



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 12, 2015

Joe Podegracz
3700 Kiwanis Trail, #1083
Frazier Park, Ca 93225

**Regarding: PROJECT NUMBER R2013-02161-(2)
ZONE CHANGE NO. 201300006, PLAN AMENDMENT NO. 201300004
CONDITIONAL USE PERMIT NO. 201300112, PARKING DEVIATION NO. 201300010
12726 S. San Pedro Street (APNs 6086-013-008, -043)**

Dear Applicant:

The Regional Planning Commission, by its action of February 11, 2012, is recommending **APPROVAL** of the above described legislative Zone Change and Plan Amendment matters to the Los Angeles County Board of Supervisors and approved Conditional Use Permit and Parking Deviation. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matters are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Shaun Temple in the Zoning Permits West Section at (213) 974-6462 or e-mail at stemple@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings and Conditions
c: BOS; DPW (Building and Safety); Zoning Enforcement

MKK:sct

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02161-(2)
ZONE CHANGE NO. 201300006, PLAN AMENDMENT NO. 201300004,
CONDITIONAL USE PERMIT NO 201300112, PARKING DEVIATION NO. 201300010**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on February 11, 2015, in the matter of Project No. 2013-02161-(3) ("Project"), consisting of Zone Change No. 201300006 ("Zone Change"), Plan Amendment No. 201300004 ("Plan Amendment"), Conditional Use Permit No. 201300112 ("CUP") and Parking Deviation No. 201300010 ("Parking Deviation").
2. The Project is located at 12726 South San Pedro Street, West Athens-Westmont.
3. The permittee, AutoZone ("permittee"), requests a Zone Change to change the R-1 (Single-Family Residence) zoned portion of Assessor's Parcel Number 6086-013-043 to the C-2-DP (Neighborhood Business-Development Program) Zone.
4. The permittee requests a Plan Amendment to amend the General Plan Land Use Policy Map for Assessor's Parcel Number 6086-013-043 from "1"-Low Density Residential and "I"-Major Industrial to "C"-Major Commercial and for Assessor's Parcel Number 6086-013-008 from "I"-Major Industrial to "C"-Major Commercial.
5. The permittee requests a Conditional Use Permit to approve the 2,148-square-foot expansion of the existing AutoZone automobile supply store. The CUP will condition the Development Program (-DP) of the C-2-DP Zone to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
6. The permittee is requesting a Parking Deviation to reduce the required number of vehicle parking spaces from 30 to 27. The provided parking includes 2 designated handicapped parking spaces, 1 loading space, and 6 bicycle parking spaces.
7. The approval of the Project will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.
8. The Project Site is 0.8 acres in size and consists of two parcels (APNs 6086-013-008; 6086-013-043). The Project Site is rectangular in shape with flat topography and is developed with an AutoZone automobile supply store.

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

North: R-1 (Single-Family Residence)
South: C-1 (Restricted Business), R-1, and R-2 (Two-Family Residence)
East: R-1
West: C-2 (Neighborhood Business), and R-2

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

North: Single-Family residential
South: Mini-market, single-family residential
East: Single-family residential
West: Restaurant, single-family residential, trailer park

11. The existing C-2-DP Zone was created through Ordinance Number 87-0097Z by the Board of Supervisors on June 23, 1987. The existing AutoZone automobile supply store was approved through Conditional Use Permit 99217 on June 25, 2000 and renewed its approval through Conditional Use Permit 201000132 on November 3, 2011. The current grant terminates on June 7, 2026. The project site has no history of zoning violations.

12. The site plan for the Project depicts the 0.8 acre Project Site with the existing 5,403 square foot store located at the center-east side of the property with the 2,148 square foot expansion area located at its immediate north. The parking lot with landscaping occupies the remainder of the property.

13. Primary access to the Project Site will be via an entrance/exit on El Segundo Boulevard and an entrance/exit on San Pedro Street.

14. The County Departments of Public Works, Fire, and Public Health were consulted and all recommend approval of this Project with recommended conditions.

15. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment. The project is the expansion of an existing automobile supply store in an urbanized area at a busy intersection, and the Zone Change and Plan Amendment are for specifically allowing this expansion.

16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. Staff received a phone call from a neighbor who was concerned that AutoZone might be acquiring nearby houses to expand their property. When staff explained that the building was expanding within the property lines and that the property was not expanding nor that no houses were being affected, the neighbor stated that he had no problem with the project.
18. A duly noticed public hearing was held on February 11, 2015 before the Regional Planning Commission. Commissioners Valadez, Pedersen, Louie, and Modugno were present. Commissioner Shell was absent. During staff's presentation, Finding 23 and Conditions 20 and 21 were added to the project. Following staff's presentation, Commissioner Louie asked if there was a way to prevent customers from working on their vehicle in the store's parking lot. Staff stated that Condition 32 prohibited auto repair work on site and that Condition 31 required the posting of signage prohibiting the repair of the automobiles in the parking lot. Staff also stated that condition check inspections would be conducted by enforcement staff. The Commission closed the public hearing and approved Conditional Use Permit 201300112 and Parking Deviation 201300010 and recommend approval of Zone Change Number 201300006 and Plan Amendment Number 201300004.
19. The Commission finds that the split zoning designation of C-2-DP and R-1 limits the full use of the subject property, which is primarily zoned C-2-DP and has been developed with a commercial retail store. Therefore, this warrants a revision in the zoning plan as it pertains to the area or district under consideration.
20. The Commission finds that the project site is already developed with a commercial use and that the proposed zone change will allow the physical expansion and economic growth of an existing store that provides goods and services to the surrounding community and has no history of complaints or violations. Therefore, the need for the proposed zone classification exists within such area or district.
21. The Commission finds that the project site is located at the intersection of El Segundo Boulevard and San Pedro Street, which is commercially zoned at all four corners, and that the subject property is already primarily zoned as C-2-DP. Therefore, the particular property under consideration is a proper location for said zone classification within such an area or district.
22. The Commission finds that the project site is located at the intersection of two major streets of the community. Therefore, the placement of the proposed C-2-DP zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

23. The Commission finds that the Project will result in the expansion of an existing retail store, which is already connected to public water. Therefore, the project will not result in the need for a greater water supply for adequate fire protection.
24. The Commission finds that the project site is located within two different land use categories, "I"-Major Industrial and "1"-Low Density Development, neither of which are compatible with each other nor match the zone and existing developed use of the property. Therefore, a need for the proposed General Plan Amendment exists.
25. The Commission finds that the project site is primarily zoned commercial and is developed with a commercial use as are the other three corners at the intersection of El Segundo Boulevard and San Pedro Street. Therefore, the amendment proposed to change the land use to C-Major Commercial is appropriate and proper.
26. The Commission finds that the project site is already developed with a commercial use and the split, incompatible land use categories of "I"-Major Industrial and "1"-Low Density Development limits the full use of the subject property for commercial use because of the split land use policy and zone. Therefore, this warrants a revision to the County of Los Angeles General Plan.
27. The Commission finds that the proposed General Plan Amendment will allow the physical expansion and economic growth of an existing store that provides goods and services to the surrounding community and has no history of complaints or violations. Therefore, the approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.
28. The Commission finds that conformance with Development Program (-DP) of the property will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. 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.
29. The Commission finds that the project has been reviewed and is in compliance with the development standards of the C-2 Zone and the West Rancho Dominguez-Victoria Community Standards District for yards, fences, and landscaping. Therefore, the project site is adequate in size and shape.
30. The Commission finds that project site and its existing store is located at the intersection of El Segundo Boulevard and San Pedro Street has access on both roads, and does not require any new public infrastructure to construct, operate, and maintain. 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.

