Regional Planning Commission Transmittal Checklist

Hearing Date
02/11/2015
Agenda Item No.
7

Project Number: R2013-02161-(2)

Case(s):
Zone Change No. 201300006
General Plan Amendment No. 201300004
Conditional Use Permit Case No. 201300112
Parking Deviation No. 201300010
Environmental Assessment Case No. 201300186

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 SUMMARY

PROJECT NUMBER
R2013-02161-(2)

HEARING DATE
February 11, 2015

REQUESTED ENTITLEMENTS
Plan Amendment No. 201300004
Zone Change No. 201300006
Conditional Use Permit No. 201300112
Parking Deviation No. 201300010
Environmental Assessment No. 201300186

OWNER / APPLICANT
AutoZone

MAP/EXHIBIT DATE
March 4, 2014

PROJECT OVERVIEW

The applicant, AutoZone, is requesting a Zone Change, Plan Amendment, Conditional Use Permit, and Parking Deviation to allow the expansion of an existing AutoZone, automobile supply store located at the intersection of San Pedro Street and El Segundo Boulevard. The project site has a split zone of C-2-DP (Neighborhood Commercial-Development Program) and R-1 (Single-Family Residence). The Project would change the zone of the entire project site to C-2-DP, and the land use category from Industrial and Low Density Residential to Commercial. This change would allow the store to expand by 2,148 square feet into what is currently zoned R-1. The Parking Deviation would reduce the required parking from 30 spaces to 27 spaces.

LOCATION
12726 S. San Pedro Street

ACCESS
San Pedro Street and El Segundo Boulevard

ASSESSORS PARCEL NUMBER(S)
6086-013-008, 6086-013-043

SITE AREA
0.8 Acres

GENERAL PLAN / LOCAL PLAN
Countywide General Plan

ZONED DISTRICT
Willowbrook-Enterprise

LAND USE DESIGNATION
I-Major Industrial; 1-Low Density Residential

ZONE
C-2-DP (Neighborhood Business-Development Program); R-1 (Single-family Residence)

PROPOSED UNITS
None

MAX DENSITY/UNITS
N/A

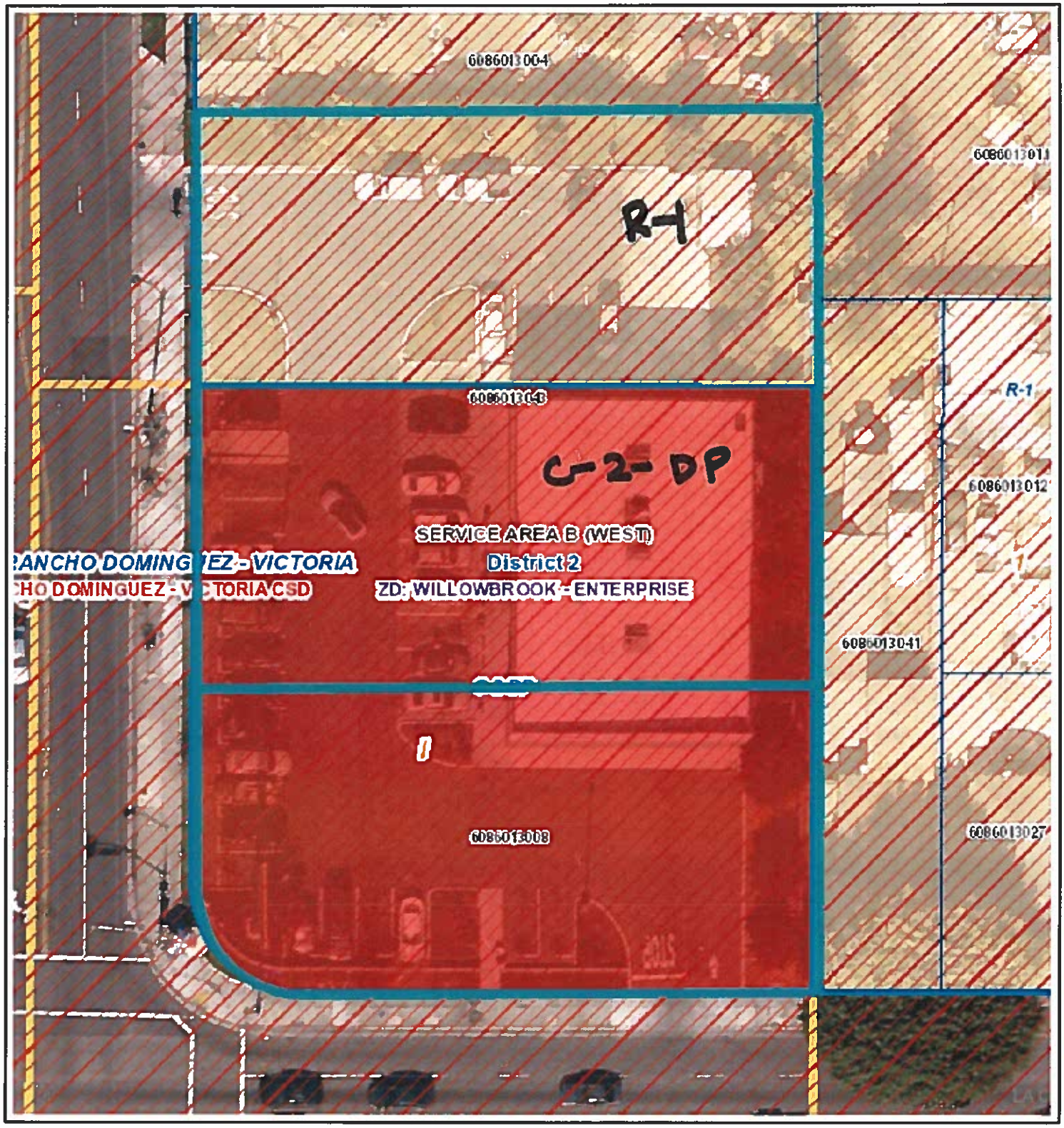
COMMUNITY STANDARDS DISTRICT
West Ranch Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

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:
  - 22.16.070 (Zone Changes and Amendments)
  - 22.28.170 (C-2 Zone Development Standards)
  - 22.44.130 (West Rancho Dominguez-Victoria CSD requirements)
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.1762 (Director's Review-Procedure for Minor Deviations in Required Vehicle Parking Requirements)

CASE PLANNER: Shaun Temple
PHONE NUMBER: (213) 974 - 6462
E-MAIL ADDRESS: stemple@planning.lacounty.gov



Created in GIS-NET3

12726 S. San Pedro Street

Printed: Jan 28, 2015

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Feet

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6086 | 13 **2003**

SCALE 1" = 80'

