

Regional Planning Commission Transmittal Checklist

Hearing Date
3/19/2014
Agenda Item No.
6

Project Number: R2013-00900-(2)
Case(s): Conditional Use Permit Case No. 201300041
Environmental Assessment Case No. 201300081
Planner: Shaun Temple

- 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

Reviewed By: 



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

PROJECT NUMBER
 R2013-00900-(2)

HEARING DATE
 March 19, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300041
 Environmental Assessment No. 201300081

PROJECT SUMMARY

OWNER / APPLICANT

Caliente Descansando, LLC (owner/applicant)

MAP/EXHIBIT DATE

2/25/14

PROJECT OVERVIEW

A request for a conditional use permit to authorize the continuation of "activities conducted outside of an enclosed structure," including storage, loading, and unloading of goods in association with a drayage yard in the M-1 Zone within 500 feet of a residential zone in the West Rancho Dominguez-Victoria CSD pursuant to County Code Section 22.44.130 D.6.b.

LOCATION

15914 S. Avalon Blvd, Compton

ACCESS

Avalon Boulevard, Alondra Street

ASSESSORS PARCEL NUMBER(S)

6139-014-001, 6139-014-003, 6139-014-007

SITE AREA

5.22 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Willowbrook-Enterprise

LAND USE DESIGNATION

Major Industrial

ZONE

M-1(Light Manufacturing) and B-1 (Buffer Strip Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit burden of proof requirements)
 - 22.32.080 (M-1 Zone Development standards)
 - 22.32, Part 9 (Buffer Strip Zone)
 - 22.44.130 (West Rancho Dominguez-Victoria CSD requirements)

CASE PLANNER:

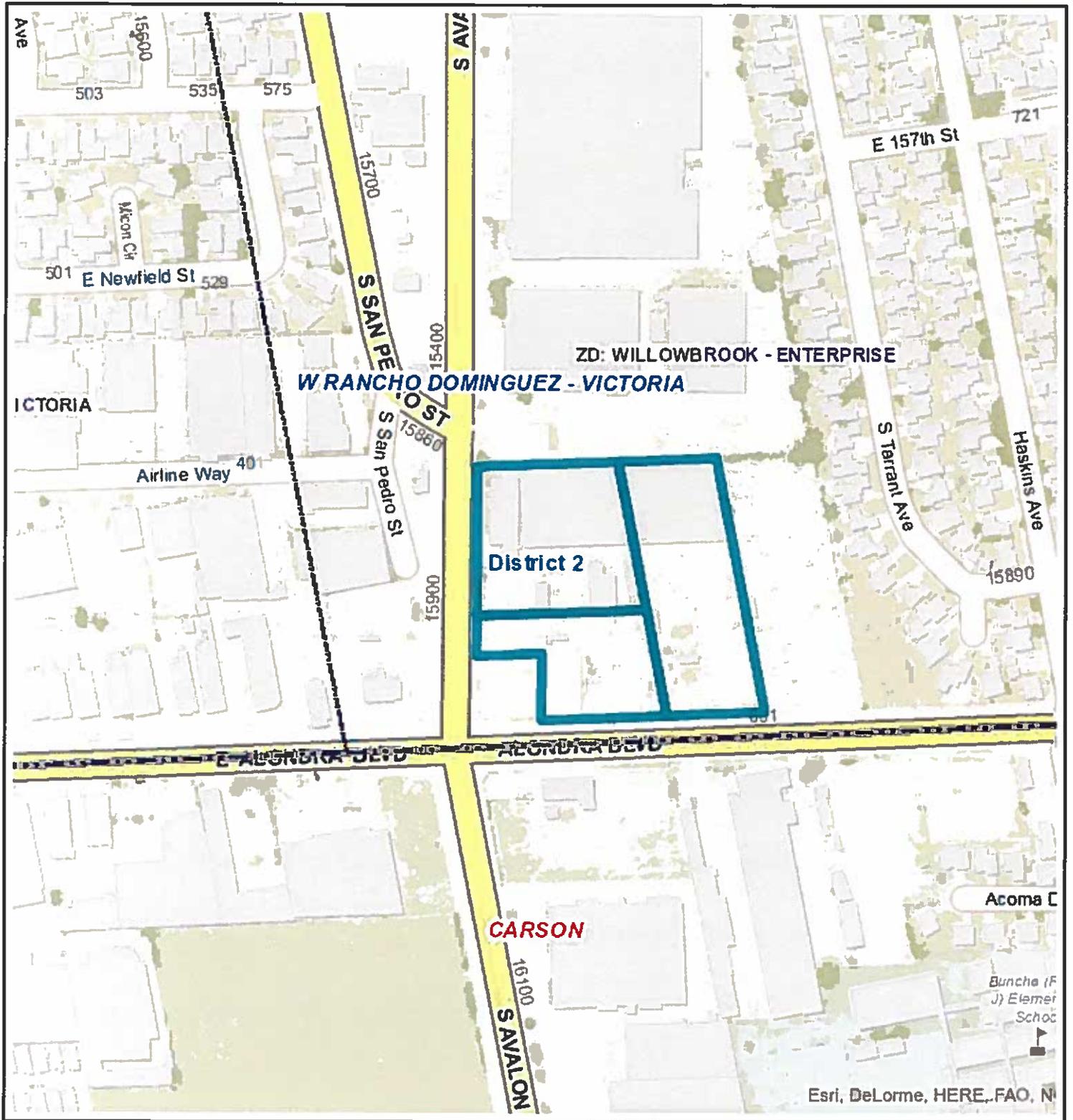
Shaun Temple

PHONE NUMBER:

(213) 974 – 6462

E-MAIL ADDRESS:

stemple@planning.lacounty.gov



Project R2013-00900-(2)

Property Location Map

Printed: Mar 03, 2014

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ENTITLEMENT REQUESTED

Conditional Use Permit (CUP) for 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 in the West Rancho Dominguez-Victoria CSD pursuant to County Code Section 22.44.130 D.6.b.

