



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 19, 2014

Tim Riley
8537 Wakefield Avenue
Panorama City, CA 91402

**REGARDING: PROJECT NO. R2013-00900-(2)
CONDITIONAL USE PERMIT NO. 201300041
15914 S. AVALON BLVD
(APNS 6139-014-001, 6139-014-003, 6139-014-007)**

The Regional Planning Commission, by its action of **March 19, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **April 2, 2014**. **Appeals must be delivered in person.**

Appeals:

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

For questions or for additional information, please contact Shaun Temple of the Zoning Permits West Section at (213) 974-6462, or by email at stemple@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:SCT

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00900-(2)
CONDITIONAL USE PERMIT PERMIT NO. 201300041**

1. **ENTITLEMENT REQUESTED.** The applicant, Caliente Descansando, is requesting a Conditional Use Permit (CUP) to authorize the continuation of activities conducted outside of an enclosed structure, including storage, loading, and unloading of material in association with a drayage yard in the M-1 (Light Manufacturing) Zone within 500 feet of a residential zone pursuant to County Code Section 22.44.130 D.6.b. in the West Rancho Dominguez-Victoria CSD.
2. **HEARING DATE.** March 19, 2014
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on March 19, 2014 before the Regional Planning Commission. Commissioners Louie, Valadez, Shell, Modugno, and Pedersen were present. The applicant's representative, Tim Riley, presented testimony in favor of the request. Commissioner Louie asked how the fence along Avalon Boulevard was going to be improved. Mr. Riley replied that the applicant felt the need to keep the same type of fencing for security reasons as it was hard to cut through, which makes the yard more secure from potential theft. He said the plan was to increase the fence height from six feet to eight feet. There being no further testimony, the Commission closed the public hearing and unanimously approved CUP No. 201300041 with conditions.
4. **PROJECT DESCRIPTION.** The project is a request for a conditional use permit to authorize the continuation of activities, including storage, loading and unloading of material, conducted outside of an enclosed structure in association with a drayage yard in the M-1 Zone and located within 500 feet of a residential zone in the West Rancho Dominguez-Victoria CSD. A "draying yard" is a by-right use in the M-1 Zone pursuant to County Code Section 22.32.040. However, as the project is located in the West Ranch Dominguez-Victoria CSD and is located within 500 feet of a residential zone, the business is required to obtain a CUP for all "activities conducted outside an enclosed structure except for parking, vending machines, shopping carts, and accessory uses."

The project site is approximately 5.22 acres and is located on the northeast corner of the intersection of Avalon Boulevard and East Alondra Boulevard. The project site is currently occupied by two separate business operations engaged in drayage activities, Dekor Logistics and A&A International Shipping. Dekor Logistics occupies the eastern portion of the subject property, consisting of an area of 75,431 square feet, and does not engage in any activity outside of an enclosed building. The CUP is being requested by Caliente Descansando, LLC, the property owner, for the outside activities being conducted by A&A Shipping on the western portion of the property. A&A Shipping occupies an area of the subject property consisting of 151,988 square feet of lot area, including a 96,298 square foot paved

yard used for the staging and loading of goods into shipping containers that will be taken to either the Port of Los Angeles or the Port of Long Beach to be shipped overseas. Goods that are stored outside temporarily while waiting to be processed and shipped include automobiles, boats and yachts, motorcycles, ATVs and jet skis. Non-vehicle goods and more expensive vehicles are maintained inside the warehouse until they are ready to be loaded into a container and transported to the port. Parking for both businesses are primarily used for employees. Dekor Logistics is required to provide 30 parking spaces and provides 38 standards spaces and 2 handicapped spaces. A&A Shipping is required to provide 52 parking spaces and provides 58 standards spaces and 2 handicapped spaces. Access to Dekor Logistics is obtained from Alondra Boulevard while access to A&A Shipping is obtained from Avalon Boulevard. The only proposed improvement for the site is to raise the fence along Avalon Boulevard from 6 feet to 8 feet with some additional landscaping. The height of the fence has to be increased in order to come into compliance with the development standards for outside storage.