REVISED
3-2-61
7-16-63
4-13-64
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671205608
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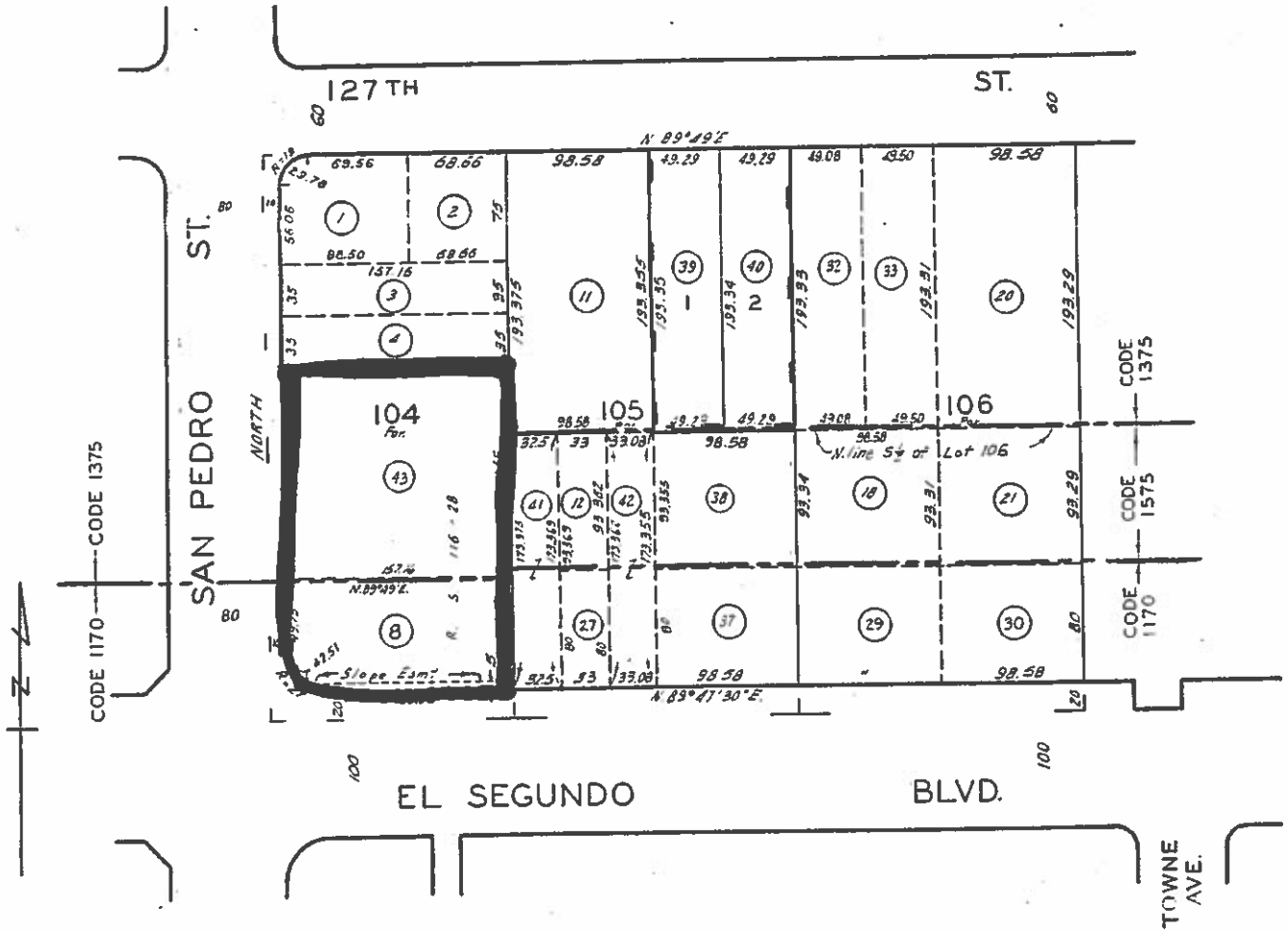


CODE
1170
1575
1375

ATHENS ACRES
M. B. 11 – 18

PARCEL MAP
P.M. 24 – 92

NO. 782 FOR PREV. ASSM'T. SEE: 6086 - 13

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ENTITLEMENTS REQUESTED

- 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 pursuant to County Code Section 22.16.070.
- General 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 pursuant to County Code Section 22.16.070.
- Conditional Use Permit to approve the 2,148-square-foot expansion of the existing store and to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area pursuant to County Code Section 22.40.030.
- Parking Deviation to authorize the reduction of required vehicle parking spaces from 30 to 27 pursuant to County Code Section 22.56.1762.

PROJECT DESCRIPTION

The project is a request for a Zone Change, General Plan Amendment, Conditional Use Permit, and Parking Deviation to allow the expansion of an existing AutoZone, automobile supply store. The project site consists of two parcels (6086-013-043 and 6086-013-008). Parcel 6086-013-043 has a split zone of C-2-DP (Neighborhood Business-Development Program) and R-1 (Single-Family Residence) and parcel 6086-013-008 is zoned C-2-DP. The existing store is 5,403 sq. ft. and is located entirely in the C-2-DP Zone. The R-1 Zone is developed with transitional use parking for the store. The proposed Zone Change would convert the R-1 Zone to C-2-DP.

Parcel 6086-013-043 has a split land use category of "I"-Major Industrial and "1"-Low Density Residential and parcel 6086-013-008 has a land use category of "I"-Major Industrial. The Industrial Land Use aligns with the C-2-DP Zone and the Low Density Residential Land Use aligns with the R-1 Zone. The proposed Plan Amendment would convert the Major Industrial and Low Density Residential Land Uses to "C"-Major Commercial to match the zone and developed use of the project site.

Table-1: 12726 S. San Pedro Street Zone Change and Plan Amendment Proposal

Parcel	Existing Zone(s)	Proposed Zone	Existing Land Use(s)	Proposed Land Use
6086-013-043	C-2-DP; R-1	C-2-DP	Major Industrial; Low Density Residential	Major Commercial
6086-013-008	C-2-DP	C-2-DP	Major Industrial	Major Commercial

A conditional use permit will update the Development Program (-DP) to include the proposed 2,148 sq. ft. expansion of the store into the parking lot area and to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. With the proposed expansion, the applicant is requesting a parking deviation from 30 automobile parking spaces to 27. The reduction of three spaces will not impact the surrounding area as the applicant is providing bicycle parking and the project site is located near public transit services as well as it is walkable from the surrounding residential neighborhood. The project site is located at the intersection San Pedro Street and El Segundo Boulevard in the unincorporated community of West Rancho Dominguez.

EXISTING ZONING

The subject property is zoned C-2-DP (Neighborhood Business-Development Program) and R-1 (Single-Family Residence).

Surrounding properties are zoned as follows:
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

EXISTING LAND USES

The subject property is developed with an AutoZone, automobile supply store.

