Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 6, 2013

Brian Silveira, The Katherman Co.
1308 Sartori Avenue 109
Torrance, CA 90501

REGARDING: **PROJECT NO. R2012-02219-(2)**
CONDITIONAL USE PERMIT NO. 201200126
400 E. Redondo Beach Blvd., Gardena, CA 90248
APN: 6129021030

The Regional Planning Commission, by its action of **November 6, 2013,** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 20, 2013. Appeals must be delivered in person.**

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

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

For questions or additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

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

MKK:TSS

CC.060412

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02219-(2)
CONDITIONAL USE PERMIT NO. 201200126

1. **ENTITLEMENT REQUESTED.** The applicant, Gary Lichtig, is requesting a Conditional Use Permit (CUP) to authorize outside storage in the M-2 (Heavy Manufacturing) Zone in the West Rancho Dominguez-Victoria Community Standards District (CSD) pursuant to County Code Section 22.44.130

2. **HEARING DATE.** November 6, 2013

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on November 6, 2013 before the Regional Planning Commission ("Commission"). Commissioners Valadez, Louie, Helsley, Pedersen, Modugno were present.

   The applicant's representative, Brian Silveira, and the land owner, Gary Lichtig testified to the Commission. The site has existing trees in the landscaping area along their front property line and the applicant asked if a condition from the Department of Public Works that requires the planting of new street trees could be waived. The Public Works representative stated that the requirement for street trees is to provide some sidewalk canopy and that Public Works would accept the applicant planting additional trees in the front landscaping area to satisfy this requirement.

   There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.

4. **PROJECT DESCRIPTION.** The proposed project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial) Zone. All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. Outside storage is generally allowed in the M-2 Zone; however, per the requirements of the West Rancho Dominguez-Victoria Community Standards District (CSD), all activities conducted outside an enclosed structure and located within 500 feet of a residential zone require a CUP. Since a residential zone is located adjacent to the project site, a CUP is required for the proposed range of uses. The project site was previously used as an automobile storage and auction site, and previous permits allowed automobile repair as well. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

5. **LOCATION.** The subject property is located at 400 E. Redondo Beach Boulevard in the Victoria Zoned District in the unincorporated community of West Rancho Dominguez-Victoria.

6. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing). Surrounding areas are zoned as follows: M-2 to the north and west, R-1 (Single-Family Residence) to the south, and M-2, M-1 (Light Manufacturing), and B-1 (Buffer) to the east.

7. **EXISTING LAND USES.** The subject property is currently developed with a light industrial, warehouse building and large outside storage area. Surrounding properties are developed as follows: industrial uses and two single-family residences to the north, single-family residences and oil derricks to the south, auto salvage, refinery, industrial uses, and small-scale commercial services to the east, and industrial uses and outside storage to the west.

8. **PREVIOUS CASES/ZONING HISTORY.** The previous case and zoning history for the site is as follows:
   - CUP 87164 approved an automobile salvage yard on April 20, 1987.
   - Plot Plan 41068 approved a freestanding pole sign on April 8, 1991.
   - Plot Plan 200600844 approved an automobile auction sales and warehouse operation with 53 parking spaces on July 6, 2006.
   - Zoning Conformance Review 200701095 amended Plot Plan 200600844 to allow the addition of automobile repair to the auction sales and warehouse operation and increased the required parking spaces to 57 on January 7, 2008.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project is consistent with the General Plan. The project is a request for outdoor storage on an industrial property. The project site is designated Major Industrial by the Countywide General Plan. The Major Industrial land use designation is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project is compliant with the parking requirements for the subject property. Pursuant to Section 22.52.1140 of the County Code, any manufacturing or other industrial use shall provide parking spaces for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. For outside storage operations, the square footage for the existing office building is greater than the number of employees that would work on the site. At 19,907 square feet, the project site is required to have 40 parking spaces and 46 employee parking spaces are provided.

11. The project is compliant with the signage provisions in Title 22 (County Code). Pursuant to Section 22.52.880, each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway is permitted a maximum of three square feet of wall sign area for each one linear foot of building frontage. The project does not propose any wall signage. There is one existing free-standing pole sign that was approved by Plot Plan 41068 on April 8, 1991.