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.

EXISTING ZONING

The subject property is zoned M-1 and B-1 (Buffer Strip).

Surrounding properties are zoned as follows:

North: M-1 and B-1

South: Industrial (City of Carson)

East: M-1, B-1, and R-1 (Single Family Residence)

West: C-3 (Unlimited Commercial), B-1, B-2 (Corner Buffer), M-2 (Heavy Manufacturing)

EXISTING LAND USES

The subject 5.22-acre property is developed with two "draying yards," which include warehouses, an office building, and canopy structures.

Surrounding properties are developed as follows:

North: Industrial, including a crumb rubber manufacturing company

South: Parking, gas station, mirror and glass company

East: Industrial property used for warehousing and storage to the immediate east, single family residential farther to the east.

West: Gas station, restaurant, and warehouses

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.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities or Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is exempt because it involves the continuation of existing drayage yards with no proposed construction or changes in operation. The project site is in an urbanized and primarily industrial area, and the immediate project vicinity does not have any sensitive habitat that could be impacted by the operation of these businesses.

Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Major Industrial 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.

Zoning Ordinance and Development Standards Compliance

M-1 Zone

Pursuant to Section 22.32.040 B. of the County Code "draying yards" are a by-right use in the M-1 Zone. Establishments in the M-1 Zone are subject to the following development standards:

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 to provide landscaping along the fence and to provide 82 parking spaces and 90 standard size parking spaces and 4 handicapped parking spaces are provided.

B-1 Zone

Pursuant to Sections 22.32.330 and 22.32.340 of the County Code, permitted uses allowed in the B-1 Zone include access to a property, landscaping, and parking lots. 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.

West Rancho Dominguez-Victoria CSD

Pursuant to Section 22.44.130 of the County Code, establishments in the West Rancho Dominguez-Victoria Community Standards District (CSD) are subject to the following development standards:

Building Setback

Buildings are required to be set back a minimum of ten feet from the front property line. The setback along Avalon Boulevard to the nearest structure is 25 feet. The nearest structure to Alondra Boulevard is over 200 feet away.

Landscaping

Landscaping is provided along both Avalon Boulevard and Alondra Boulevard.

Lot Coverage

The CSD states that lot coverage for an M-1 parcel shall not exceed 70 percent. The lot coverage for this project is 35 percent.

Outdoor Storage

Outside storage is required not to be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties. There are two residential neighborhoods located within 500 feet of this project, one to the northwest and one to the east. 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.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 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.

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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Fire Department – In a letter dated December 17, 2013, the project was cleared for public hearing. The Fire Department has no requirements for this permit.

Department of Public Works, Land Development Division – In a letter dated December 9, 2013, the project was cleared 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.

Department of Public Health, Environmental Health Division – In a letter dated December 13, 2013, the project was cleared 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.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

No other agency was required to comment on this conditional use permit application.

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 R2013-00900-(2), Conditional Use Permit Number 201300041, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300041 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

Attachments:

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

MKK:SCT
3/5/14

**DRAFT 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.** [REDACTED]
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: []

VOTE: []

Concurring: []

Dissenting: []

Abstaining: []

Absent: []

MKK:SCT

March 5, 2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT 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

IN REPLY PLEASE
REFER TO FILE LD-2

December 9, 2013

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.

- 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



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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

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.

**CONDITIONAL USE PERMIT
BURDEN OF PROOF**

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 Applicant desires to maintain and continue the operation of draying yards that are permitted as a use in the M-1 Zone, a light manufacturing land use category. The adopted 1980 General Plan's Policy No. 11 seeks to "promote planned industrial development in order to avoid land use conflicts with neighboring activities." The General Plan designates the project site as having the land use designation of "Major Industrial." The Zoning Map depicts areas which are generally appropriate for major industrial uses, including warehousing and storage. The intent of the "Major Industrial" designation 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 Land Use Element of the General Plan sets forth general conditions and standards for development to clarify General Plan policy with regard to regional land use concerns, and "to provide guidance for decision-making in the absence of applicable community level planning." The project site is located in a community which does not have its own adopted Community Plan, and therefore, the conditions and standards of the General Plan serve as a guide to development. For the purposes of the countywide Land Use Element, local commercial and industrial services are defined as individual enterprises. Such uses include "light industrial uses

of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting." Guidelines governing the general location of industrial uses include that the "proposed use should be easily accessible and should be situated at community focal points such as major intersections." Another guideline desires that the "proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." Access and traffic for local commercial and industrial services requires that the size and intensity of the local service uses "do not adversely affect conditions on adjacent streets and highways" and that "access, egress and onsite parking should be provided in a manner which...minimizes adverse impacts on surrounding neighborhood and community land use patterns."

The project site was previously zoned M-2, a heavy manufacturing land use designation which permits more intensive manufacturing uses than are permitted in the M-1 Zone. The immediately surrounding land uses to the east, west and north, all within the jurisdiction of the County of Los Angeles are primarily light industrial, including warehousing, storage and light manufacturing uses. The surrounding land uses to the south are also light industrial, all within the jurisdiction of the City of Carson. The existing land uses of drayage and outdoor storage are compatible with the community setting. The two existing business operations require the services of a limited number of on-site employees. Many workers are off-site truck drivers who deliver and pick up goods for transport to and from the ports of Los Angeles and Long Beach. Many more workers in the export business are employed elsewhere in the County as the result of the drayage activities. The project site is located at a major intersection where access to the 110 and 91 Freeways is easily achieved without disruption to any neighboring residential properties. Ingress and egress to the two drayage companies is provided off of the industrial corridors of Avalon and Alondra Boulevards, thereby minimizing adverse impacts on the surrounding neighborhood.