Surrounding properties are developed as follows:
North: Single-family residential
South: Mini-market, single-family residential
East: Single-family residential
West: Restaurant, single-family residential, trailer park

PREVIOUS CASES/ZONING HISTORY

The existing C-2-DP zone located on both parcels was created through Ordinance Number 87-0097Z and was approved 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 subject property has no history of zoning violations.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have 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. Therefore, staff recommends that the Regional Planning Commission adopt a Negative Declaration.

STAFF EVALUATION

General Plan/Community Plan Consistency

The subject property is located within a split land use category of "I"-Major Industrial and "1"-Low Density Residential of the Countywide General Plan. These land use categories are not compatible with each other nor do they match the zone and developed use of the property, which is commercial. The proposed General Plan Amendment to change the land use category to "C"-Major Commercial would bring compatibility between the land use policy, zone, and use on the property. The project is located at a major intersection and it would be consistent with the commercial development of the four corners at the intersection of San Pedro Street and El Segundo Boulevard. The subject property is also already primarily zoned as C-2-DP and as it is already developed with a commercial use, the proposed General Plan Amendment would bring the project into conformance with zoning.

The following policies of the General Plan are applicable to the proposed project:

- *Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

  The proposed project would allow a minimal increase in scale to an already existing commercial use by allowing the expansion of an AutoZone retail store from 5,403 square feet to 7,551 square feet. The AutoZone will continue to provide convenience goods and services to the surrounding neighborhood, while still maintaining its locational control, as it is located at the intersection of two major roads within the community, and maintaining an appropriate scale for the area.

- *Encourage the clustering of well designed highway oriented commercial facilities in appropriate and conveniently spaced locations.*

  The proposed project does not alter the existing use of the subject property or the commercial nature of the intersection at San Pedro Street and El Segundo Boulevard. Rather, the project allows a minor expansion of an existing commercial store that serves both the surrounding neighborhood and the vehicles that travel along San Pedro Street and El Segundo Boulevard, both of which are designated roads in the Los Angeles County Master Plan of Highways. The subject property and its use will continue as a commercial use in an appropriately clustered commercial intersection.

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degration such as excessive noise, noxious fumes, glare, shadowing, and traffic.*

The underlying land use category of "I"-Major Industrial is inappropriate for this location as the surrounding area is developed primarily with residential and small scale commercial uses. As this intersection is already developed with commercial uses that serve the surrounding neighborhood, the included plan amendment request to change the underlying land use category to C-Major commercial would more accurately reflect the purpose of this commercial intersection.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.18.170 of the County Code, establishments in the C-2 Zone are subject to the following development standards:

- The proposed expansion will result in the building lot coverage of 22 percent, which is below the maximum allowable coverage of 90 percent.
- The proposed expansion will reach a height of 21-feet, which is 14-feet below the 35-foot maximum height allowed.
- All inventory will be stored indoors. There will be no outdoor display or storage at the project site.

Parking Deviation

- The applicant is requesting a 10 percent parking deviation from 30 required spaces to 27. Pursuant to Section 22.52.1081, a 5 percent reduction of vehicle parking shall be granted through the use of bicycle parking if the project is on or adjoining a lot or lots containing an existing or proposed bicycle path, land, route, or boulevard as so designated in the County Bicycle Master Plan and is within one-half mile of a transit stop for a fixed rail or bus rapid transit or local bus system along a major or secondary highway. El Segundo Boulevard is a proposed Class II – Bike Lane and there are Metro bus stops located at the intersection of Main Street and El Segundo Boulevard and at the intersection of Avalon Boulevard and El Segundo Boulevard, both of which are within one-quarter mile of the project site. The applicant proposes to provide 6 bicycle parking spaces, 2 spaces for the minimum required and 4 additional spaces for the five percent vehicle parking space reduction. However, the applicant is requesting a 10 percent vehicle parking reduction and will need approval to reduce the remaining 5 percent, or 1.5 parking spaces. In addition to providing bicycle parking and being located next to public transit, the project is also located within a walking distance to several residential properties within both a quarter mile and half mile radius. In the past 15 years of operation, there has been no history of complaints regarding parking or any other type of violation for this store.

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:

- The store building is maintained graffiti-free.

Burden of Proof
The applicant is required to substantiate all facts identified by Section(s) 22.16, Part 2, 22.56.040, and 22.56.1690 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 proposed project will allow the 2,148 square foot expansion of an already existing commercial store. As the increase in building size is small in scale and as the use of the subject property will not change, the character of the subject property and its surrounding area will not change resulting in minimal impact to the neighborhood. The Zone Change and General Plan Change Amendment will bring conformity to the developed use, zone, and land use policy of the subject property as commercial.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Departments of Public Works, Fire, and Public Health were consulted and all have cleared this project for public hearing. Public Works has stated that truck delivery must comply with the approved circulation plan for truck delivery access and that truck delivery ingress and egress access shall be restricted to San Pedro Street. Fire has stated that the submitted site plan meets Fire requirements for access and that access must be maintained. Public Health provided no additional comments. The comment letters are attached to this report.

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 R2013-02161-(2), Zone Change Number 201300006, Plan Amendment Number 201300004, Conditional Use Permit Number 201300112, and Parking Deviation Number 201300010, subject to the attached conditions.

SUGGESTED RECOMMENDATION OF APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201300112 AND PARKING DEVAITION NUMBER 201300006, AND INDICATES ITS INTENT TO RECOMMEND APPROVAL OF ZONE CHANGE NUMBER 201300006 AND PLAN AMENDMENT NUMBER 201300004 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
Environmental Document
Site Plan, Land Use Map
Site Photographs

MKK:SCT
1/29/15

DRAFT 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 has not received any comments from the public.

18. [Reserved for Hearing Proceedings]

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 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

Regarding the General Plan Amendment:

E. A need for the proposed General Plan Amendment exists.

F. The particular amendment proposed is appropriate and proper.

G. Modified conditions warrant a revision to the County of Los Angeles General Plan.

H. 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:

I. 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.

J. 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.

K. 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.

Regarding the Minor Parking Deviation:

L. The use, development of land and application of development standards is in compliance with all applicable provisions of this Title 22.

M. 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.

N. 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. Indicates its intent to recommend approval of Zone Change No. 201300006 and General Plan Amendment No. 201300004, subject to the attached conditions.

ACTION DATE: February 11, 2015

VOTE:

MKK:SCT
1/29/2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT 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. The permittee shall maintain the property in a neat and orderly fashion.

21. The permittee shall maintain free of liter all areas on the premises under which the permitte has control.

22. 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.

23. 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".

24. 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.

25. Amplified sound equipment or public address system intended to be audible outside the building is prohibited.

26. No mechanical/motorized trash compaction device shall be used outside.

27. Any motorized ventilation system on roof must be maintained toward the middle of the building to minimize noise impacts on adjacent residential uses.