12. The project is compliant with Title 22 provisions for outside storage and display. Pursuant to Part 7, Sections 22.52.570 and 22.52.610, all outside storage or display shall be enclosed by a solid wall or fence of a minimum of 8-feet tall, not to exceed 15-feet tall. Apart from the 30-foot-wide entrance and exit driveways, the entire project site is enclosed by fences and walls. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The rest of the property is enclosed by an existing eight-foot-tall concrete masonry wall. Pursuant to Section 22.56.630, all required fences or walls that are open to view from the street shall provide at least one square foot of landscaping for each linear foot of frontage. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The property frontage is approximately 332 linear feet and would therefore require 332 square feet of landscaping. The project site has an existing five-foot deep, 1,770-square-foot landscaped area along the property frontage. The project proposes another 1,308 square-feet of landscaping along the parcel frontage for a total of 3,708 square feet of landscaping along the property frontage.

13. The project is compliant with the CSD requirements for front setbacks. Pursuant to Section 22.44.130.D.5.a of the County Code, buildings and structures shall be set back a minimum of 10 feet from the front property line, and this area shall be landscaped. The existing office building is setback approximately 45 feet from the front property line and will be covered with 3,708 square feet landscaping that is ten feet deep.

14. The project is compliant with the CSD requirement for landscape buffering adjacent to residential zones. Pursuant to Section 22.44.130.D.5.b of the County Code, for properties abutting a residential zone, a landscaped buffer of at least five (5) feet is required, with one 15-gallon tree for every 50 square feet of landscaped area. The project proposes a new five-foot-deep landscaped area with 15-gallon trees for every 50-square feet along the rear property line that abuts residential zones.

15. The project is compliant with the CSD requirement for a solid masonry wall for properties that abut a residential zone. Pursuant to Section 22.44.130.D.5.c of the County Code, for properties abutting a residential zone, a solid masonry wall or fence at least eight-feet tall shall be provided. The rear property line, which abuts a residential zone, is enclosed by an existing eight-foot tall concrete masonry wall.

16. The project is compliant with the CSD height requirements. Pursuant to Section 22.44.130.D.5.e of the County Code, all buildings and structures within 250 feet of

a residential zone shall not exceed a height of 45 feet above grade level. There is one existing building on the project site that is 17-feet-tall. Therefore the project complies with this requirement.

17. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project is compatible with the existing development pattern in the area. The surrounding area is developed with many similar industrial uses, including several parcels that are occupied with outside storage businesses. The project site was previously used for automobile auctions, sales and warehousing. Therefore there is no proposed intensification of the use on the site. The parcel is zoned for heavy industrial uses, and the project is consistent with the Major Industrial land use designation for the site.

18. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Department's of Public Health, Public Works, and the County Fire Department were consulted for the conditional use permit. All departments have recommended approval and their comments are attached to the conditions of approval. At the public hearing, the Department of Public Works agreed that the applicant can plant trees in their newly proposed front landscape area to address their requirement for street tree planting.

19. **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 and property posting.

20. **PUBLIC COMMENTS.** Staff has not received any comments at the time of the hearing.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

21. The project is a proposal to allow general outside storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). The parcel is zoned for heavy industrial uses, and the project is consistent with the Major Industrial land use designation for the site. Therefore, the proposed use will be consistent with the adopted general plan for the area.

22. The project is compatible with the existing development pattern in the area. The surrounding area is developed with many similar industrial uses, including several parcels that are occupied with outside storage businesses. The project site was previously used for automobile auctions, sales and warehousing. Therefore there is no proposed intensification of the use on the site. There is no history of zoning violations on the subject property, and there have been no public complaints related to the operations of the site. Therefore, the requested use at the location proposed 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.

23. The project site complies with all requirements for the M-2 Zone, outside storage, and the West Ranch Dominguez-Victoria CSD and will not create new impacts on the neighborhood. The property is well maintained, and the rear of the property, which contains all of the outside storage areas, is entirely screened from the street by an existing fence and an existing office building. Required landscaping provides additional buffering in the front and at the rear of the property. In addition, the applicants are placing employee parking spaces along the rear wall to further the outside storage uses from adjacent residential uses that are already buffered by new landscaping and an existing concrete wall. Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

24. The project is not expected to have any significant impacts on the environment. No new construction is proposed for the site, nor will the use of the site be intensified. The parcel is zoned for heavy industrial uses and was previously used for automobile auctions, sales and warehousing. Therefore, 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.