31. The Commission finds that the project is located along a proposed Class II – Bike Lane, provides 6 bicycle parking spaces, is located within one-quarter mile of two Metro bus stops, and is within walking distance of several residential properties. Therefore, the use and development of land, when considered on the basis of the suitability of this site for the particular use is arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
32. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.
33. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of West Rancho Dominguez-Victoria and Willowbrook communities. On January 6, 2015, a total of 109 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 3 notices to those on the courtesy mailing list for the Willowbrook-Enterprise Zoned District and to any additional interested parties.
34. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Zone Change:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- B. A need for the proposed zone classification exists within such area or district.
- C. The particular property under consideration is a proper location for said zone classification within such area or district.
- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
- E. The project will not result in the need for a greater water supply for adequate fire protection.

Regarding the General Plan Amendment:

- F. A need for the proposed General Plan Amendment exists.
- G. The particular amendment proposed is appropriate and proper.
- H. Modified conditions warrant a revision to the County of Los Angeles General Plan.
- I. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

Regarding the Conditional Use Permit:

- J. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- K. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, 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.
- L. 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.

PROJECT NO. R2013-02161-(2)
ZONE CHANGE NO. 201300006
PLAN AMENDMENT NO. 201300004
CONDITIONAL USE PERMIT NO. 201300112
PLANNING DEVIATION NO. 201300010

FINDINGS
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Regarding the Minor Parking Deviation:

- M. The use, development of land and application of development standards is in compliance with all applicable provisions of this Title 22.
- N. The use, development of land and application of development standards, when considered on the basis of the suitability of this site for the particular use, is arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- O. The use, development of land and application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
2. Approves Conditional Use Permit No. 201300112 and Parking Deviation No. 201300010, subject to the attached conditions.
3. Recommends approval of Zone Change No. 201300006 and General Plan Amendment No. 201300004, subject to the attached conditions.

ACTION DATE: February 11, 2015

VOTE: 4:0:0:1

Concurring: Valadez, Pedersen, Louie and Modugno

Dissenting: 0

Abstaining: 0

Absent: Shell

MKK:SCT

1/29/2015

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02161-(2)
ZONE CHANGE NO. 201300006, PLAN AMENDMENT NO. 201300004,
CONDITIONAL USE PERMIT NO 201300112, PARKING DEVIATION NO. 201300010**

PROJECT DESCRIPTION

The project is a Zone Change, Plan Amendment, Conditional Use Permit, and Parking Deviation to allow the 2,148 square foot expansion and continued operation of an existing automobile supply store (AutoZone). The project site has split zoning designations of C-2-DP (Neighborhood Business-Development Program) and R-1 (Single-Family Residence), and split land use categories of "I"-Major Industrial and "1"-Low Density Residential. Currently, the existing store is located in the C-2-DP zone and Major Industrial land use category while it has transitional use parking located in the R-1 zone and Low Density Residential land use category. The zone change converts R-1 zone to C-2-DP and both the Major Industrial and Low Density Residential land use categories to "C"-Major Commercial. These changes allow the store a 2,148 square foot expansion into the parking lot area through the approval of the Conditional Use Permit (CUP) and Parking Deviation 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 Nos. 10, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 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 February 11, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the automobile supply store 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** inspections. Inspections shall be unannounced.

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

11. Within five (5) working days from the day after your appeal period ends on February 25, 2015, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for the Negative Declaration plus \$75.00 processing fee), No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these

conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 13, 2015**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. This grant authorizes the establishment and implementation of a development program to authorize the continued operation, maintenance and expansion of the existing AutoZone automobile supply store as well as commercial retail uses permitted in the C-2 zone that have the same or substantially the same impacts as the existing automobile supply store, all in connection with a zone change from R-1 (Single-Family Residential) to C-2-DP (Neighborhood Business-Development Program).
21. This grant is not effective unless and until the Zone Change and Plan Amendment are approved by the Board of Supervisors.
22. The permittee shall maintain the property in a neat and orderly fashion.
23. The permittee shall maintain free of litter all areas on the premises under which the permittee has control.
24. The permittee shall continue to provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining residential properties.
25. The permittee shall maintain a minimum of twenty-seven (27) vehicle parking spaces and six (6) bicycle parking spaces as depicted on the approved Exhibit "A".
26. The permittee shall continue to maintain in good condition all walls placed on the north, south, east and west property lines; with the continued maintenance of the six foot high masonry wall along the entire north and east property lines (with exception for line of sight/safety at 42 inches high) and no openings in either wall.
27. Amplified sound equipment or public address system intended to be audible outside the building is prohibited.
28. No mechanical/motorized trash compaction device shall be used outside.
29. Any motorized ventilation system on roof must be maintained toward the middle of the building to minimize noise impacts on adjacent residential uses.
30. Operating hours of the retail sales store shall be 9:00 a.m. to 10:00 p.m. seven days a week.