5. **LOCATION.** The subject draying yards are located at 15914 South Avalon Boulevard, within the unincorporated community of West Rancho Dominguez.
6. **EXISTING ZONING.** The subject property is zoned M-1 (Light Manufacturing) and B-1 (Buffer Strip) and is located in the West Rancho Dominguez-Victoria CSD. Properties to the north are zoned M-1 and B-1. Properties to the south are industrial and within the City of Carson. Properties to the east are zoned M-1, B-1, and R-1 (Single Family Residence). Properties to the west are zoned C-3 (Unlimited Commercial), B-1, B-2 (Corner Buffer), and M-2 (Heavy Manufacturing).
7. **EXISTING LAND USES.** The subject property is developed as a drayage yard with warehouses and an office building. Properties to the north are industrial, including a crumb rubber manufacturing company. Properties to the south are a gas station, a mirror and glass company, and parking. The property to the immediate east is an industrial property used for warehousing and storage and properties farther to the east are developed as single family residential. Properties to the west are a gas station, a restaurant, and warehouses.
8. **PREVIOUS CASES/ZONING HISTORY.** On May 11, 1948, the Board of Supervisors, under Ordinance 5124, adopted a zoning map for the Willowbrook-Enterprise Zoning District. The zoning map indicated that the zoning designation for the subject property is M-2 (Heavy Manufacturing), with a buffer strip that was to be a width of 10% of the property depth but in no event to exceed fifty feet. No use was to be allowed in the buffer strip except landscaping or off-street parking as approved by the Chief Engineer of the Regional Planning Commission. The Chief Engineer's report to the Board of Supervisors, dated April 14, 1948, indicated that several legislative exceptions were granted. The Chief Engineer's report noted that the buffer strip is "to be utilized for screening, planting or off-street parking and for these plans to be approved by the Chief Engineer of the Regional Planning Commission."

On March 26, 1964, The Regional Planning Commission, under Zone Exception Case No. 7177, approved the erection of an addition to an existing office building with encroachment into the setback in the B-1 (Buffer Strip) and M-2 (Heavy Manufacturing) Zones. The approval document (Factual Data) indicates the following: "The subject property is presently developed with two office building and a single-family residence. The applicant proposes to construct an addition to the existing office building that presently encroaches into the B-1 Zone. The area surrounding the subject property is primarily developed with industrial uses except for single-family residences to the east and northwest."

On February 2, 1967, the Regional Planning Commission, under Zone Exception Case No. 8372, approved a request to construct a 1,100 square foot addition to an existing office building encroaching into the 50-foot wide B-1 Zone. The approval allowed the building to encroach into setbacks on B-1 (Buffer Strip), B-2 (Corner Buffer) and M-2 (Heavy Manufacturing) Zones. The plot plan shows the existing and proposed development, consisting of the existing office of 6,300 square feet and the proposed 1,100 square foot addition, attached to the south end of the present building. The approval document observes that "this building and its addition encroach approximately 25 feet into the 50-foot B-1 Zone" The plot plan indicates a total of 109 parking spaces are provided on the property. The Factual Data report notes the subject property is an irregularly shaped parcel of land containing approximately 3.4 acres fronting 375 feet on the easterly side of Avalon Boulevard and 245 feet on the northerly side of Alondra Boulevard. This area is currently developed with office and shop buildings, open storage and employee parking areas. The area surrounding the subject property is developed primarily with industrial uses, and scattered commercial uses. Single family residential uses are located 375 feet northwesterly, 400 feet easterly and 600 feet southeasterly.

On May 16, 1968, The Regional Planning Commission approved a proposal to expand an existing industrial facility and to provide a tandem parking arrangement in the M-2, B-1 and B-2 Zones. The plot plan shows existing facilities as including 3 open storage areas and 2 structures containing approximately 42,900 square feet of floor area. The plot plan also showed a proposed 5,000 square foot structural addition along the easterly property line and a parking lot with a tandem parking arrangement to accommodate 115 cars. The plan shows the addition would encroach approximately 6 feet into the B-1 Zone along Alondra Boulevard. On the basis of floor area, 96 parking spaces were needed to meet ordinance requirements, 115 were provided.