The Applicant is requesting approval of the continued operation of an existing storage building serving a draying yard located within a portion of the B-1 Zone buffer strip fronting on Avalon Boulevard. The Applicant requests a conditional use permit to allow the continued use of this structure that was previously permitted by the Regional Planning Commission in several Zone Exception Cases. Zone Exception Case No. 7177, approved on March 26, 1964 by the

Regional Planning Commission, allowed the erection of an addition to an existing office building with encroachment into the setback in the B-1 (Buffer Strip) Zone. The ZEC noted that the applicant proposed to construct an addition to the existing office building that already encroached into the B-1 Zone. On February 2, 1967, in Zone Exception Case No. 8372, the Regional Planning Commission approved a request to construct a 1,100-square foot addition to an existing office building encroaching into the 50-foot setback required by the B-1 Zone, on property located in the B-1 (Buffer Strip), B-2 (Corner Buffer) and M-2 (Heavy Manufacturing) Zones. The approval observes that "this building and its addition encroach approximately 25 feet into the 50-foot B-1 Zone setback." On May 16, 1968, in Zone Exception Case No. 8790, 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 also showed the building addition would encroach approximately 6 feet into the B-1 Zone along Alondra Boulevard.

The existing one-story storage building encroaches 25 feet into the B-1 Zone along a portion of Avalon Boulevard. As noted in the above-referenced ZEC cases, the Regional Planning Commission approved the encroachments into the B-1 Zone even though the B-1 Zone buffer strips had been adopted by County ordinance in 1948. Requiring the Applicant to comply with the requirements of the B-1 Zone would result in unnecessary hardships and practical difficulties inconsistent with the general purposes and intents of the zoning regulations. Landscaping and parking lots are either permitted uses, or permitted accessory uses, in the B-1 Zone. The existing storage building that encroaches in the B-1 Zone has a landscape buffer 25 feet wide fronting along Avalon Boulevard. This landscaping far exceeds the amount and depth of any lot frontage landscaping provided on neighboring industrial properties.

The landscaping within the B-1 buffer strip is also consistent with the landscaping requirements of the West Rancho Dominguez – Victoria Community Standards District (CSD). The CSD requires that buildings and structures be set back a minimum of 10 feet from the front property line and that this set back area, not including access, parking and circulation areas, shall be landscaped. The CSD also requires landscape buffers and trees for industrial properties abutting a residential zone. Even though the project site does not abut a residential zone, the amount of landscaping provided by this project site far exceeds landscaping found on

other similar industrial properties in the neighborhood, including the industrial property adjacent to the east, which in fact abuts a residential zone.

Section 22.52.560 requires that no property shall be used for outside storage or display of raw materials, equipment or finished products in any industrial zone unless the storage complies with the requirements of Part 7 of Section 22.52 of the Zoning Code. The landscaping requirements of Section 22.52.630 state that all required fences or walls which are open to view from any street or highway shall be provided at least one square foot of landscaping for each linear foot of such frontage. The project complies with the requirements of Part 7 of Section 22.52 and meets the landscaping requirements of Section 22.52.630 and provides more than adequate landscaping along the street frontage of both Avalon and Alondra Boulevards to satisfy this requirement.

The Applicant is requesting approval of the continued outside storage of vehicles located within a portion of the B-1 Zone buffer strip fronting on Alondra Boulevard. The majority of the project site along Alondra Boulevard, for both the A & A Shipping and Dekor portions, provides only on-site parking spaces to be utilized by employees. As such, parking lots are a permitted accessory use in the B-1 Zone and thus, the parking stalls within the B-1 Zone are allowed. A portion of the A & A Shipping site within the B-1 Zone is utilized as part of the outdoor storage of vehicles for the staging of the drayage operation. These vehicles do not remain stationary for any significant period of time, considering that such vehicles are constantly being loaded into the containerized trailers for transport to the ports of Los Angeles and Long Beach. The inability to maintain a portion of the B-1 Zone for the staging of vehicles to be transported would result in unnecessary hardships and practical difficulties for the operation of the draying yard. That the stored vehicles are being constantly moved and shipped allows the use of this portion of the property to be consistent with the intent of the B-1 Zone. A parking lot, for instance, is a permissible accessory use in the B-1 Zone. By its nature, a parking lot is used by vehicles that are constantly moved in and out of parking stalls. By the same token, the vehicles stored for the draying yard are parked only temporarily and are easily moved or removed from the B-1 Zone portion. As such, the project's use of the B-1 Zone has no permanency, such as would be the case with a building or structure that could not be easily removed.

The Applicant is requesting permission to continue the operation of activities outside an enclosed structure and located within 500 feet of a residential zone. Pursuant to the requirements of the West Rancho Dominguez – Victoria Community Standards District in Section 22.44.130, all activities in the M-1 Zone conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a conditional use permit. As the project site is located approximately 200 feet from the R-1 Zone to the east, the Applicant is requesting a conditional use permit to allow the continued operation of the outdoor storage area, which is approximately within 300 feet of the R-1 Zone. There is no outdoor storage activity on the Dekor Logistics portion of the subject property. On the other hand, the adjacent industrial property to the east, which is in turn immediately adjacent to the R-1 Zone, includes activity which may be deemed to be outside storage. In addition to trucks parked on the adjacent industrial property, containers which may not be mobile have been stored on the property. The Applicant seeks approval to maintain the entire site as it currently exists and operates, similar to adjacent industrial properties, including the afore-mentioned industrial site immediately adjacent to the R-1 Zone to the east.

