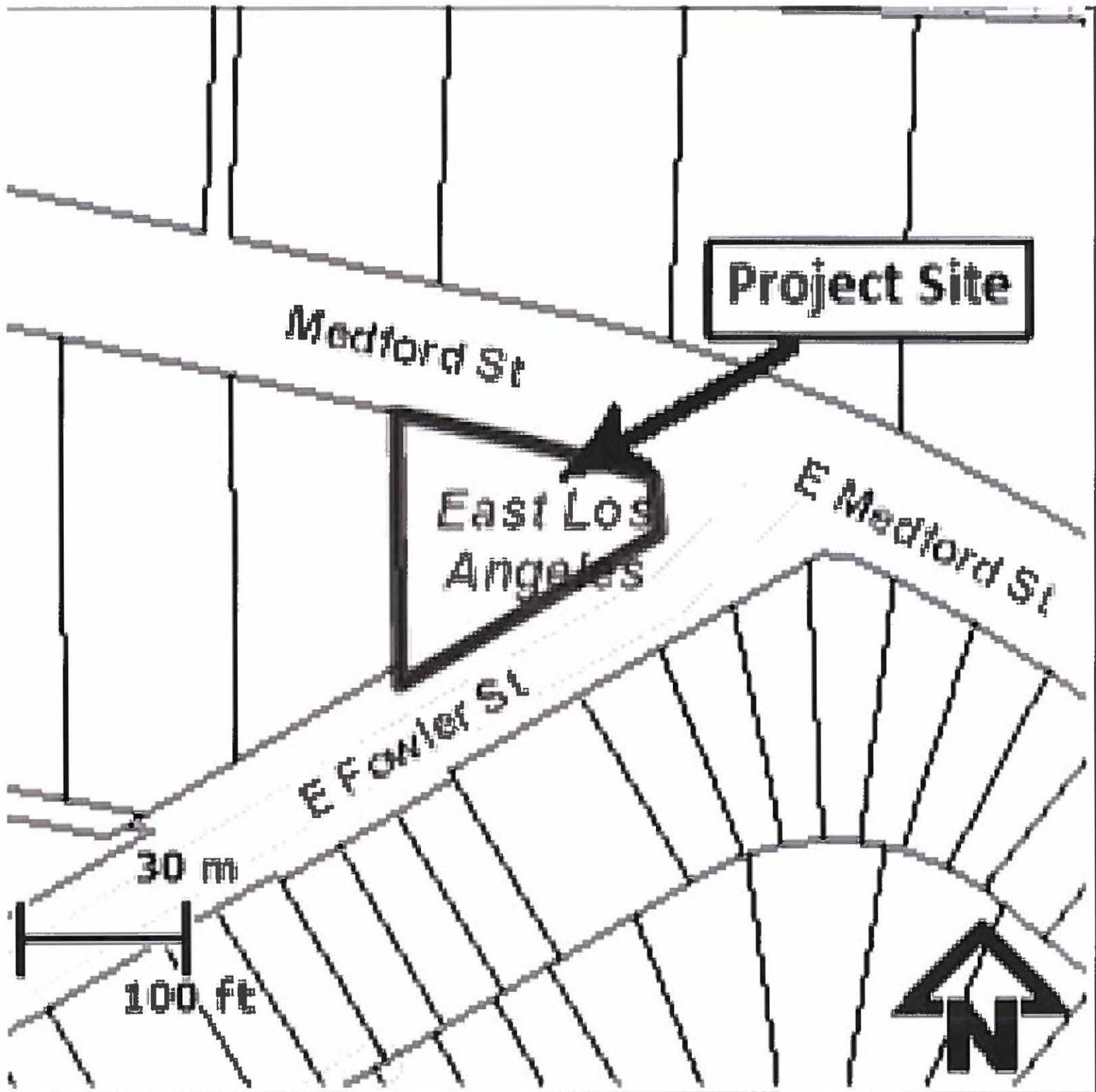
Steve Mar

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov



Project Site

Medford St

East Los Angeles

E Medford St

E Fowler St

30 m

100 ft



ENTITLEMENTS REQUESTED

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

PROJECT DESCRIPTION

The applicant, Maxwell Talai, is requesting a Conditional Use Permit (CUP) for the continued operation of an existing automobile dismantling yard (El Rey Auto Parts), previously approved under Conditional Use Permit / Variance No. 01-253-(1) on July 24, 2002, in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code Section 22.32.190.