On December 4, 1968, the Department of Regional Planning approved Plot Plan 17397 for a new 30,590-square foot building that required 61 parking spaces. The plot plan noted that the project included a maximum of 120 employees and that parking was based on square footage. An existing 39,321-square foot building required 71 parking spaces. In addition to the required 61 additional parking spaces, the plot plan noted that 9 parking spaces were required for company vehicles.

On November 14, 2000, The Board of Supervisors, under Ordinance No. 2000-0067Z, changed the zoning of the subject parcels from M-2(Heavy Manufacturing) to M-1(Light Manufacturing).

On September 12, 2012, Zoning Enforcement conducted a site inspection for a DMV referral and subsequently issued a Notice of Violation for maintaining outside storage within 500 feet of residential properties without obtaining a CUP per the West Rancho Dominguez-Victoria CSD, which was approved in 2000.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Industrial land use category of the General Plan. This designation is intended for major industrial uses including manufacturing of all types, mineral extraction, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. The drayage yard is an industrial use serving the export and import market and provides jobs to the resident labor force and is therefore consistent with the permitted uses of the underlying land use category.

The following policy of the General Plan is applicable to the proposed project:

- *Policy 25. Promote land use arrangements that will maximize energy conservation.*

The subject property is located in a central location within the Los Angeles Basin, near multiple freeways (110, 91, 105, 710, 405), and only 12 miles away from both the Port of Los Angeles and the Port of Long Beach.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is located in an M-1 Zone with a B-1 (Buffer) Zone of 50 feet along both Avalon and Alondra Boulevards. Drayage yards are a by-right use in the M-1 Zone. Outdoor storage requires fencing visible from the street to be a minimum of 8 feet in height. Along Alondra Boulevard, the property meets this requirement as the existing fence is covered with a hedge barrier that reaches a height of 8 feet and completely screens the yard. Along Avalon Boulevard the fence is only 6 feet in height and does not meet this development standard. As a condition of approval, the applicant will be required to erect a fence that will be 8 feet in height. In addition, the project is required provide landscaping along the fence and to provide 82 parking spaces and 90 standard size parking spaces and 4 handicapped parking spaces are provided.

11. Although a structure is not allowed in the buffer zone, Building "A" is being maintained in the B-1 Zone. The building was approved by Zone Exception Case No. 8372 by the Planning Commission in 1967, permitting the encroachment of Building "A" into the B-1 Zone. County Code Section 22.64.050 states that where a Zone Exception was granted by action of the Commission or the Board of Supervisors prior to November 5, 1971, such use shall be considered a nonconforming use under the provisions of Title 22, provided:
 - A. That such uses shall remain in compliance with and subject to the limitation and conditions by subject grant: and
 - B. That all provision governing nonconforming uses not in conflict with the limitation and conditions of such grant shall apply.

As building "A" was approved by action of the Commission through Zone Exception Case No. 8372 in 1967, prior to November 5, 1971; and as the use remains in compliance with the limitations and conditions imposed by that grant; and as no termination date was given to Zone Exception Case No. 8372, then building "A" is granted status as a nonconforming use in perpetuity and is not subject to an amortization period for a building non-conforming due to development standards.