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

29. The permittee shall maintain the posting of signage prohibiting the repair of automobiles or the changing of car oil within the parking lot.

30. No auto repair/service or stereo/alarm installation shall be performed on site.

31. 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.

32. 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.

33. 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

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.

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 201300112-12726 S SAN PEDRO\TCUP 201300112\14-10-16 TCUP 201300112 SUBMITTAL.docx

Attach.

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

THE REGIONAL PLANNING COMMISSION
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

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300006 on February 11, 2015:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project is located at 12726 S. San Pedro Street, Los Angeles (APNs 6086-013-008 and 6086-013-043).

2. The applicant is requesting 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 to allow the expansion of an existing 5,403 square foot AutoZone automobile supply store to 7,551 square feet. The Development Program (-DP) will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area.

3. Plan Amendment No. 201300004 is a related request 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. This Plan Amendment is needed to bring compatibility between the land use policy, zone, and developed use of the project site.

4. Conditional Use Permit No. 201300112 is a related request to authorize the 2,148 square foot expansion of the existing auto supply store into the north parking lot area, and to ensure compliance with the requirements of the Development Program zone.

5. Parking Deviation No. 201300006 is a related request to authorize a reduction of 10 percent from the vehicle parking requirements, reducing the required amount of spaces from 30 to 27.

6. The existing developed use of the property as an automobile supply store and its proposed 2,148 square foot expansion that would be allowed through the approval of this zone change and general plan amendment would be

compliant with the Development Standards of the C-2 Zone and the West Rancho Dominguez-Victoria Community Development Standards.

7. The proposed C-2-DP Zone and C-Major Commercial Land Use Category are consistent with the development, use, and zoning of all four corners of the intersection of San Pedro Street and El Segundo Boulevard, which are major roads of the community.

8. The development and use of the project site as an automobile supply store is compatible with the surrounding residential neighborhood as it meets the General Plan's definition of a Locally Servicing Commercial Service, as it is a facility providing neighborhood and community convenience goods and services that is easily accessible and situated at community focal points, in this case the major intersection of San Pedro Street and El Segundo Boulevard, and that the existing use as an automobile supply store and its proposed 2,148 square foot expansion does disrupt existing residential neighborhoods nor conflict with established circulation patterns as the store has been in operation since 2000 without violations or complaints and the proposed expansion is small in scale and does not change the use of the property, the character of the neighborhood, or the circulation pattern of the area.

9. 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.

10. 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.

11. 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.

12. 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.

13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

14. 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, 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.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors change the R-1 (Single-Family Residence) Zone of Assessor's Parcel Number 6086-013-043 to C-2-DP (Neighborhood Business-Development Program).

2. That the Board of Supervisors adopt the Negative Declaration, dated January 6, 2015, certify its completion and determine that the project will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the "C"-Major Commercial land use category of the concurrent Plan Amendment No. 201300004 request.

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone and land use.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on February 11, 2015.

_____
Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

SCT
1/27/2015

ZONING CASE NUMBER 201300006-(2)

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Willowbrook-Enterprise Zoned District Number 34.

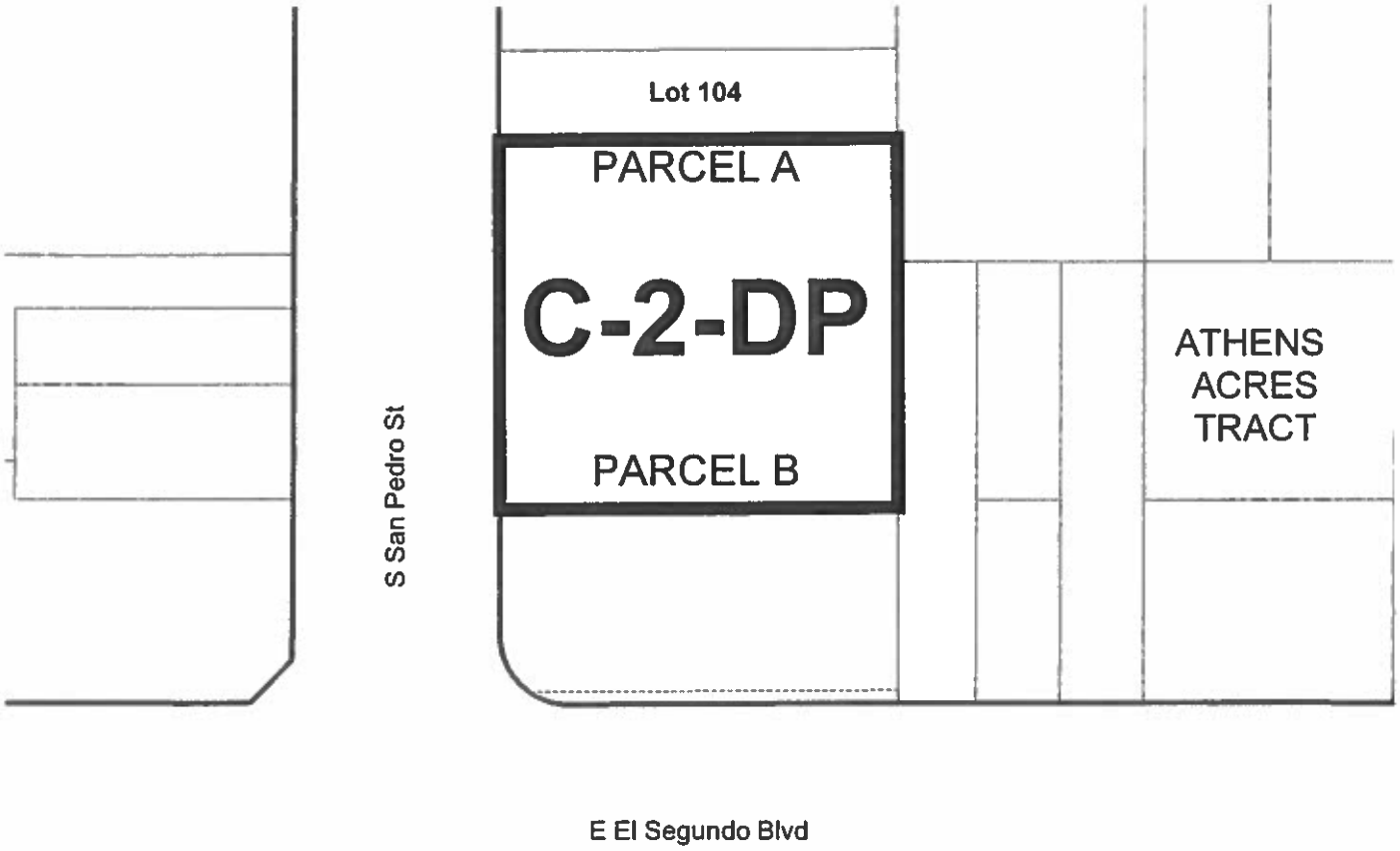
The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Willowbrook-Enterprise Zoned District Number 34 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan of the County of Los Angeles.