Land uses of the surrounding properties have been substantially the same for a number of years, with Avalon and Alondra Boulevards serving as an industrial corridor as a result of easy access for truck traffic to connect with the 110 and 91 Freeways. Single family residences constructed on tracts to the east have not been adversely impacted by the neighborhood's industrial properties as truck traffic has been directed away from the residential areas. In the event the draying yards could not be maintained at the project site, a more intense industrial use of this industrially zoned land could be contemplated as either a stand-alone operation or in connection with existing industrial uses, including manufacturing uses, in the immediate vicinity.

The continued operation of draying yards and outdoor storage will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area nor be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Previous industrial uses at this location operated without adverse impacts on residents or persons employed in the area. The existing draying yards and outdoor storage, which have been well established at the project site, have not adversely affected the health, peace, comfort or welfare of persons residing or working in the surrounding area. As a

whole, the industrial properties in the surrounding area serve as an employment base for area residents. The proximity of commercial and industrial activities in the West Rancho Dominguez community to residential neighborhoods has not been materially detrimental to use, enjoyment or valuation of property of other persons located in the vicinity of the project site. To the contrary, local residents benefit from the employment opportunities generated by the higher paying jobs normally associated with industrial activity.

The continued operation of draying yards and outdoor storage, located partially within the B-1 Zone and within 500 feet of a residential zone, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Nor will this continued use jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The adopted 1980 General Plan advocates that local commercial and industrial uses should be "located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." The existing use of this site for draying yards and outdoor storage has not disrupted the existing residential properties that are 200 feet to the east of the subject property. The drayage operation will remain sensitive to existing circulation patterns by directing all project traffic to the west to the industrial corridors of Avalon and Alondra Boulevards in order to access the 110 and 91 Freeways to connect to the ports of Los Angeles and Long Beach. The draying yards are urban facilities and services that are much needed by County residents and businesses for the shipment of vehicles and goods to overseas locations, and this type of operation is properly situated in an area of urban development, particularly on land that is zoned industrial.

The General Plan Update Program "Shaping the Future 2025" contemplates as one of its goals "land used efficiently to accommodate the needs of an expanding population," formulating a policy to "provide urban facilities and services only where new urban development is planned and permitted." In its Land Use Policy L-2.6, "Shaping the Future 2025" seeks to promote "planned industrial development to avoid land use conflicts with neighboring residential areas, and protect prime industrial lands from encroachment of incompatible uses." The Draft Preliminary General Plan 2007 recognized that sufficient land needs to be allocated for "a wide range of industry-related activities" that provides jobs for a large portion of the labor force. The Draft General Plan 2007 also observed that the "General Plan recognizes the importance of

protecting the limited supply of land that is available for existing and future industrial growth and development." The continued operation of the draying yards and outdoor storage is an important element of the effective and efficient use of limited industrial land which needs to be fully utilized for growth and development of the local economy.

The Draft 2008 General Plan identifies M-1 zoned property as part of a proposed "Light Industrial" land use designation. This particular designation includes warehouses and other industrial uses that generally have less environmental impacts than heavy industrial uses. Outdoor storage for the vehicles to be shipped, though not specifically defined as a light industrial use, is likeliest to be included within this category as it is clearly not a heavy industrial use. The Draft 2008 General Plan indicates that "light industrial uses can be found across the entire incorporated County" and that these uses should be located in "areas with existing public services and infrastructure." Locational criteria for light industrial uses also includes "areas with transportation access that can meet industrial use demands and do not expose neighboring districts to excessive truck traffic or pollution." The project site seeks to minimize impacts on any neighboring commercial and residential areas by directing trucks to utilize the industrial corridors of Avalon and Alondra Boulevards, immediately adjacent to the project site to the west and the south respectively, to access the 110 and 91 Freeways. In an area already developed with multiple industrial uses, the existing project complies with the Draft 2008 General Plan's desire to locate industrial uses in areas with existing public services and infrastructure. Clearly, the project site's adjacency to major arterial streets and proximity to freeways indicates that the continued use of the drayage operations is properly located in an area with sufficient public services and infrastructure.

Under the proposed Draft 2008 General Plan, the County of Los Angeles contemplates several goals and policies that apply to land use in the unincorporated Los Angeles County. Goal LU-3 seeks "development that is compatible with surrounding neighborhood character and the natural environment." This Goal is supported by several policies. Policy LU 3.1 promotes the desire to "preserve the unique character of existing communities, both urban and rural, by ensuring that new development maintains the architectural style, density and intensity of use." The area within which the project site is located is primarily industrial, though residential uses are located nearby. The continued use of the project site proposes to maintain the existing

character of the industrial use that allows for draying yards and the outdoor storage of vehicles. Furthermore, the project maintains the existing intensity of the use, which has existed without creating adverse impacts for the residential neighborhood to the east. Policy LU 3.10 seeks to "promote industrial park development to avoid land use conflicts associated with piecemeal development and protect existing nodes of industrial uses from incompatible uses." By continuing to use the subject site for drayage and storage of vehicles, the project avoids the potential for piecemeal development of a large 5.22 acre site for a light industrial or manufacturing use that may be incompatible with other neighboring properties.

The property adjacent to the north of the subject site is currently developed as a light manufacturing operation for crumb rubber. Other properties in proximity to the project site are developed with similar warehouse and storage uses. The proximity of the project site to additional industrial properties to the west, east and south assures that it will not be detrimental to the use and enjoyment of property of other persons in the vicinity. Land use policies of the County of Los Angeles, as expressed in the adopted General Plan and the proposed General Plan Update Program "Shaping the Future 2025", clearly contemplate that the industrial district in this neighborhood is an appropriate location for the continued use of draying yards and outdoor storage of vehicles. The 1980 General Plan proposes that commercial and industrial uses "should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities." The project site is adjacent to major arterial streets that allow easy access to 110 and 91 Freeways. The location of the draying yards and outdoor vehicle storage at this site does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The Revised Draft May 2012 Text-Only Version of General Plan 2035 notes that "land use conflicts over noise, odor, exposure to hazards, and community character is an important consideration in land use planning," and that certain "intensive land uses, such as heavy industrial...., should be segregated from residential neighborhoods for health and safety reasons." The project site is used for light industrial purposes, consistent with warehouses, distribution, and packaging activities that occur on property with the "light industrial" land use designation. Accordingly, the activities that occur at a draying yard are not the type of intensive

land uses associated with heavy industrial use that would pose health and safety hazards for any residential properties located within 500 feet of the project site.