12. The West Rancho Dominguez-Victoria CSD requires a CUP for all activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses. A&A Shipping, the business located on the western part of the property, uses its outside area for the loading of goods into shipping containers and for the outside storage of goods including automobiles, boats and yachts, motorcycles, ATVs and jet skis. There are two residential neighborhoods located within 500 feet of this project, one to the northwest and one to the east. Outside storage is required not to be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties. From the neighborhood to the northwest, the only visible part of the property is Building "A", which is well-maintained and has 25 feet of landscaping in front of it. From the neighborhood to the east, the property is not visible at all. Another industrial lot exists between the subject property and the residential neighborhood. In addition, all of the outside storage exists on the west side of the property where A&A Shipping is located. Dekor Logistics exists on the east side of the property and has no outside storage or activity. As a result, Dekor Logistics acts as an additional buffer between the outside storage on the west side of the property and the residential neighborhood to the east. The subject property is compliant with the setback, landscaping, and lot coverage requirements of the West Rancho Dominguez-Victoria CSD.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property is located on Avalon Boulevard in the community of West Rancho Dominguez, which has long served as an industrial corridor that has provided services to the Ports of Los Angeles and Long Beach. The area is primarily industrial and drayage yards are compatible with the existing community character and development pattern. The project site is adequately served by existing utility and street infrastructure and meets current zoning requirements, except that it still needs to raise the fence along Avalon Boulevard from 6 feet to 8 feet. This change in fence height and some additional landscaping are the only proposed improvements to the site. With these improvements, the subject property is properly buffered from the two residential neighborhoods so as not to be visible and cause a negative aesthetic nuisance.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Fire Department, in a letter dated December 17, 2013, cleared this project for public hearing with no requirements.
15. The Department of Public Works, Land Development Division, in a letter dated December 9, 2013, cleared the project for public hearing, with seven recommended conditions regarding road improvements and one recommended condition regarding environmental compliance. The road conditions include restricting the southern driveway along Avalon Boulevard to ingress movement, restricting the northern driveway to egress movement, providing 20 feet for the northern driveway, closing any unused driveways, repairing any improvements damaged during construction, submitting street improvement plans within 90 days of CUP approval, and executing an Agreement to Improve the street improvements prior to the issuance of a building permit. Public Works also requires that they be contacted for required approvals and operating permits for any operation within the project site that involves underground storage tanks, industrial wastes treatment or disposal facilities, and/or storm water treatment facilities. These recommendations are made a part of the Conditions of Approval.
16. The Department of Public Health, Environmental Health Division, in a letter dated December 13, 2013, cleared the project for public hearing with recommendations that the project remain connected to existing public water and public sewer facilities and that the project is required to comply with the County Noise Control Ordinance (Title 12 Chapter 12.08). These recommendations are made a part of the Conditions of Approval.
17. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No other agency was required to comment on this conditional use permit application.
18. **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.

19. PUBLIC COMMENTS. Staff has not received any comments at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

20. The draying yard is located within the Major Industrial land use category of the General Plan. This designation is intended for major industrial uses including warehousing and storage. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. The drayage yard is an industrial use serving the export and import market and provides jobs to the resident labor force. Therefore, the continuation of activities, including storage, loading and unloading of goods, conducted outside of an enclosed structure in association with a drayage yard is consistent with the adopted general plan of the area.
21. The subject property is located on Avalon Boulevard in the community of West Rancho Dominguez, which has long served as an industrial corridor that has provided services to the Ports of Los Angeles and Long Beach. The area is primarily industrial and drayage yards are compatible with the existing community character and development pattern. The two residential neighborhoods located within 500 feet of the project site are properly buffered from any visual impact from the outside storage and activity being conducted on the subject property. From the neighborhood to the northwest, the only visible part of the property is Building "A", which is well-maintained and has 25 feet of landscaping in front of it. From the neighborhood to the east, the property is not visible at all. Another industrial lot exists between the subject property and the residential neighborhood. In addition, all of the outside storage exists on the west side of the property where A&A Shipping is located. Dekor Logistics exists on the east side of the property and has no outside storage. As a result, Dekor Logistics acts as an additional buffer between the outside storage on the west side of the property and the residential neighborhood to the east. 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.
22. The project site is zoned for industrial uses and the drayage yards meet the applicable zoning requirements and current parking requirements for industrial uses. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

23. The project site is an existing drayage yard and does not propose any new construction, aside from increasing the fence height along Avalon Boulevard from 6 feet to 8 feet. 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

24. The project is a request for a permit to authorize the continuation of activities, conducted outside of an enclosed structure, including storage, loading, and unloading of material, in association with an existing draying yard with no proposed construction or changes in operation. Therefore, the project qualifies for the Class I – Existing Facilities Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
25. **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 15 years.
26. **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, or 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 determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 1 – Existing Facilities categorical exemption.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201300041 is Approved subject to the attached conditions.