SITE PLAN DESCRIPTION

The site plan 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.

EXISTING ZONING

The subject property is zoned M-2 (Heavy Manufacturing), in the City Terrace Zoned District.

Surrounding properties are zoned as follows:

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)

EXISTING LAND USES

The subject property is developed with an auto dismantling yard.

Surrounding properties are developed as follows:

North: Parking, Light Industrial

South: Light Industrial, Office, Single-family Residences, Multi-family Residences

East: Light Industrial, Parking, Restaurant

West: Light Industrial, Storage

PREVIOUS CASES/ZONING HISTORY

The Zoning History of this parcel is as follows: M-2 (12/14/31).

Conditional Use Permit No. 872 & Variance No. 430 – Approved December 1975 for an auto dismantling yard, auto body shop, and painting with less than required parking.

Conditional Use Permit and Variance No. 01-253-(1) – Approved July 2002 for an auto dismantling yard and a variance for less than required parking and modifications to fencing and landscaping standards.

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. No additions, modifications, or change of use are proposed for the existing auto dismantling yard. 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 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.

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

- *Promote more effective recycling and reuse of resources, especially those that are nonrenewable.*

The auto dismantling yard reuses and recycles auto parts and metal from scrapped automobiles.

- *Maintain and conserve sound existing development.*

The auto dismantling yard has existed on the site for more than 35 years. The project will maintain the existing business on the site and is not proposing any changes to the site or operations.

- *Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this county's labor force and an improved standard of living.*

- *Encourage retention of jobs and investments in older urban areas and prevent losses to other counties, regions, and states.*

The project will continue to provide jobs and economic activity to the community by continuing to operate as it has been doing for more than 35 years in business.

The following policies of the East Los Angeles Community Plan are applicable to the proposed project:

- *Encourage industrial development in the Union Pacific area and in the area north of the San Bernardino freeway where industrial use is designated on the Land Use Plan map, where transportation and other municipal services can support industrial development.*

The project is located in the area north of the San Bernardino freeway that is designated as I - Industrial land use in the East Los Angeles Community Plan.

- *Promote the strengthening of existing industrial and commercial job-producing activities to create more jobs for residents of East Los Angeles.*

- *Promote coordination and development of existing businesses and encourage upgrading to improve their economic status.*

The project will continue to provide jobs and economic activity to the community by continuing to operate as it has been doing for more than 35 years.

Zoning Ordinance and Development Standards Compliance

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.

Neighborhood Impact/Land Use Compatibility

The auto dismantling yard on the subject property is compatible with the surrounding neighborhood and provides a needed service to the community. The business has been operating at the site since the 1970s under previously approved conditional use permits and variances. Auto dismantling yards are a permitted use in the M-2 Zone and the use is consistent with the scale of surrounding development.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

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.

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

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.

- 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 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.

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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

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

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 R2012-01711-(1), Conditional Use Permit Number 201200089, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200089 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Plan, Land Use Map

MM:SM
9/15/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01711-(1)
CONDITIONAL USE PERMIT NO. 201200089**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201200089 ("CUP") on September 15, 2015.
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.
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).
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 Hearing Officer'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 Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received no public comments regarding the Project.
16. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer 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.
18. The Hearing Officer 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.

19. The Hearing Officer 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.
20. The Hearing Officer 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.
21. The Hearing Officer 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.
22. The Hearing Officer 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.
23. The Hearing Officer 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.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 HEARING OFFICER 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 HEARING OFFICER:

- 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. 201200089, subject to the attached conditions.