ZONING CASE: ZC201300006

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: THE LAND REFERRED TO HEREON IS IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: THE S'LY 70' OF THE N'LY 215' OF LOT 104 OF ATHENS ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE W'LY 10' THEREOF.

PARCEL B: THE S'LY 75' OF THE N 290' OF LOT 104 AND ATHENS ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE W'LY 10' OF THE S'LY 75' OF THE N'LY 290' OF LOT 104, ATHENS ACRES, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
081H205

THE REGIONAL PLANNING COMMISSION
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

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Plan Amendment Case No. 201300004 on February 11, 2015:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project is located at 12726 S. San Pedro Street, Los Angeles (APNs 6086-013-008 and 6086-013-043).

2. The applicant is requesting 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 to bring compatibility between the land use policy, the proposed zone change from R-1 (Single-Family Residence) to C-2-DP (Neighborhood Business-Development Program), and the existing developed use of an AutoZone automobile supply store and its proposed expansion from 5,403 square feet to 7,551 square feet.

3. Zone Change No. 201300006 is a related request 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 to allow the expansion of an existing 5,403 square foot AutoZone automobile supply store to 7,551 square feet. The Development Program (-DP) will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area.

4. Conditional Use Permit No. 201300112 is a related request to authorize the 2,148 square foot expansion of the existing auto supply store into the north parking lot area, and to ensure compliance with the requirements of the Development Program zone.

5. Parking Deviation No. 201300006 is a related request to authorize a reduction of 10 percent from the vehicle parking requirements, reducing the required amount of spaces from 30 to 27.

6. The existing developed use of the property as an automobile supply store and its proposed 2,148 square foot expansion that would be allowed through

the approval of this zone change and general plan amendment would be compliant with the Development Standards of the C-2 Zone and the West Rancho Dominguez-Victoria Community Development Standards.

7. The proposed C-2-DP Zone and C-Major Commercial Land Use Category are consistent with the development, use, and zoning of all four corners of the intersection of San Pedro Street and El Segundo Boulevard, which are major roads of the community.

8. The development and use of the project site as an automobile supply store is compatible with the surrounding residential neighborhood as it meets the General Plan's definition of a Locally Servicing Commercial Service, as it is a facility providing neighborhood and community convenience goods and services that is easily accessible and situated at community focal points, in this case the major intersection of San Pedro Street and El Segundo Boulevard, and that the existing use as an automobile supply store and its proposed 2,148 square foot expansion does disrupt existing residential neighborhoods nor conflict with established circulation patterns as the store has been in operation since 2000 without violations or complaints and the proposed expansion is small in scale and does not change the use of the property, the character of the neighborhood, or the circulation pattern of the area.

9. 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.

10. 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.

11. 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.

12. 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.

13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

14. 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, 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.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors 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.

2. That the Board of Supervisors adopt the Negative Declaration, dated January 6, 2015, certify its completion and determine that the project will not have a significant impact upon the environment;

3. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone and land use.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on February 11, 2015.

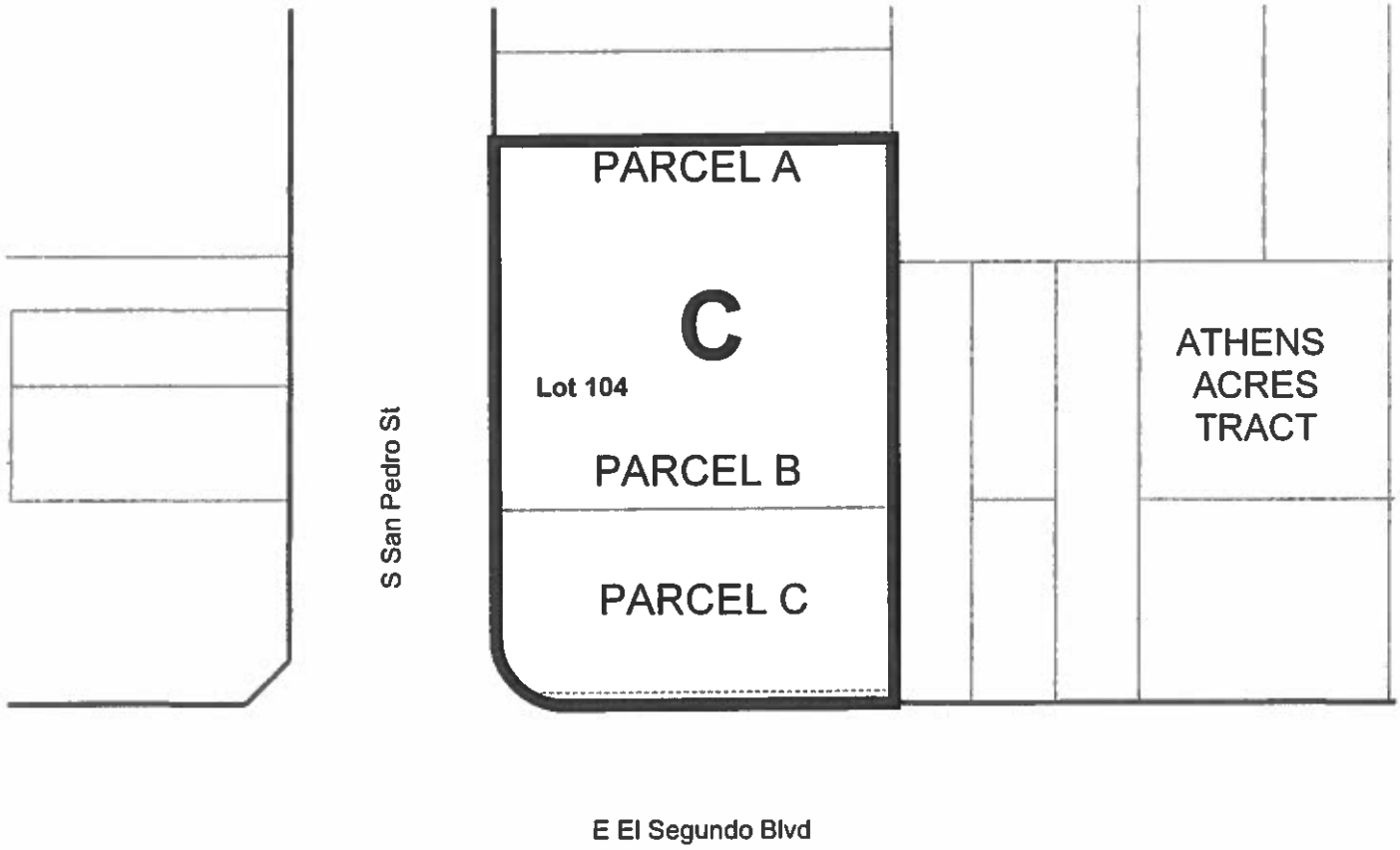
_____
Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

SCT
1/27/2015

CATEGORIES I AND 1 TO CATEGORY C

(PROPOSED: MAJOR COMMERCIAL)



LEGAL DESCRIPTION: THE LAND REFERRED TO HEREON IS IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: THE S'LY 70' OF THE N'LY 215' OF LOT 104 OF ATHENS ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE W'LY 10' THEREOF.

