Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 24, 2016

Joe Podegracz
20909 Tulsa Street
Chatsworth, CA 91311

REGARDING: PROJECT NO. R2013-02161-(2)
CONDITIONAL USE PERMIT NO. 2013-00112
PARKING DEVIATION NO. 2013-00010
12726 S. SAN PEDRO ST. (APNS 6086-013-008; -043)

The Board of Supervisors, by its action of **February 16, 2016,** has **APPROVED** the above-referenced project. Enclosed are the Board's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions). In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

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

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Mi Kim TSS

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:sct

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

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MARY C. WICKHAM
County Counsel

February 16, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#17 OF FEBRUARY 16, 2016

Agenda No. 11
05/26/15

Re: PROJECT NO. R2013-02161-(2)
CONDITIONAL USE PERMIT NO. 2013-00112-(2)
PARKING DEVIATION NO. 2013-00010-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing regarding the above-referenced project to authorize expansion of an auto-supply business located at 12726 South San Pedro Street in the unincorporated community of West Rancho Dominguez-Victoria in the West Athens-Westmont Zoned District. At the completion of the hearing, you indicated your intent to approve the project and instructed our office to prepare findings and conditions for your approval. Enclosed are findings and conditions for your consideration.

Your Board should note that, at the time of the public hearing, in addition to a conditional use permit and a parking deviation, the project also included a request for a zone change and general plan amendment. However, the requests for a zone change and general plan amendment were subsequently withdrawn because your Board's approval of the update to the County General Plan in October 2015 made those entitlements unnecessary. As a result, the enclosed findings and conditions relate only to the requested conditional use permit and parking deviation.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

ELAINE M. LEMKE
Acting Assistant County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

HOA.1701961.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2013-02161-(2)
CONDITIONAL USE PERMIT NO. 2013-00112-(2)
PARKING DEVIATION NO. 2013-00010-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on May 26, 2015, in the matter of Project No. 2013-02161-(2), consisting of Conditional Use Permit No. 2013-00112-(2) ("CUP") and Parking Deviation No. 2013-00010-(2) ("Parking Deviation"), collectively the "Project." At the time of the public hearing, the Project also included Zone Change No. 2013-00006-(2) and Plan Amendment No. 2013-00004-(2), but as described in Finding No. 5, those entitlements are no longer needed for the Project and those requests have been withdrawn. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on February 11, 2015.

2. The Project is located at 12726 South San Pedro Street at the intersection with El Segundo Boulevard in the unincorporated community of West Rancho Dominguez-Victoria in the West Athens-Westmont Zoned District (the "Project Site"), regulated by the West Rancho Dominguez-Victoria Community Standards District ("CSD"). One portion of the Project Site is zoned C-2 (Neighborhood Business) and the other portion is zoned C-2-DP (Neighborhood Business-Development Program").

3. The applicant, AutoZone ("Applicant"), requests the CUP to authorize a 2,148-square-foot expansion of an existing AutoZone automobile supply store. The CUP will ensure that development will conform to the approved plans and be compatible with the surrounding area, consistent with the Development Program (-DP) Zoning of the site.

4. The Applicant is requesting a Parking Deviation to reduce the required number of vehicle parking spaces from 30 to 27. The provided parking will include two designated handicapped parking spaces, one loading space and six bicycle parking spaces.

5. The Applicant originally requested a zone change from R-1 (Single-Family Residence) on a portion of its property to C-2-DP, and also an amendment to the Countywide General Plan ("General Plan") to change the land use designation on the County General Plan Land Use Policy Map for its two parcels to "C" (Major Commercial) from previous designations of "1" (Low Density Residential) and "I" (Major Industrial). Subsequent to the Board hearing on the Project, the County approved an update to the General Plan ("General Plan Update") that replaced the former General Plan, which took effect in November 2015. The General Plan Update changed the zoning on the Project Site's relevant parcel to C-2 and changed the land use designation for the entire property to CG (General Commercial), which is intended for, among other things, local-serving

commercial uses, including retail. As a result of the General Plan Update, a zone change and a General Plan amendment are no longer required for the Project. Accordingly, the Applicant has withdrawn its request for a zone change and plan amendment.