ACTION DATE: September 15, 2015

MM:SM
9/15/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

**[DRAFT] 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 September 15, 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 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 **November, 15, 2015**.
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 life 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. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated July 9, 2015.
39. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated July 9, 2015.
40. 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



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See Attachment

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.

See Attachment

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.

See Attachment

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

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 90 percent of the surrounding properties. The activities to be conducted will be all behind a wall - away from the direct view of the public. Furthermore, the site is not within the path (to or from) public destination points, meaning that there is 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

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

The site can comply with all applicable requirements -except these of parking. A site plan has been prepared and is being submitted as part of this application package. It contains the total lot area, parking area, landscape area, existing buildings. The site is an irregularly shaped corner lot ideal for the proposed use. Access to the site does not traverse residential areas

C. That the proposed site is adequately served:

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

The site is within a fully developed industrial/manufacturing area. The existing infrastructure has been supporting their needs in terms of access, water, sewer, and other urban services. Furthermore, the site was successfully, for the last 25 years, operated as an automobile wrecking yard. It has been proven that the existing system can easily satisfy the demands of the proposed used without creating adverse conditions.



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



July 25, 2002

Susanna Reyes-Zamora
8908 Mines Avenue
Pico Rivera, CA 90660

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

RE: CONDITIONAL USE PERMIT/VARIANCE CASE NO. 01-253-(1)

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Frank Meneses
Supervising Regional Planner
Zoning Permits Section I

FM:kms

Attachments: Findings and Conditions
Affidavit

c: Max Talai, Board of Supervisors, Department of Public Works (Building and Safety),
Department of Public Works (Subdivision Mapping), Zoning Enforcement

**CONDITIONAL USE PERMIT/
VARIANCE CASE NO. 01-253-(1)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATES: June 5, 2002 and July 24, 2002

SYNOPSIS:

The applicant is requesting authorization for the continued operation and maintenance of an automobile dismantling yard with modifications to parking, fencing and landscaping requirements in the M-2 (Heavy Manufacturing) zone. The site was developed in 1976 as an auto dismantling yard under Conditional Use Permit No. 872/Variance No. 430; CUP 872/VAR 430 expired in 1985. The property owner was cited by the Department of Regional Planning, Zoning Enforcement, in 1989 for storing dismantled vehicles and conducting auto repair on the site without a conditional use permit, but the applicant continued to operate. Upon the proposed sale of the property, the Department of Motor Vehicles informed the prospective buyer that a conditional use permit is required to operate an automobile dismantling yard.

The applicant filed for a new conditional use permit in November of 2001. The applicant also concurrently applied for a parking permit for less than required parking for the auto dismantling yard. However, the applicant subsequently converted the parking permit request to a variance to include modifications to the landscaping and fencing requirements.

PROCEEDINGS BEFORE THE COMMISSION

June 5, 2002 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on June 5, 2002; all Commissioners were present. Two people testified in favor of the request, the current owner and the prospective buyer of the property. There was discussion regarding permitting modifications to the required landscaping and the applicant was informed that the County Code does not allow modifications to automobile dismantling landscape requirements without a variance. The applicant was advised that by converting the Parking Permit to a Variance both the parking and landscape modifications could be addressed.

There being no further testimony, the Planning Commission voted (5-0) to take the case off calendar until it was ready to be processed as a Conditional Use Permit and Variance.

July 24, 2002 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on July 24, 2002; all Commissioners were present. The owner testified in favor of the request.

There being no further testimony, the Planning Commission voted (5-0) to close the public hearing and adopt findings and conditions for approval of the conditional use permit and variance.