In its Land Use Element chapter, the draft General Plan 2035 proposes Goal LU.5, which seeks "Vibrant, livable and healthy communities with a mix of land uses, services and amenities." In support of this Goal, Policy LU 5.8 seeks to "preserve industrially designated land for intensive, employment-based uses." Goal LU 6 seeks "Compatible land uses that complement neighborhood character and the natural environment." In support of this Goal, Policy LU 6.2 seeks to "protect industrial parks and districts from incompatible uses." The continued use of the draying yards and outdoor storage of vehicles at this project site ensures that the industrial use of the property is protected and preserved, resulting in an economic benefit to the region, with jobs provided in the industry and the greater export business. The constant movement of goods also results in many economic benefits that might not otherwise be derived from the use of this property. The project is located in the midst of an industrial zone where surrounding industrial uses are compatible with the industrial land use designation. The continued use of the draying yards and outdoor storage of vehicles is not the type of intensive industrial use that will adversely impact any neighboring residential properties, and the continued use of this industrial property retains and enhances jobs for the shipping industry and the export businesses which are located in unincorporated Los Angeles County.

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 surrounding area.

The 5.22 acre site is adequate in size and shape to accommodate the draying yard that consists of an office building, two warehouse buildings, storage pavilion and sheds, the loading areas, and the outdoor storage area required for vehicles that are being loaded into containerized trailers. These existing uses have existed on-site for many years and are compatible with the industrial area and other similar warehouse and storage facilities in the vicinity. The M-1 Zone does not specify permissible maximum lot coverage under the Zoning Code; however, the West Rancho Dominguez – Victoria Community Standards District requires that the maximum lot coverage shall not exceed 70 percent of the lot area. The existing draying

yard is developed with structures that cover 79,589 square feet on a lot that is 227,419 square feet in size, resulting in total lot coverage of 35%. The CSD requires that a building or structure within 250 feet of a residential zone shall not exceed a height of 45 feet above grade. Warehouse "D," located on the Dekor Logistics portion of the site, is nearest to a residential zone and achieves a height of 23 feet 3 inches. Warehouse "D" is approximately 200 feet from the R-1 Zone to the east, which is buffered from the Applicant's property with the existence of an industrial property also developed for outdoor storage of containers and trailers as well as parking for trucks.

The Applicant proposes to maintain the existing configuration of the project site where solid fencing, ranging from 6 to 8 feet in height encloses the on-site parking and outdoor storage areas. The Applicant proposes to erect a solid 8-foot fence to shield the parking and outdoor storage areas from view of the corner gas station that is visible from the street. Part 7 of Section 22.52 addresses the specifications for fences and walls for property used for outside storage or display of raw materials, equipment or finished products in any industrial zone. Section 22.52.610 requires all fences and walls to be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. The project site provides an 8-foot fence along Alondra Boulevard, where the outdoor storage of vehicles would be visible from the street. The Applicant proposes to construct a solid 8-foot fence along the interior portions of the project site visible from the corner gas station as well as from the street, thereby shielding the outdoor storage from view from the street. The Applicant provides a solid 6-foot fence along Avalon Boulevard that shields the on-site parking for employees of the A & A Shipping portion of the project site.

The CSD specifies that buildings and structures be setback a minimum of ten feet from the front property line (there are no structures within the 10-foot setback). Additionally, the CSD requires that the front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped. The front 10 feet of the setback along Alondra Boulevard for the Dekor Logistics portion of the site is utilized for parking and circulation, with at least one square foot of landscaping along the street frontage on both sides of the driveway. The front 10 feet of the setback along Alondra Boulevard for the A & A Shipping portion of the site is utilized primarily for parking and circulation and a portion of the outdoor storage. The front 10 feet of the

setback along Avalon Boulevard for the A & A Shipping portion of the site is utilized primarily for landscaping, up to a depth of 25 feet 6 inches in front of Storage Building "A." There is also a 10-foot wide landscaped buffer along Avalon Boulevard that separates parking stalls from the property line. The amount of landscaping provided by this project site far exceeds the amount of landscaping found on other similar industrial properties in the neighborhood.

Section 22.52.560 requires that no property shall be used for outside storage or display of raw materials, equipment or finished products in any industrial zone unless the storage complies with the requirements of Part 7 of Section 22.52 of the Zoning Code. The landscaping requirements of Section 22.52.630 state that all required fences or walls which are open to view from any street or highway shall be provided at least one square foot of landscaping for each linear foot of such frontage. The project complies with Part 7 of Section 22.52 and provides more than adequate landscaping along the street frontage of both Avalon and Alondra Boulevards to satisfy this requirement.

The CSD requires that 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, shall require a conditional use permit. As the project site is located approximately 200 feet from the R-1 Zone to the east, the Applicant is requesting a Conditional Use Permit to allow the continued operation of the outdoor storage area, which is approximately within 300 feet of the R-1 Zone. There is no outdoor storage activity on the Dekor Logistics portion of the subject property. The Applicant seeks approval to maintain the entire site as it currently exists and operates, similar to adjacent industrial properties, including the industrial site immediately adjacent to the R-1 Zone to the east.