**PROJECT NO. R2013-02161-(2)
ZONE CHANGE NO. 201300006
PLAN AMENDMENT NO. 201300004
CONDITIONAL USE PERMIT NO. 201300112
PLANING DEVIATION NO. 201300010**

**CONDITIONS
OF APPROVAL
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31. The permittee shall maintain the posting of signage prohibiting the repair of automobiles or the changing of car oil within the parking lot.
32. No auto repair/service or stereo/alarm installation shall be performed on site.
33. The permittee shall maintain 15-foot side and rear yard setback along the east and north property lines with continued maintenance of tree and shrub planters along the north and east property lines as they are depicted on the approved Exhibit "A" to continue a noise buffering zone between customer cars entering and exiting the store and residential neighbors on El Segundo Boulevard and San Pedro Street, with no future structural expansions to be permitted in the setback areas.
34. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Department of Public Works, letter dated December 17, 2014 (attached hereto), to the satisfaction of said Department, except as otherwise required by said Department.
35. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Fire Department, letter dated November 2, 2014 (attached hereto), to the satisfaction of said Department, except as otherwise required by said Department.

Attachments:

**Department of Public Works Letter dated December 17, 2014
Department of Fire Letter dated November 2, 2014**



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2013-02161

MAP DATE: October 14, 2014

LOCATION: 12726 South San Pedro Street, West Athens-Westmont

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated 03/04/2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. The site plan as submitted meets current Fire Department requirements for access.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
6. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
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PROJECT: R2013-02161

MAP DATE: October 14, 2014

LOCATION: 12726 South San Pedro Street, West Athens-Westmont

7. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER STSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

Fire Flow:

1. The required fire flow for the public fire hydrants for this project is 2500 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

The fire flow is adequate for the existing public fire hydrants on the east side of San Pedro Street per the fire flow test completed by the Golden State Water Company on 01/21/14.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

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

December 17, 2014

IN REPLY PLEASE
REFER TO FILE **LD-2**

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

Attention Shaun Temple

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

**CONDITIONAL USE PERMIT (CUP) NO. 201300112
PROJECT NO. R2013-02161
12726 SOUTH SAN PEDRO STREET
ASSESSOR'S MAP BOOK NO. 6086, PAGE 13, PARCEL NOS. 8 AND 43
UNINCORPORATED COUNTY AREA OF WILLOWBROOK**

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

We reviewed the site plan for the proposed project located at 12726 South San Pedro Street in the unincorporated County community of Willowbrook. The project is for the floor area expansion of an existing Auto Zone store, which will require a zone change, CUP, a plan amendment, and minor parking deviation. The project will include a 2,148-square-foot area expansion and the removal of existing parking stalls at the north end of the property.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Building and Safety

- 1.1 Submit plans to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee, of Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

Mi Kim
December 17, 2014
Page 2

2. Road

- 2.1 Comply with the approved circulation plan (attached) for truck delivery access. Truck delivery ingress and egress access shall be restricted to San Pedro Street. At no time shall delivery trucks utilize the driveway access on El Segundo Boulevard.

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

RC:tb

P:\dpub\SUBP\CHECK\Plan\CUP\CUP 201300112-12726 S SAN PEDRO\TCUP 201300112\14-10-16 TCUP 201300112 SUBMITTAL.docx

Attach.