Findings

1. The applicant is requesting a conditional use permit to authorize the operation and maintenance of an automobile dismantling yard and a variance to authorize less than required parking and modifications to the fencing and landscaping standards for the dismantling yard, pursuant to Sections 22.32.190 and 22.56.260 of the Los Angeles County Code.
2. The subject property is a 14,890 square foot flat triangular shaped parcel located at 3626 Medford Street, Los Angeles, and in the City Terrace Zoned District. Although the subject property has frontage on both Medford Street and Fowler Street, access to the site is only via Fowler Street to the south.
3. Zoning on the subject property is M-2 (Heavy Manufacturing).
4. Surrounding zoning consists of M-2 to the north, south, east and west.
5. There is a 1,840 square foot one-story building developed on the subject property. The current owner of the property has ceased operations and the prospective buyer is in the process of moving parts racks onto the property in anticipation of re-opening the auto dismantling yard.
6. Industrial and manufacturing uses surround the subject property to the north, south, east and west.
7. The subject property is classified as Major Industrial in the Countywide General Plan. The intent of the "Major Industrial" category is to assure that sufficient land is allocated for a wide range of industrial activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. An automobile dismantling use is consistent with the goals and objectives of the "Major Industrial" category of the General Plan.
8. There are two (2) previous zoning permit cases noted on the subject property, Conditional Use Permit Case No. 872 and Variance Case No. 430. These cases were approved concurrently in 1975 and authorized the establishment of an auto dismantling yard with less than required parking. CUP 872/VAR 430 expired in 1985.
9. The site plan depicts the 14,890 square foot parcel developed with the proposed auto dismantling yard that includes an existing one-story 1,840 square foot

building. Three parking spaces are depicted on the subject property, one of which is handicapped accessible. A 6-foot high metal fence is shown approximately four feet from south property line, a 9'8" block wall is shown approximately ten feet from the south property line, and a 6'0" chain link fence is shown on the west property line. A 2-foot wide landscaped planter is located along the Medford Street frontage (north), the planter is located between the metal fence and an existing street curb. A new 3-foot wide landscape strip is depicted along the Fowler Street frontage. The parcel is triangular in shape and is located at the convergence of Medford Street and Fowler Street. Although the subject property has frontage on both streets, access to the parcel is only from Fowler Street to the south.

10. Pursuant to Section 22.32.200.A of the Los Angeles County Code, 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. The conditions of approval require such compliance.
11. Pursuant to Section 22.52.640 of the Los Angeles County Code, all portions of outside storage and display areas shall have adequate grading and shall be continuously maintained and all raw material, equipment or finished products stored or displayed pursuant to the provisions of Part 7: A. Shall not be stored above the height of the fence or wall within ten (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.
12. Signs on the subject property shall comply with Sections 22.52.880 and 22.52.890 of the Los Angeles County Code. Section 22.52.880 allows a maximum of three square feet of wall sign for each one linear foot of frontage.
13. Sections 22.32.200.B, 22.52.370.D and 22.52.1140 of the County Code require parking space for all vehicles used directly in the conducting of the proposed use and, in addition, one automobile parking space for every 500 square feet of floor area in the building on the subject property or for each two employees on the largest shift, whichever is the larger. Section 22.52.1205 of the County Code further requires one parking space is required for every 7,000 square feet of yard area, or fraction thereof, within a dismantling yard, up to the first 42,000 square feet; regardless of the size of the yard, a minimum of three (3) spaces are required.
14. Based on these parking requirements and the information submitted by the applicant, a total of seven (7) parking spaces are required for the proposed use. The subject property has 13,0500 square feet of yard area, requiring two (2) parking spaces. However, the minimum requirement of three (3) parking spaces shall be imposed. The building on the subject property is 1,840 square feet,

requiring four (4) parking spaces. Pursuant to the Americans with Disabilities Act one of the seven required parking spaces shall be handicapped van accessible. The applicant's site plan depicts three (3) parking spaces (2 standard, 1 handicapped accessible). The applicant is requesting the variance to authorize the reduced parking (reduced by 4 spaces).