PARCEL B: THE S. 75' OF THE N. 290' OF LOT 104 AND ATHENS ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE W'LY 10' OF THE S'LY 75' OF THE N'LY 290' OF LOT 104, ATHENS ACRES, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: LOT 104 OF ATHENS ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE N. 290' THEREOF.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND INCLUDED WITHIN THE LINES OF EL SEGUNDO BL. AND SAN PEDRO ST., AS DESCRIBED IN PARCELS "A" AND "B" PER OFFICIAL RECORDS 55508-90 AND PER PARCEL 13-32: RECORDED MAY 22, 1968 AS INSTRUMENT 2688.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
081H205

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. A need for the proposed General Plan exists because:

A ZONE CHANGE HAS BEEN REQUESTED FOR THE PART OF PROPERTY STILL ZONED R-1 (TO C-2). THE SITE ZONING AND GENERAL PLAN SHOULD BE IDENTICAL.

B. The particular amendment proposed is appropriate and proper because:

THE USE OF THE SITE, AS CURRENTLY USED AND PERMITTED, WILL ESSENTIALLY REMAIN THE SAME. THE BUILDING WILL EXPAND, BUT THE GENERAL USE WILL REMAIN THE SAME. THE PROPOSED AMENDMENT WILL ALLOW THE OWNER TO MORE FULLY UTILIZE THE SITE.

C. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

THE PROPERTY OWNER (AUTOZONE) HAS ESTABLISHED A STORE PER THE CURRENT GENERAL PLAN, BUT PART OF THE PROPERTY IS ZONED R-1. NO RESIDENTIAL USE WILL EVER BE PLANNED BY THE OWNER.

D. Approval of the proposed General Plan Amendment will be in the interested of public health, safety and general welfare and in conformity with good planning practices because:

THE PROPOSED AMENDMENT WILL NOT PRODUCE ADDITIONAL TRAFFIC, BUT HAS THE POTENTIAL OF REDUCING TRIPS. THE ADDITION IS FOR EXPANDED STOCK OF SUPPLIES, SO CUSTOMERS CAN GET THEIR NEEDS FULFILLED WITHOUT A SECOND TRIP.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

CONTIGUOUS PROPERTY IS UNDER 2 ZONING DISTRICTS, REQUEST TO CONVERT ALL TO SAME COMMERCIAL ZONE

B. That a need for the proposed zone classification exists within such area or district; and

NEED IS TO ALLOW FOR GROWTH OF EXISTING RETAIL BUSINESS

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

ADJACENT PROPERTIES TO NORTH ARE COMMERCIAL

D. That 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.

CURRENT USE OF PROPERTY IS ACCESSORY TO COMMERCIAL USE. PURPOSE FOR REZONING IS TO PLACE ENTIRE PROPERTY IN SINGLE ZONING AND TO ALLOW FOR ADDITION TO EXISTING BUILDING

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

EXISTING RETAIL OPERATIONS SHALL REMAIN UNCHANGED.
EXISTING LANDSCAPE & SCREENING SHALL REMAIN UNCHANGED.

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 uses in the surrounding area.

BUILDING ADDITION SHALL REDUCE PARKING BUT REMAINING PARKING IS ADEQUATE. EXISTING WALLS, FENCES, LANDSCAPE REMAIN. LOADING DOES NOT CHANGE IN TIME, OR LOCATION

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.

THERE IS NO CHANGE TO DRIVEWAYS, ROW, PUBLIC UTILITY CAPACITY (INCLUDING STORM DRAINAGE)

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

MINOR PARKING DEVIATION BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1690, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That the use, development of land and/or application of development standards is incompliance with all applicable provisions of this Title 22.

THE BUILDING & SITE HAVE BEEN IN COMPLIANCE SINCE [redacted] APPROVED IN 2006. THE BUILDING ADDITION WILL REDUCE PARKING, BUT THE PARKING IS BASED ON 100% RETAIL. THE BUILDING IS 3000 SF RETAIL/4500 SF STORAGE, SO WE [redacted] HAVE EXCESS PARKING.

B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of this site for the particular use or development intended, 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.

THE PROPOSED ADDITION & SITE MODIFICATION DOES NOT CHANGE THE FACILITY OPERATION & ACTIVITIES, AND WILL NOT CHANGE TRAFFIC TO THE SITE.

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

THE PROPOSED ADDITION IS FOR EXPANDED STORAGE, WHICH EXPANDS THE STORAGE USE IN THE EXISTING BUILDING.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. R2013-02161-(2)
ENVIRONMENTAL CASE NO. 201300186

1. **DESCRIPTION:** Zone Change, Plan Amendment, Conditional Use Permit, and Parking Deviation to allow the expansion of an existing AutoZone, auto supply store.

2. **LOCATION:** 12726 S. San Pedro Street, Los Angeles, CA 90061

3. **PROPONENT:** AutoZone, 123 S. Front Street, Memphis, TN 38103

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

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

PREPARED BY: Shaun Temple, Zoning Permits West

DATE: January 26, 2015

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: Project No. R2013-02161-(2) / Zone Change No. 201300006
Conditional Use Permit No. 201300112

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012
Contact Person and phone number: Shaun Temple, (213) 974-6462

Project sponsor's name and address: Joe Podegracz, 3700 Kiwanis Trail, #1083, Frazier Park, CA 93225

Project location: 12726 S. San Pedro St, Los Angeles, CA 90061
APNs: 6086-013-008; 6086-013-043 *USGS Quad*: Inglewood

Gross Acreage: 0.8 Acres
General plan designation: 1 - Low Density Residential; I – Major Industrial (Countywide General Plan)
Community/Area wide Plan designation: N/A
Zoning: R-1 (Single-Family Residence); C-2-DP (Neighborhood Business - Development Program)

Description of project: The project is a request for a zone change from R-1 to C-2-DP and a general plan amendment from 1-Low Density Residential to C-Major Commercial to allow the expansion of an existing AutoZone auto parts retail store. The project site is 0.8 acres and consists of two parcels that are located in the unincorporated community of West Rancho Dominguez-Victoria. Parcel 6086-013-008 is zoned entirely C-2-DP and parcel 6086-013-043 has a split zone of C-2-DP and R-1. The existing store sits within both parcels in the C-2-DP zone. The R-1 Zone is developed as transitional use parking. The applicant wishes to expand the existing store into the parking lot area of the R-1 Zone. As this use is prohibited in the R-1 Zone, the applicant is proposing the zone change and plan amendment. The DP (Development Program) designation of the C-2-DP zone will require conditional use permit approval for this and any future proposed development so that there may be a review of the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area.