6. The Project Site is 0.8 acres in size and consists of two parcels ("Parcel 1" and "Parcel 2"). The Project Site is rectangular in shape with flat topography and is developed with an AutoZone automobile supply store.

7. 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; and
   West: C-2 (Neighborhood Business), and R-2.

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

   North: Single-family residential;
   South: Mini-market, single-family residential;
   East: Single-family residential; and
   West: Restaurant, single-family residential, and mobilehome park.

9. As a result of the General Plan Update, surrounding land use designations within a 500-foot radius of the Project Site are identified as follows on the new General Plan Land Use Policy Map:

   North: H9-Residential 9 (0-9 dwelling units per net acre);
   South: H9-Residential 9;
   East: H9-Residential 9; and
   West: CG-General Commercial, and H9–Residential 9.

10. The existing C-2-DP zoning on Parcel 1 was created through Ordinance No. 87-0097Z by the Board on June 23, 1987. The existing C-2 zoning on Parcel 2, which contains the parking lot for the AutoZone, resulted from the General Plan Update, which changed its R-1 zoning to C-2. The existing AutoZone automobile supply store was approved through CUP No. 99217 on June 25, 2000, which was renewed through CUP No. 2010-00132-(2) on November 3, 2011. The current conditional use permit terminates on June 7, 2026. The Project Site has no history of zoning violations.

11. The site plan for the Project depicts the Project Site with the existing 5,403-square-foot AutoZone store located at the center-east side of the property with the 2,148-square-foot expansion area located immediately north of the existing store. The store's parking lot with landscaping occupies the remainder of the Project Site.

12. The Project Site is located along a proposed Class II-Bike Lane and provides six bicycle parking spaces, which is four more than required by the Los Angeles County Code ("County Code"). It is located within one-quarter mile of two Metro bus stops.

13. The County Code allows a five percent reduction in required vehicular parking spaces if a project provides more than the minimum required bicycle parking. Specifically, the County Code allows a reduction of one vehicular space for every two additional bicycle parking spaces included, up to a maximum five percent reduction, so long as the Project is located on or adjoins a lot or lots that contain a proposed bike lane and is within a half mile of a transit stop for bus rapid transit or a local bus system located on a major or secondary highway. The Project qualifies for this five percent reduction (1.5 spaces) because it is providing four extra bicycle parking spaces and is located near Metro bus stops. Also, the Project Site is within walking distance of several residential areas.

14. In AutoZone's 15 years of operation, there have been no complaints related to parking, nor any other violation for the business. Staff from the Department of Regional Planning ("Regional Planning") determined that these factors warranted allowance of an additional reduction of required vehicular parking of 1.5 vehicular spaces, for a total of a ten percent reduction, finding that provision of 27 parking spaces would meet the needs for the AutoZone business rather than the 30 that would otherwise be required.

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

16. In addition to development standards of the C-2 Zone, the CSD requires that buildings located within the CSD boundaries be maintained graffiti-free. Project conditions will require compliance with this CSD requirement. The Project was reviewed for consistency and compliance with standards in the C-2 Zone by Regional Planning, which determined that the Project complied with the applicable C-2 Zone development standards, including lot coverage, height, and outdoor storage standards. The Project will result in 22 percent lot coverage, compared to 90 percent allowed in the zone, is 21 feet in height compared to 35 feet allowed in the zone, and will have all product storage located indoors, as required by the zone.

17. Applicable General Plan policies relevant to the Project include: (1) the promotion of neighborhood commercial facilities that provide convenience goods and services and complement community character through appropriate scale, design, and locational controls; and (2) protecting the character of residential neighborhoods by preventing intrusion of incompatible uses that cause environmental degradation. The AutoZone will continue to provide convenience goods and services to the surrounding neighborhood in a commercially-designated zone and is well below height limits and lot coverage requirements. The proposed expansion will blend with the existing buildings on-site in terms of

design and scale. The use is compatible with the area and will result in no significant environmental impacts to the area.

18. The County Departments of Public Works, Fire, and Public Health were consulted and all recommend approval of this Project subject to specified conditions, which are incorporated into the Project conditions.

19. 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 proposes the expansion of an existing automobile supply store in an urbanized area at a busy intersection.

20. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 of the County Code (the "Zoning Code"), the community was appropriately notified by mail, newspaper, and property posting of the Project's public hearings held by the Board and Commission. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Rancho Dominguez-Victoria and Willowbrook communities.

21. The Commission conducted a public hearing on the Project on February 11, 2015. In response to an inquiry from one of the Commissioners, staff from Regional Planning advised that a condition prohibiting auto repair work on-site, and another condition requiring prohibition of the repair of automobiles in the parking lot, were included in the Project conditions. Staff also stated that inspections of the Project Site would be conducted by its enforcement staff to help ensure compliance with Project conditions. After closing its public hearing, the Commission approved the CUP and Parking Deviation and recommended to the Board that it approve the then-required requests for a zone change and plan amendment.

22. The Project was before the Board due to the initially-requested zone change and plan amendment, entitlements that must be considered and approved by the Board to be effective. The CUP and Parking Deviation were deemed called up for review by the Board pursuant to Section 22.60.230.B.2 of the Zoning Code.

23. At the Board's May 26, 2015, public hearing, Regional Planning staff briefly outlined the Project, and two speakers testified, including a representative of AutoZone. The AutoZone representative stated that expanding the store's building would allow AutoZone to better serve the public. The other public speaker neither indicated support nor opposition to the Project, but commented

on the size of the area to be covered by the zone change. The Board then closed the public hearing and indicated its intent to approve the Project.

24. The Board finds that the Project will allow the physical expansion and economic growth of an existing commercial use on the Project Site that provides goods and services to the surrounding community and that has no history of complaints or violations.

25. The Board finds that the four corners of the Project Site, at the intersection of El Segundo Boulevard and San Pedro Street, are all commercially zoned, and thus, the expanded use is consistent with the zoning for the Project Site; the Board finds that expansion of the existing business is consistent with the zoning for the Project Site; and is in the interest of public health, safety, and general welfare; and, is in conformity with good zoning practice due to, in part, the Project Site's location at the intersection of these two major streets of the community.

26. The Board finds that conformance with Development Program (-DP) for the Project will ensure that development occurring will conform to the approved plans and be compatible with the surrounding area. 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 Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

27. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, fences, and landscaping because the Project complies with the development standards of the C-2 Zone and the CSD.

28. The Board finds that the Project 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 because the 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, or maintain the business.

29. The Board finds that the use and development of the Project Site is arranged 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 because of the Project's location on a proposed Class II-Bike Lane, the Project's provision of six bicycle parking spaces, its location in a commercial zone within one-quarter mile of two Metro bus stops, and its being within walking distance of several residential properties.

30. The Board finds that the factors identified in Finding No. 28 allow for a reduction of three required vehicle parking spaces for the Project, and the resulting

27 vehicle parking spaces will adequately serve the Project and not impact neighboring uses.

31. The Board finds that the use, development of land, and development standards utilized for the Project are suitable from the standpoint of functional developmental design.

32. The Board finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP and Parking Deviation to 15 years.

33. After consideration of the Negative Declaration, together with the comments received during the public review process, the Board 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 Board.

34. The Board finds that given the Major Commercial land use designation of the Project Site on the General Plan's Land Use Policy Map that the Project is consistent with the General Plan. In addition, the Board finds that the Project also is consistent with General Plan policies related to neighborhood-serving businesses and protection of the character of neighborhoods. Thus, the Board finds that the Project is consistent with the General Plan.

35. The location of the documents and other materials constituting the record of proceedings upon which the Board'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.

NOW THEREFORE, THE BOARD OF SUPERVISORS:

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 Board as to the environmental consequences of the Project; determined that on the basis of the whole record before the Board that there is no substantial evidence that the Project will have a significant effect on the environment; and certifies that it adopted the Negative Declaration at the close of the public hearing; and

2. Approves Conditional Use Permit No. 2013-00112-(2) and Parking Deviation No. 2013-00010-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. R2013-02161-(2)
CONDITIONAL USE PERMIT NO. 2013-00112-(2)
PARKING DEVIATION NO. 2013-00010-(2)

1. This grant for Conditional Use Permit No. 2013-00112-(2) ("CUP") and Parking Deviation No. 2013-00010-(2) ("Parking Deviation") authorizes development of a 2,148-square-foot expansion and continued operation of an existing AutoZone automobile supply store, with the expansion being developed into AutoZone's existing parking lot.