15. Pursuant to Section 22.52.370.A of the County Code, automobile 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 fence. The subject property is bounded by a 6'0" metal fence on the north, a 9'8" masonry wall on the south, the existing one-story building "closes" the property at the east end of the triangular shaped parcel, and the wall of the adjacent industrial building is sited on the west property line. The applicant's site plan also depicts a 6-foot high chain link fence on the west property line, although this is not required as it is directly adjacent the building. All operations are proposed to take place within this enclosed area.

16. Pursuant to Section 22.52.370.B of the County Code, automobile 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 metallic panels at least .024 inches thick painted with a "baked on" enamel or similar permanent finish, masonry, or other materials if approved by the Director.
- All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless otherwise approved by the Director.
- 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 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, except that the Director may approve other appropriate architectural treatment.

The existing 6'0" high metal fence on the north property line is not in compliance with the minimum 8'0" height requirement for fencing. The applicant is requesting a variance to allow this existing non-conforming fence to remain.

17. Pursuant to Section 22.52.370.C of the County Code, automobile dismantling

yards shall be subject to the following condition of use: 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, unless otherwise approved by the Director. The entire subject property is currently paved with asphalt.

18. Pursuant to Section 22.52.370.E of the County Code, automobile dismantling yards shall be subject to the following condition of use: 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: 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 140 feet of frontage on Medford Street, and 140 feet of frontage on Fowler Street; requiring a total of 280 square feet of landscaping. The applicant's site plan depicts an existing 2-foot by 140-foot planter (280 square feet) along the Medford Street frontage: the planter is not the minimum required depth of three (3) feet. The applicant is proposing a 3-foot deep landscape strip along the Fowler Street frontage. The applicant is proposing planting vines that will cling to the fences on both frontages. The applicant is requesting a variance to allow less than required landscaping along the Medford Street frontage.
19. Pursuant to Section 22.52.370.F of the County Code, automobile dismantling yards shall be subject to the following condition of use: no wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area. The applicant's proposed dismantling operations will take place within the enclosed yard area.
20. Pursuant to Section 22.52.370.G of the County Code, automobile 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.
21. No comments were received regarding this request.
22. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1 of the County Environmental Document and Reporting Procedures, Appendix G.

23. With the conditions of approval, which include restrictions on the fencing, landscaping, parking, etc., operation of the former dismantling yard will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
24. Section 22.56.260 of the County Code authorizes the granting of a variance to modify development standards, including parking, landscaping and fencing standards, as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of Title 22, develop through the strict literal interpretation and enforcement of such provisions.
25. The applicant is requesting a variance from the required parking standards as the property is unusual in shape and it is difficult to develop the site so as to provide the required parking. In addition, the applicant contends that the proposed use does not require as much parking as would normally be required because the majority of the customers call first to see if a part is available, come to pick it up, and spend very little time at the property.
26. The applicant is requesting a variance from the landscape standards applicable to the Medford Street frontage as it would be a financial hardship to relocate the existing metal fence three feet back from the property line. The proposed landscaping, planting ivy plants 12" O.C., will provide a landscape buffer without financial hardship to the applicant.
- * 27. The applicant is requesting a variance to the fencing standards as the existing 6'0" high metal fence has been in place since the business was established in 1976 and has functioned adequately for the use, and it would be a financial hardship to replace the existing fence with a higher fence.
28. A ten (10) year term is granted for the requested permit based on the need to reevaluate the compatibility of the project with the surrounding community after the use has been established on the property. The project shall be inspected annually for compliance with the final conditions of approval. These inspections shall be unannounced. In addition, if any inspection discloses that the subject property is being used in violation of any 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. The amount charged for additional inspections will be \$150.00 per inspection, or the current recovery cost, whichever is greater.

29. The Commission finds that, with the conditions of approval, the proposed use is consistent with the general plan and compatible with surrounding land uses.