Surrounding land uses and setting: The AutoZone is located on the intersection of San Pedro Street and El Segundo Boulevard. This intersection is developed with commercial uses including a restaurant, a corner market and laundry establishment, a learning center, a bakery, and a liquor market. Beyond the intersection itself, the development down both streets becomes primarily single-family residential development, with some two-family development going south down San Pedro Street.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
———	———

Major projects in the area:

Project/Case No.	*Description and Status*
None	N/A

Reviewing Agencies:

Responsible Agencies

- [x] None

Regional Water Quality Control Board:

- [ ] Los Angeles Region
- [ ] Lahontan Region

- [ ] Coastal Commission
- [ ] Army Corps of Engineers

Special Reviewing Agencies

- [x] None
- [ ] Santa Monica Mountains Conservancy
- [ ] National Parks
- [ ] National Forest
- [ ] Edwards Air Force Base
- [ ] Resource Conservation District of Santa Monica Mountains Area
- [ ]

Regional Significance

- [x] None
- [ ] SCAG Criteria
- [ ] Air Quality
- [ ] Water Resources
- [ ] Santa Monica Mtns. Area
- [ ]

Trustee Agencies

- [x] None
- [ ] State Dept. of Fish and Wildlife
- [ ] State Dept. of Parks and Recreation
- [ ] State Lands Commission
- [ ] University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- [x] DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- [x] Fire Department
  - -Planning Division
  - Land Development Unit
- [ ] Sanitation District
- [x] Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- [ ] Sheriff Department
- [ ] Parks and Recreation
- [ ] Subdivision Committee
- [ ]

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Shawn Temple — 1/6/15
Signature (Prepared by) — Date

[illegible] — 1/6/15
Signature (Approved by) — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project site is located in the urbanized community of West Rancho Dominguez-Victoria where there are no scenic vistas, regional riding or hiking trails, or any other scenic resources such as trees, rock outcroppings, and historic buildings within a state scenic highway in the area.[1]

The existing retail store is proposing to expand from around 5,500 square feet to around 7,500 square feet with no increase in height. The proposed expansion will fit into the character of the already existing store. In addition, the zone change will be created with a DP (development program) zone designation, which would require conditional use permit approval for this and any future proposed development so that there may be a review of the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. As such, any impact that would result in degrading the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features are expected to be less than significant.

The R-1 portion of the subject property is already developed as a parking lot with appurtenant light poles. Therefore, the impact of creating a new source of substantial shadows, light, or glare which would adversely affect day or nighttime view in the area is expected to be less that significant.

[1] Los Angeles County Department of Regional Planning GIS "Environmental Resources" Layer, accessed 9/16/14

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Agricultural land is identified by the California Department of Conservation through the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Per the FMMP[2], there is no agricultural land on or near the project site. Therefore, there would be no impacts to agricultural land as a result of implementation of the proposed project.

Agricultural Opportunity Areas (AOA's) are a County-level identification tool that identifies areas where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. There are no AOA's located on or near the project site.[3] Therefore, there would be no impacts to AOA's as a result of implementation of the proposed project.

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[2] GIS-NET, "Farmland" layer, accessed 9/16/2014.
[3] GIS-NET, "Farmland" layer, accessed 9/16/2014.

The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. As such, there are no agricultural Williamson Act contracts in the West Rancho Dominguez-Victoria area. Therefore, there would be no impact to Williamson Act contract lands as a result of implementation of the proposed project.

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. California Public Resources Code section 51104(g) defines "timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. There is no land in the West Rancho Dominguez-Victoria community area that qualifies as forest land, timberland, or a timberland production zone.[4] Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed project. Accordingly, the proposed project would not result in any potentially significant impact related to agricultural resources.

[4] GIS-NET, "National Forest" layer, accessed 9/16/2014.

3. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The project site is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The proposed zone change and plan amendment would not conflict with or obstruct implementation for the Air Quality Management Plan (AQMP) of the SCAQMD. The intersection of San Pedro Street and El Segundo Boulevard has already been designated for commercial development and this project would result in the expansion of a 5,500 square foot retail store to 7,500 square feet. In addition, the zone change will be created with a DP (development program) zone designation, which would require a conditional use permit for any future development projects, which would require an environmental assessment. Therefore, the project is not expected to conflict with or obstruct implementation of applicable air quality plans of the SCAQMD or to violate any air quality standard or contribute substantial to an existing or projected air quality violation. In addition, for the same reasons, the implementation of the proposed project is expected to result in less than significant impacts related to federal and state air quality standards or for the exposure of sensitive receptors to substantial pollutant concentrations and the creation of objectionable odors affecting a substantial number of people. However, it should be noted that the region is currently in non-attainment for several criteria pollutants.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐		☒
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☐	☒

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☐	☒
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California. The project site is located in the community of West Rancho Dominguez-Victoria, which is an urbanized area and does not contain any known sensitive or endangered species as identified by the State's Fish and Wildlife Department or the U.S. Fish and Wildlife Service[5], or sensitive natural communities such as oak woodlands and coastal sage scrub. The project site is not located next to any federally or state protected wetlands or waters of the United States.[6] Therefore, there is no impact to these resources.

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees. The project site is not located on or near an SEA, known wildlife corridor or nursery site, oak woodland or other unique tree habitat, or designated wildflower area. Therefore impacts to these resources are expected to be less than significant.[7]

There is no adopted state, regional or local habitat conservation plan on or near the project area. Therefore there is no impact on these resources.

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[5] GIS-NET, "California Natural Diversity Database" layer, accessed 9/16/2014.
[6] USFWS Wetlands Mapper, accessed 9/16/2014
[7] GIS-NET "Environmental Resources – SEA and Wildlife Linkage" layers, accessed 9/16/14.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The project site is currently developed as an auto parts retail store with an associated parking lot area. The project would propose a zone change of the R-1 portion of the site to a C-2-DP and a plan amendment from Low Density to Major Commercial, which would allow a 2,100 square foot expansion of the store into the parking lot area. There is no proposed increase of impervious area. There is no known record of or previous findings of historical, archaeological, paleontological, or geological resources on the site, nor are there any known formal or informal cemeteries[8]. Therefore, the proposed zone change and plan amendment are not expected to cause a substantial adverse change to archaeological, paleontological or geological resources pursuant to CEQA Guidelines and impacts are expected to be less than significant.