2. 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.

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the 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. 8, and until all required monies have been paid pursuant to Condition Nos. 11 and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 10, and 13 shall be effective immediately upon the date of final approval of this grant by the County.

4. 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 Los Angeles County Code ("County Code").

5. 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 fully 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.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall, within 10 days of the filing, make an initial deposit with Regional Planning in the amount of up to $5,000, 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. 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 Section 2.170.010 of the County Code.

7. 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.

8. 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.

9. This grant shall terminate on the date that is 15 years after the date of final approval of this grant. 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 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.

10. This grant shall expire unless used within 90 days from the date of final approval of the grant. A single 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. 3 shall be considered use of this grant.

11. 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. 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 biennial inspections. Inspections shall be unannounced.

12. 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 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

13. Within three days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the California Fish and Game Code, currently $2,285 ($2,210 for the Negative Declaration plus $75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

14. 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 Title 22 of the County Code.

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

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

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code (the "Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain free of litter all areas of the premises over which the permittee has control.

19. 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.

20. 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.

21. 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 copies of a modified Exhibit "A" shall be submitted to Regional Planning within 30 days from the final approval date of this grant.

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three 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

23. 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 impact as the existing automobile supply store, all in connection with the C-2-DP (Neighborhood Business-Development Program) zoning applicable to the project site.

24. No building or structure of any kind not identified on the approved Exhibit "A," except a temporary structure and only in the developing of the property, shall be built, erected, or moved onto any part of the property.

25. All improvements identified on the approved Exhibit "A" shall be completed prior to the occupancy of any new structure or addition.

26. The permittee shall continue to provide adequate lighting for the parking lot area for the use approved by this grant. 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 to adjoining residential properties.

27. The permittee shall maintain a minimum of 27 vehicle parking spaces and six bicycle parking spaces as depicted on the approved Exhibit "A."

28. The permittee shall continue to maintain, in good condition, all walls placed on the north, south, east, and west property lines. The permittee shall also continue to maintain the six-foot high masonry wall along the entire northern and eastern property lines (with exception for line of sight/safety issues at 42 inches high, as determined by the County Department of Public Works), and there shall be no openings in either wall.

29. Amplified sound equipment or a public address system intended to be audible outside the building authorized by this grant shall be prohibited.

30. No mechanical/motorized trash compaction device shall be used outside the building authorized by this grant.

31. Any motorized ventilation system on the building's roof must be located and maintained toward the middle of the building to minimize noise impacts on adjacent residential uses.

32. Operating hours for the retail sales store shall be 9:00 a.m. to 10:00 p.m., seven days a week.

33. No auto repair/service or stereo/alarm installation shall be performed on the project site by the permittee or any other person or entity. Changing of vehicle oil on the subject property is prohibited. The permittee shall post and maintain signage that is easily visible from all parts of the project site's parking lot that states that repair of automobiles or other vehicles anywhere on the project site, or the changing of vehicle oil within the project site's parking lot is prohibited.

34. The permittee shall maintain 15-foot side and rear yard setbacks along the eastern and northern property lines and maintain tree and shrub planters in these setback areas as they are depicted on the approved Exhibit "A." These setbacks shall serve as a noise buffering zone between customer cars entering and exiting the project site and residential neighbors on El Segundo Boulevard and

San Pedro Street. No future structural expansions are permitted in the setback areas.

35. The permittee shall comply with all conditions and requirements contained in the County Fire Department letter dated November 2, 2014 (attached hereto), to the satisfaction of said department, except as otherwise required by said department.

36. The permittee shall comply with all conditions and requirements contained in the County Department of Public Works letter dated December 17, 2014 (attached hereto), to the satisfaction of said department, except as otherwise required by said department.

Attachments:
Fire Department letter dated November 2, 2014
Department of Public Works letter dated December 17, 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

Reviewed by: Wally Collins Date: 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

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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.

Reviewed by: Wally Collins Date: November 2, 2014

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 clee@dpw.lacounty.gov.

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:\ldpub\SUBPCHECK\Plan\CUP\CUP 201300112-12720 S SAN PEDRO\TCUP 201300112\14-10-16 TCUP 201300112 SUBMITTAL.docx

Attach.