The adopted General Plan advocates that local commercial and industrial uses should be "located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." The General Plan Update Program "Shaping the Future 2025" contemplates as one of its goals "land used efficiently to accommodate the needs of an expanding population," formulating a policy to "provide urban facilities and services only where new urban development is planned and permitted." The Revised Draft May 2012 Text-Only Version of General Plan 2035 notes that "land use conflicts over noise, odor, exposure to hazards, and community character is an

important consideration in land use planning,” and that certain “intensive land uses, such as heavy industrial...., should be segregated from residential neighborhoods for health and safety reasons.” The project site is used for light industrial purposes, consistent with warehouses, distribution, and packaging activities that occur on property with the “light industrial” land use designation. Accordingly, the activities that occur at a draying yard are not the type of intensive land uses associated with heavy industrial use that would pose health and safety hazards for any residential properties located within 500 feet of the project site.

Adjacent land uses are a mix of the commercial, industrial and residential variety, with the project properly integrated with the industrial uses immediately adjacent to the north, south, east and west. By directing truck traffic to and from the industrial corridor of Avalon Boulevard to connect with the 110 and 91 Freeways, impacts on some of the commercial and residential properties in the neighborhood are mitigated.

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 for the drayage and warehousing services is adequately served by several major arterial streets, including Avalon Boulevard and Alondra Boulevard, both streets adjacent to the project site. With its driveways adjacent to Avalon Boulevard, truck traffic from A & A accesses the 110 Freeway (running north-south) to the west, at a distance of approximately one and one-half mile. The trucks travel north one-half mile on Avalon Boulevard, turning left on Redondo Beach Boulevard to travel a distance of one mile to connect with the 110 Freeway. The 91 Freeway (running east-west) is accessed by traveling south one mile on Avalon Boulevard. Truck traffic exiting Dekor from Alondra Boulevard travels west to the intersection of Avalon Boulevard and Alondra Boulevard, enabling trucks to travel south on Avalon Boulevard to connect to the 91 Freeway or to travel north on Avalon Boulevard to connect to the 110 Freeway to the west. With several industrial properties, including warehouses, located in the vicinity,

truck traffic is well served by the sufficient width of the major arterial streets to accommodate the kind and quality of traffic generated by the drayage and warehouse uses.

The adopted General Plan proposes that local commercial and industrial uses "should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities." Avalon Boulevard, an industrial corridor located adjacent to the project site, already serves the community with a wide variety of services, including light manufacturing, warehouses, auto repair shops and neighborhood-serving commercial uses. The drayage and warehouse uses are consistent with other industrial properties to the north and south along the major arterial street of Avalon Boulevard, as well as with the other industrial properties to the west and east along the major arterial street of Alondra Boulevard. The General Plan proposes that "Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns." Access to and from the site is proposed from the industrially zoned area of Avalon Boulevard to the west, where traffic is directed to the north in order to connect with Redondo Beach Boulevard (allowing travel to the west to connect to the 110 Freeway) or to the south to connect with the 91 Freeway, and from the industrially zoned area of Alondra Boulevard to the south, where traffic is directed to Avalon Boulevard to the west, allowing connections to the 110 and 91 Freeways. The major arterial streets allow truck traffic to connect easily with two freeways, thereby avoiding any local residential streets, thus minimizing any adverse impacts. The Applicant provides on-site parking in excess of the Code requirements for this type of project. The excess on-site parking should minimize adverse impacts on the surrounding neighborhood.

The Draft 2008 General Plan identifies M-1 zoned property as part of a proposed "Light Industrial" land use designation. This particular designation includes warehouses and other industrial uses that generally have less environmental impacts than heavy industrial uses. Outdoor storage for vehicles, though not specifically defined as a light industrial use, is likeliest to be included within this category as it is clearly not a heavy industrial use. The Draft General Plan indicates that "light industrial uses can be found across the entire incorporated County" and that these uses should be located in "areas with existing public services and infrastructure." Locational criteria for light industrial uses also includes "areas with transportation access that

can meet industrial use demands and do not expose neighboring districts to excessive truck traffic or pollution.” As noted within this section of the Burden of Proof, the project site seeks to minimize impacts on neighboring commercial and residential areas by directing the truck traffic to utilize the industrial corridor of Avalon Boulevard located immediately adjacent to the project site to access the 110 and 91 Freeways, in order that the containerized trailers and trucks may easily access the ports of Los Angeles and Long Beach without impacting any residential neighborhoods. In an area already developed with multiple industrial uses, the project complies with the Draft 2008 General Plan’s desire to locate industrial uses in areas with existing public services and infrastructure. Clearly, the project site’s adjacency to two major arterial streets indicates that this proposed project would be properly located in an area with sufficient public services and infrastructure.

The General Plan Update Program “Shaping the Future 2025” contemplates as one of its goals “land used efficiently to accommodate the needs of an expanding population,” formulating a policy to “provide urban facilities and services only where new urban development is planned and permitted.” The Revised Draft May 2012 Text-Only Version of General Plan 2035 notes that “land use conflicts over noise, odor, exposure to hazards, and community character is an important consideration in land use planning,” and that certain “intensive land uses, such as heavy industrial...., should be segregated from residential neighborhoods for health and safety reasons.” The project site is used for light industrial purposes, consistent with warehouses, distribution, and packaging activities that occur on property with the “light industrial” land use designation. Accordingly, the activities that occur at a draying yard are not the type of intensive land uses associated with heavy industrial use that would pose health and safety hazards for any residential properties located within 500 feet of the project site. Additionally, the highways and streets adjacent to the project site are of sufficient width and improved as necessary to carry the kind and quantity of traffic generated by the draying yard. Other industrial warehouse uses exist in the vicinity and similarly utilize the major arterial streets of Avalon Boulevard and Alondra Boulevard to access the 110 and 91 Freeways for the movement of goods.