ENVIRONMENTAL DETERMINATION

25. The parcel is zoned for heavy industrial uses and was previously used for automobile auctions, sales and warehousing. An Initial Study was completed for the project and concluded that there is no evidence that the project may have a significant impact on the environment. Therefore, the Department of Regional Planning finds that a Negative Declaration is the appropriate environmental documentation under County environmental guidelines and the California Environmental Quality Act (CEQA).

26. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.

27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials

shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the 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; and

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 this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

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.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200126 is Approved subject to the attached conditions.

MKK:TSS
9/5/13
c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02219-(2)
CONDITIONAL USE PERMIT NO. 201200126

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial) Zone. All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses are not be authorized by this CUP. The CUP is 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 November 6, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$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. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,231.25** ($2,156.25 for a Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") 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").

16. 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.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

19. 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 be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant authorizes the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses is not authorized by this CUP.

21. The regular business hours for operations of the subject property for the entering and exiting of vehicles shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday; however, ancillary, inbound truck trips outside of

these regular business hours are occasionally allowed so as to meet operational needs of the occasional truck arriving after hours or on the weekend.

22. The permittee shall maintain a minimum of 40 employee parking spaces on site.

23. Any lighting within the general outside storage area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.

24. The entire parking lot area shall continue to be paved with asphalt or concrete surfacing, which shall be maintained in good condition.

25. There shall be no queuing or idling of trucks waiting to enter the site on any adjacent streets.

26. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 17, 2013, to the satisfaction of said department.

27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 16, 2013, to the satisfaction of said department.

28. The permittee shall comply with all conditions set forth in the attached County, Public Health Department letter dated December 10, 2012, to the satisfaction of said department.

Attachments:
Fire Department Letter dated September 17, 2013
Public Works Department Letter dated September 16, 2013
Public Health Department Letter dated December 10, 2012

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

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

IN REPLY PLEASE
REFER TO FILE: LD-1

September 16, 2013

TO: Sorin Alexanian
Department of Regional Planning

Attention Travis Seawards

FROM: Anthony Nyivih
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200126
PROJECT NO. R2012-02219
400 EAST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE NO. 21, PARCEL NO. 30
UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ

We reviewed the site plan for the proposed project located at 400 East Redondo Beach Boulevard in the unincorporated County area of West Rancho Dominguez. The proposed project is to allow a general outdoor storage at a 4.67-acre site located in an M-2 zone.

☒ Public Works recommends approval of this site plan.

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

THE FOLLOWING ARE PUBLIC WORKS' CONDITIONS.

1. Road

   1.1 Reconstruct driveway approaches to the site to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities.

   1.2 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works.

1.3 Replace any displaced/broken sidewalk along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works.

1.4 Plant street trees on Redondo Beach Boulevard along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.

1.5 Repair any improvements damaged during construction to the satisfaction of Public Works.

1.6 Submit street improvement plans and acquire street plan approval, or direct check status, before obtaining grading/drainage permit.

1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Jarrett Yanez, jyanez@dpw.lacounty.gov, or Ruben Cruz, rcruz@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

2. Street Lighting

2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy.

2.2 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

For questions regarding the conditions, or if you require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:la
CUP 201200126, PROJECT NO. R2012-0231, 400 E. REDONDO BEACH BL FINAL

REVISED CONDITIONS
Supersedes Fire Dept. Conditions Dated 09/17/13

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division – Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: September 17, 2013 **SITE PLAN DATE:** Not Provided

TO: Department of Regional Planning
Zoning Permits West - Travis Seawards

PROJECT #: R2012-02219

LOCATION: 400 East Redondo Beach Bd., Gardena

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
Provide Fire Flow Test for ____ existing public fire hydrant(s).

☐ **Water:**

☐ **Access:**

☒ **Conditions for Approval:** The proposed project shall comply with all applicable codes.

☒ **Comments:** The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*

COUNTY OF LOS ANGELES
Public Health

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Director and Health Officer

JONATHAN E. FREEDMAN
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December 10, 2012

TO: Travis Seawards
Zoning Permits West
Department of Regional Planning

FROM: Thao Komura, REHS
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO.R2012-02219 / CUP 201200126
400 E. Redondo Beach Blvd., Gardena

☒ Environmental Health recommends approval of this CUP.

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

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding the CUP to allow outside storage on 4.67 acre site located in the M2 Zone. We have no objection to the approval of the CUP contingent upon the following condition:

- The proposed facility shall be supplied with potable water through an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities.

For any other questions, please feel free to contact me at (626) 430-5581.