**BASED ON THE FOREGOING, THE PLANNING COMMISSION CONCLUDES:
REGARDING THE CONDITIONAL USE PERMIT:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, 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 and general welfare;
- C. 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 Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

REGARDING THE VARIANCE:

- E. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- F. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated;
- G. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards;
- H. That the granting of the variance will not be materially detrimental to the public health, safety or general welfare or to the use, enjoyment or valuation of property of other persons located in the vicinity.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit and Variance as set forth in Sections 22.56.090 and 22.56.290, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission finds that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit/Variance Case No. 01-253-(1) is **APPROVED**, subject to the attached conditions.

VOTE: 4-0-0-1

Concurring: Commissioner Valadez, Bellamy, Helsley, Rew

Dissenting: None

Abstaining: None

Absent: Commissioner Modugno

Action Date:

JF:FM:kms

07-25-02

**CONDITIONAL USE PERMIT/
VARIANCE CASE NO. 01-253-(1)**

**Page 1 of 6
CONDITIONS**

1. This grant allows for the continued operation and maintenance of an automobile dismantling yard with less than required parking and modified landscaping standards, subject to all of the following conditions of approval.
2. 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.
3. 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 Department of 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. 8, and until all required monies have been paid pursuant to Condition No. 10.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense:
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 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 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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two (2) years from the date of approval. A one-year time extension may be requested, in writing and with the appropriate fee, six months before the expiration date.
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. Prior to the use of this grant, the property owner or permittee shall record the conditions of the grant in the office of the County Recorder, for the purpose of providing notice to any subsequent owner or lessee that a valid conditional use permit is required to operate an automobile dismantling yard on the subject property, and additionally, during the term of this grant, the property owner or the permittee shall promptly provide a copy of the grant and its conditions to any subsequent purchaser or lessee of the subject property.
9. **This grant will terminate July 24, 2012.**

Entitlement to the 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 a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies 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 fund provides for **10 annual 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 condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the

site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, 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 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.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
16. 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 provide pertinent information about said premises.
17. In the event such extraneous markings occur, 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. The only exceptions shall be seasonal decorations. Inspections shall be made to ensure compliance with this condition. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this condition, including any additional inspections as may be necessary to ensure such compliance.
18. The property shall be developed and maintained in substantial conformance with the approved Revised Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director of Planning. All revised plot plans must be accompanied by

the written authorization of the property owner.

19. The operation of the auto dismantling use shall be further subject to all of the following restrictions:
- a. A minimum of three (3) on-site parking spaces shall be provided (2 standard, 1 handicapped). These parking spaces shall be left open and available for employees and customers, and no inoperable vehicles shall be parked or stored in the required three (3) parking spaces;
 - b. 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. Inspections shall be made to ensure compliance with this condition. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this condition, including any additional inspections as may be necessary to ensure such compliance;
 - c. 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;
 - d. 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, unless otherwise modified by the Commission, but not more than fifteen (15) feet in height;
 - e. 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;
 - f. Raw materials, equipment, or finished products shall be stored in such a manner that they cannot be blown from the enclosed storage area;
 - g. 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;
 - h. All driveways on the subject property shall conform to the standards specified in Part 11 of the County Code;
 - i. Signage shall comply with Sections 22.52.880 and 22.52.890 of Title 22 of the County Code - Signage restrictions;

- j. The entire surface of the automobile dismantling yard shall be paved with asphalt or concrete surfacing and maintained as in good condition throughout the life of this conditional use permit;
- k. All structures that are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted a neutral color, excluding black, to conform with the color of the fencing/walls, except that the Director may approve other appropriate architectural treatment;
- l. 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 .024 inches thick, painted with a "baked on" enamel or similar permanent finish, masonry, or other comparable materials if approved by the Director;
- m. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat and orderly condition at all times, and shall contain no painted sign or posters except as approved by the Director;
- n. 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;
- o. 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:
 - i. Landscaping shall be distributed along said frontage in accordance with the Revised Exhibit "A" approved by the Director.
 - ii. No planting area shall have a horizontal dimension of less than three feet, except for modifications approved through this grant.
 - iii. 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.
 - iv. All landscaped areas shall be continuously and properly maintained in good condition.
- p. The permittee shall protect the landscaped area with chain-link fencing for the first six months after planting to protect the plants from vandalism;