The project site is adequately served by required public and private facilities. Traffic circulation is easily accommodated by the existing major arterial streets of Avalon Boulevard and

Alondra Boulevard, located adjacent to the project site to the west and south, respectively. The site has operated for many years with truck traffic that arrived at the draying yard from these major arterial streets. As noted above, the project seeks to minimize disruption to neighboring commercial and residential properties, by directing its traffic along the major arterial streets to the nearest freeways, the 110 and 91 Freeways. The properties along Avalon and Alondra Boulevards are primarily zoned industrial and commercial. The site is currently served by sewer connections and water lines. The continued operation of the draying yards at this site will not increase any service demands for water, sewer, transit, schools, libraries, parks and recreational facilities.







10



9



15



16



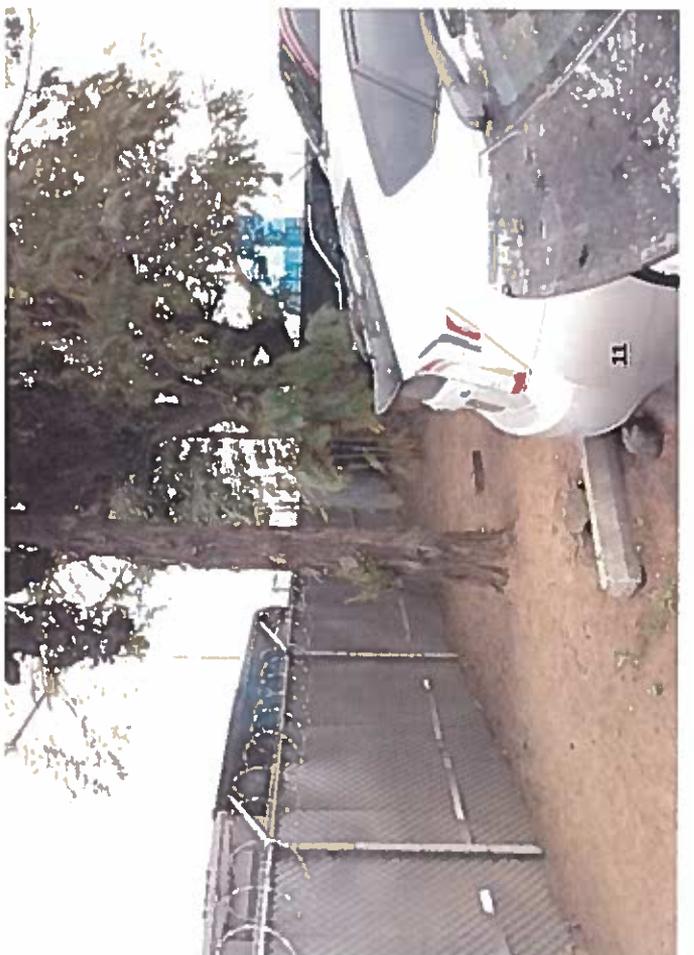
14



13



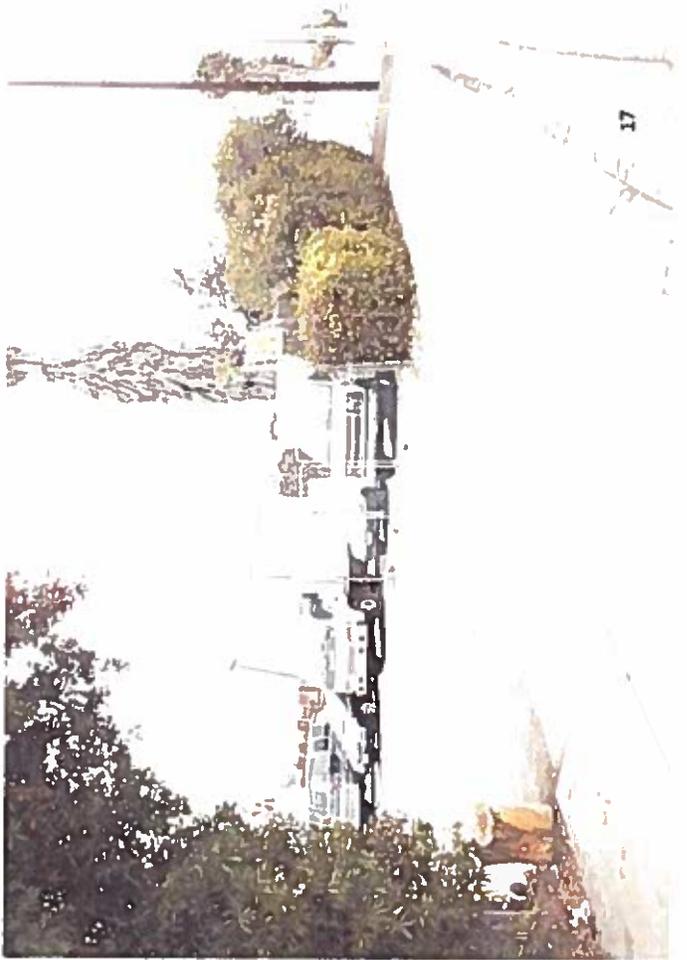
12



11



19



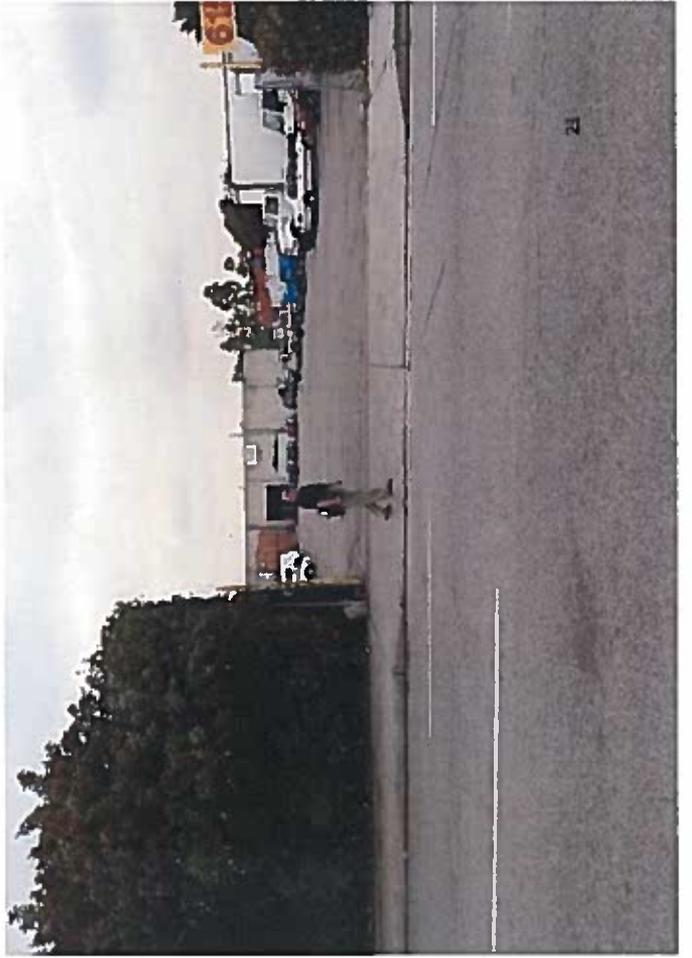
17

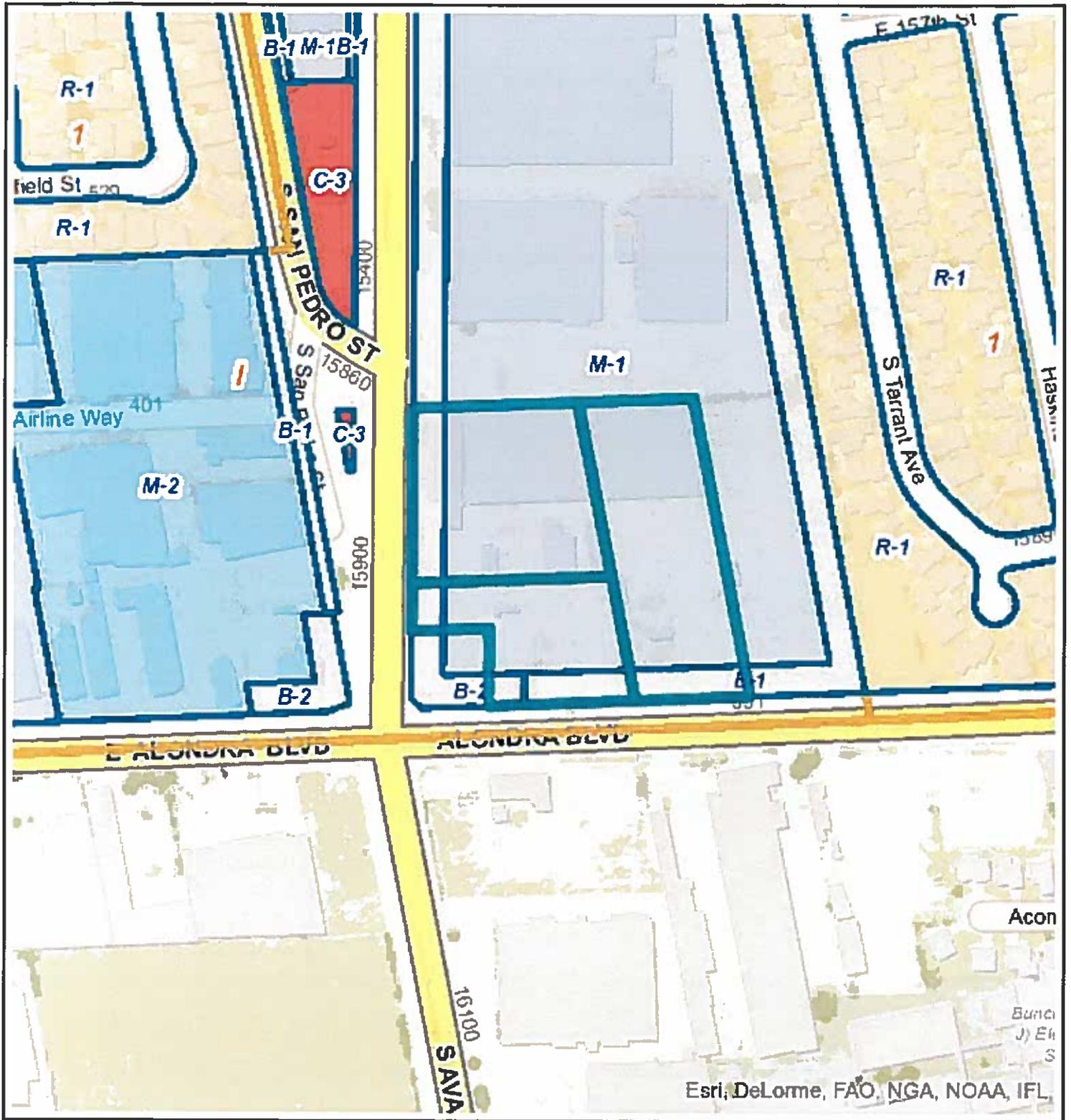


20



18





Project R2013-00900-(2) Zoning & Land Use Map

Printed: Mar 04, 2014



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