ACTION DATE: March 19, 2014

VOTE: 5:0:0:0

Concurring: Louie, Valadez, Shell, Modugno, Pederson

Dissenting: 0

Abstaining: 0

Absent: 0

MKK:SCT

March 19, 2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00900-(2)
CONDITIONAL USE PERMIT NO. 201300041**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the continuation of activities, including storage, loading and unloading of goods, conducted outside of an enclosed structure in association with a "draying yard" in the M-1 (Light Manufacturing) Zone and located within 500 feet of a residential zone in the West Rancho Dominguez-Victoria CSD, subject to the following conditions of approval:

GENERAL CONDITIONS

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

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 19, 2029.** 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 outside storage in association of a draying yard and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

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

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

decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. The subject property shall be developed and maintained in substantial 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 by **May 19, 2014**.
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 be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

19. This grant authorizes activities, including storage, loading and unloading of goods, conducted outside of an enclosed structure in association with a drayage yard.
20. The permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain all areas of the premises over which the permittee has control free of litter and debris.
21. Fences and/or walls along Avalon and Alondra Boulevards shall be eight (8) feet in height as shown on the approved Exhibit "A".
22. The permittee shall maintain the landscaping as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
23. All on-site vehicular circulation shall be maintained in the pattern as depicted on the approved Exhibit "A."

PROJECT SITE SPECIFIC CONDITIONS

24. The permittee shall comply with all conditions set forth in the attached Public Works Department letter dated December 9, 2013 to the satisfaction of the said department.
25. The permittee shall restrict the project shared driveway, adjacent to APN 6139-014-006 on Avalon Boulevard, located at the southerly end of the project, to ingress movement only. Any signage used to restrict access at this driveway shall be located on private property.

26. The permittee shall restrict the project driveway on Avalon Boulevard, located at the northerly end of the project, to egress movement only. Any signage used to restrict access at this driveway shall be located on private property.
27. The permittee shall reconstruct the driveway located at the northerly end of the project site on Avalon Boulevard (egress only driveway) to provide a width of 20 feet to prevent interference with the existing on-site parking spaces, to the satisfaction of Public Works and the Fire Department. This driveway must be reconstructed to comply with Current Americans with Disabilities Act guidelines to the satisfaction of Public Works.
28. The permittee shall comply with all conditions set forth in the attached Fire Department letter dated December 17, 2013 to the satisfaction of the said department.
29. The permittee shall comply with all conditions set forth in the attached Public Health Department letter dated December 13, 2013 to the satisfaction of the said department.
30. The project shall remain connected to existing public water and public sewer facilities.
31. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 Chapter 12.08 of the Los Angeles County Code.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

32. The permittee shall execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

Attachments:

Fire Department Letter dated December 17, 2013

Public Works Department Letter dated December 9, 2013

Public Health Department Letter dated December 13, 2013



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

DATE: December 17, 2013
TO: Department of Regional Planning
Zoning Permits – Andrew Svitek
PROJECT #: CUP R2013-00900
LOCATION: 15914 S. Avalon Blvd, Compton

- The Fire Department has no requirements for this permit.
- The Fire Department's Land Development Unit has no requirements for this permit.
- Submit two complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323)890-4125 for additional information and submittal location.

Provide the following information on the site plan:

- Fire Department access shall comply with Section 503 of the Los Angeles County Fire Code.
- Cross-hatch any on-site Fire Department vehicular access.
- Show any existing fire hydrants within 300 feet of the lot frontage.
- Submit a fire flow availability form along with plans.
- All fire hydrants shall measure 6" x 4" x 2 1/2", conforming to AWWA Standard C503-75 or approved equal.
- Chapter 5, Section 507 and Table(s) B and C of the Los Angeles County Fire Code will be used to determine water requirements for fire fighting purposes.
- Show type of construction, occupancy classification, square footage of structure per floor and number of floors.
- Indicate address of subject property.

Comments:

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 @ (323) 890-4243.