- q. The permittee shall maintain the property in a neat and orderly fashion, free of litter in all areas of the premises under which the permittee has control;
- r. The permittee shall post a sign on the subject property in English and the predominant second language of the neighborhood with a contact number for the facility manager and the Los Angeles County Department of Regional Planning Zoning Enforcement Section (213-974-6453) for purposes of reporting any complaints related to the operation of the facility.
- s. The permittee shall recycle materials from the automobile dismantling business whenever possible;
- t. The property owner shall furnish and record an agreement in the office of the County Recorder, as a covenant running with the land for the benefit of the County of Los Angeles, providing that should this variance terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Part 11 of Chapter 22.52 of the County Code at the time such new occupancy is established;
- u. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof;
- v. 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;
- w. The permittee shall comply with the County of Los Angeles Department of Public Works comments dated May 9, 2002, Nos. 1 and 2 only, condition Nos. 3 through 9 were waived by the Department of Public Works on July 24, 2002.

Attachments:

Department of Public Works comments dated May 9, 2002

FM:kms
07-25-02



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

JAMES A. NOYES, Director

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

May 9, 2002

IN REPLY PLEASE
REFER TO FILE LD-4

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

FROM: Barry S. Witter *Barry S. Witter*
Transportation Planning Section
Land Development Division

CONDITIONAL USE PERMIT NO. 01-253

We have reviewed the subject case in the City Terrace area in the vicinity of Medford Street (3626 Medford Street) and Fowler Street. This case is to operate and maintain an auto wrecking yard, and to provide less than the required parking.

If this permit is approved, we recommend the following conditions:

1. Dedicate 10 feet of additional right of way along the property line on Fowler Street to match the existing right of way width to the west of the project.
2. Dedicate the right to restrict vehicular access on Medford Street and Fowler Street.
3. Construct curb, gutter, base, pavement, and full-width sidewalk on Medford Street for widening. The proposed curb line shall be located 32 feet from centerline on Medford Street.
4. Construct curb, gutter, base, pavement, and sidewalk on Fowler Street for widening. The proposed curb line shall be located approximately 30 feet from centerline on Fowler Street to line up with the existing improvements to the west of the project.
5. Reconstruct the curb returns at the intersection of Medford Street and Fowler Street with curb and gutter to the satisfaction of Public Works.
6. Construct curb ramps at the intersection of Medford Street and Fowler Street.
7. Relocate existing power poles on Medford Street and Fowler Street, as needed, to the satisfaction of Public Works.

Frank Meneses
May 9, 2002
Page 2

8. Prepare signing and striping plans for Medford Street and Fowler Street to the satisfaction of Public Works.
9. Comply with the following street lighting requirements to the satisfaction of Public Works:
 - Provide street lights on concrete poles with underground wiring on Medford Street and Fowler Street to the satisfaction of Public Works. Street lighting plans must be approved by the Street Lighting Section.
 - The proposed development, or portions of the proposed project, are within an existing Lighting District and are subject to assessment balloting. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$18,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - (1) Request the Street Lighting Section to commence levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s) and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section. Contact the Street Lighting Section for any questions at (626) 300-4726.
 - For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1 of the current year.

Note that the assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

10. Plant street trees on Medford Street to the satisfaction of Public Works.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

GAIL FARBER, Director

July 9, 2015

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

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.

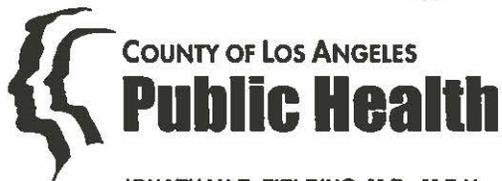
2. Environmental Programs

- 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.

TM:tb



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
TEL (626) 430-5382 • FAX (626) 813-3016

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. R2012-017111/ 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.



BOARD OF SUPERVISORS

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