Inspector: *Wally Collins*



GAIL FARBER, Director

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>

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

December 9, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

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

Attention Andrew Svitek

FROM: Steve Burger 
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300041
PROJECT NO. R2013-00900
15914 SOUTH AVALON BOULEVARD
ASSESSOR'S MAP BOOK NO. 6139, PAGE 14, PARCEL NOS. 1, 3, AND 7
UNINCORPORATED COUNTY AREA OF RANCHO DOMINGUEZ

We reviewed the site plan for the project site located at 15914 South Avalon Boulevard, in the unincorporated County area of Rancho Dominguez. The project is for continued operation of drayage and warehouse uses on an existing 5.22 acres of property. The project site is currently occupied by two separate businesses. A&A International Shipping, Inc., occupies the western portion of the property and accesses the site through Avalon Boulevard. Dekor Logistic occupies the eastern portion of the property and access the site through Alondra Boulevard. Both A&A Shipping and Dekor manage the end-to-end shipping process, hauling containers and/or goods to and from the ports of Los Angeles and Long Beach.

The A&A Shipping portion of the project site consists of two storage buildings (building "A" [8,028 square feet] and building "F" [1,652 square feet]), a warehouse, building "C" (32,960 square feet); an open pavilion, building "E" (4,482 square feet), an open shed, building "G" (840 square feet), and a two-story office (building "B" [1,519 square-feet]). The Dekor Logistics portion consists of one warehouse, building "D" [30,108 square feet], and multiple trailer parking areas. Both A&A Shipping and Dekor Logistics receive between five to six deliveries per day.

The project site provides a total of 96 parking spaces (including 4 handicap parking spaces). A CUP is required for an outdoor storage that is within 500 feet of a residential zone. No new construction is being proposed as part of the project.

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

Upon approval of the CUP, we recommend the following conditions:

1. Road

- 1.1 Restrict the project shared driveway, adjacent to APN 6139-014-006 on Avalon Boulevard, located at the southerly end of the project, to ingress movement only. Any signage used to restrict access at this driveway shall be located on private property.
- 1.2 Restrict the project driveway on Avalon Boulevard, located at the northerly end of the project, to egress movement only. Any signage used to restrict access at this driveway shall be located on private property.
- 1.3 Reconstruct the driveway located at the northerly end of the project site on Avalon Boulevard (egress only driveway) to provide a width of 20 feet to prevent interference with the existing on-site parking spaces, to the satisfaction of Public Works and the Fire Department. This driveway must be reconstructed to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.
- 1.4 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Alondra Boulevard to the satisfaction of Public Works.
- 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 within 90 days of the CUP approval to the satisfaction of Public Works. Additional time may be granted if the applicant encounters project delays that would prevent the submission of street improvement plans, provided supporting documentation is supplied to the satisfaction of Public Works. Plan check fees will be required.

Mi Kim
December 9, 2013
Page 3

- 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 Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Environmental

- 2.1 Should any operation within the project site include 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), Public Works' Environmental Programs Division must be contacted for required approvals and operating permits. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent stormwater related pollution (LACC Title 12, Chapter 12.80).

For questions regarding the environmental condition, please contact Christopher Sheppard of Public Works' Environmental Programs Division at (626) 458-5163 or csheppard@dpw.lacounty.gov.

If you have any additional questions or require additional information, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian, tmardirosian@dpw.lacounty.gov, at (626) 458-4910.

TM:tb

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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

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December 13, 2013

TO: Andrew Svitek
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. R2013-00900/ RCUP 201300041
15914 S. Avalon Blvd., Compton**

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

The Department of Public Health-Environmental Health Division has reviewed the revised plans (12/10/2013) provided for the project identified above. The CUP is to authorize the continued operation of drayage and warehouse uses on industrial property approximately 5.22 acres in size. The project site is currently occupied by two separate business operations engaged in drayage and warehousing.

The Department recommends approval of this CUP with the following conditions:

1. The project shall remain connected to existing public water and public sewer facilities.
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 Chapter 12.08 of the Los Angeles County Code.

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