[8] Los Angeles County General Plan

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☒	☐
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

The proposed zone change and plan amendment do not change green building compliance requirements or involve the inefficient use of energy resources. All future development will continue to be required to comply with all applicable Los Angeles County green building standards. Therefore, the proposed zone change and plan amendment would not result in projects not complying with the Los Angeles County green building standards and therefore no impacts would occur.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's green building program serves to meet these goals. The green building program includes green-building standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the *CAL*Green Building Code with mandatory measures that establish a minimum for green construction practices. The proposed project is a zone change and plan amendment and would not result in physical projects not complying with all relevant green building and energy standards. Therefore impacts are expected to be less than significant.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

Southern California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the region. This presents overall risks for damages to new and existing buildings as well as infrastructure. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. The County General Plan also prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

The project site is not located on any known active fault trace, seismic zone, landslide area, or a liquefaction area[9]. Any development will be subject to seismic safety and building standards. Therefore, the project is not expected to expose people or structures to potential significant impacts related to seismic activity and seismic related hazards.

The project site is already developed as a retail store and parking lot and is connected to public sewer and water. The proposed zone change and plan amendment would allow the retail store to expand into the parking lot. There is no proposed increase of impervious area and there is no known lateral spreading or subsidence zones, or expansive soils in the project site area. Therefore, impacts resulting in substantial soil erosion, loss of topsoil, soil instability, or expansive soils are expected to be less than significant.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater. There are no designated Hillside Management Areas located in the project area. Therefore, no impacts from the proposed project on these resources would occur.

[9] GIS-NET, "Seismic Hazards" layer, accessed 9/16/2014.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The proposed zone change and plan amendment would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GHG emission reduction, and the Los Angeles Regional Climate Action Plan. The proposed project is not expected to generate any significant GHG emissions or conflict with any applicable GHG plan or policy; therefore, impacts related to greenhouse gases are expected to be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the				

project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒
ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

The proposed project would allow the expansion of an existing auto parts store. Auto parts stores are involved in the routine transport and storage of hazardous materials in the form of fluids used for the operation of automobiles. The volume and types of fluids transported and stored are not normally associated with any significant levels of hazardous materials beyond what is normally associated with auto-related retail and services located within close proximity to residential and other sensitive uses. As the auto parts store already exists, the proposed expansion is not expected to significantly alter the type of volume of hazardous materials already being transported and stored. Therefore, the proposed project is not expected to create a significant hazard to the public through the routine transport and storage or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

DTSC (Department of Toxic Substances Control) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site. Therefore there is less than significant impact.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The closet airport is the Compton/Woodley Airport, approximately 3 miles to the south. The Hawthorne Municipal Airport is approximately 4 miles to the west and the Los Angeles International

Airport is approximately 8 miles to the west. None of these airports have their influence area extend to the project site. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts are expected to be less than significant.

The proposed project is located in an intersection already dedicated to commercial use and has adequate access to public streets. Therefore, the proposed project would not result in any development that has not been planned for by local emergency responders. Therefore impacts are expected to be less than significant.

The project site is not located in a Very High Fire Hazard Severity Zone.[10] In addition, all potential development projects are required to have adequate fire flow and water pressure or upgrade the system to meet the required standards of the Fire Department. The proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death involving fires in high fire hazard areas. Therefore any impacts are expected to be less than significant.

[10] GIS-NET, "Very High Fire Hazard Severity Zone" layer, accessed 9/17/2014.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES	☐	☐	☒	☐

permits or otherwise significantly affect surface water or groundwater quality?				
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☐	☒
k) Otherwise substantially degrade water quality?	☐	☐	☒	☐
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☐	☒
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The expansion of the auto parts retail store and any future projects would continue to be required to comply with the water quality requirements in the Basin Plan prepared by the Los Angeles Regional Water Quality Control Board. Additionally, it would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES), under which Los Angeles County is a permittee. These water quality regulations are designed to minimize the impact of point and non-point sources of pollution sources that emanate from development. Point sources of pollutants are singular locations at which pollutants are emitted into a water resource and non-point sources are uses where pollutants are emitted across a broad

area and eventually make their way into a water body.

Wastewater will be discharged from the project site through the municipal sewer system. For this and any future project that connects to this system, the project will be required to comply with the County's NPDES permit. Therefore, potential impacts resulting from the proposed project on water quality or waste discharge requirements are expected to be less than significant.

The proposed project is a zone change and plan amendment, which will allow the expansion of an already existing retail auto parts store. As the zone will be created with a DP (development program) zone designation, then any future development projects would require a conditional use permit and an environmental assessment. Therefore, the project is not expected to result in development that will substantially deplete groundwater supplies or interfere with groundwater recharge and any impacts are expected to be less than significant.

The project site is already developed, there is no proposed increase of impervious area, and there are no streams or rivers nearby. Therefore, the project is no expected to substantially alter the existing drainage pattern of the site, increase runoff to an extent that would exceed the capacity of existing or planned storm water drainage systems, or to result in substantial erosion or siltation on- or off-site.

There are no proposed water features for the site, therefore the project is not expected to create stand water accumulation that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile Virus and result in increased pesticide use.

The proposed project would comply with all applicable NPDES requirements. As the zone change is small in scale and does not change the C-2 Zone development requirements, any increase in post-construction runoff and impacts from future development is expected to be less than significant. All projects must also comply with the County Low Impact Development Ordinance. Therefore impacts would be less than significant.

Areas of Special Biological Significance (ASBS) are designated by the State Water Resources Control Board. In Los Angeles County, ASBSs exist in the ocean waters along the coast of the City of Malibu and around Santa Catalina Island.[11] The project site is located in the interior of the Los Angeles Basin and therefore, impacts to ASBSs are not expected.

The project area is heavily urbanized and is served by a public sewer system. The proposed project does not utilize on-site wastewater treatment systems (OWTS). Therefore there would be no impacts related to the use of septic tanks or OWTS in areas with known septic tank limitations or in close proximity to a drainage course.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event. The project site is not located in a FEMA Flood Zone[12], a dam inundation

[11] California State Water Resources Control Board, California's Areas of Special Biological Significance, website: http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml, map, accessed 9/17/2014.
[12] GIS-NET, "FEMA Flood Zone" layer, accessed 9/17/14.

zone[13], or in an area subject to inundation by seiche, tsunami, or mudflows. Therefore, impacts are expected to be less than significant.

[13] GIS-NET, “”Dam Inundation” layer and “tsunami Inundation Zone” layer, accessed 9/17/14.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

The project is a request for a zone change from R-1 to C-2-DP and a general plan amendment from 1-Low Density Residential to C-Major Commercial to allow the expansion of an existing AutoZone auto parts retail store. As the retail store is already in existence, this project would not change the character of the development in the area and therefore would not physically divide an established community. With the zone change and accompanying general plan amendment that would change the zoning from R-1 to C-2-DP and the land use category under the R-1 Zone from 1-Low Density Residential to C-Major Commercial, the project will be consistent with the County's plans and ordinance. Therefore, the project would be consistent with the County's General Plan and County's zoning ordinance.

There are no Hillside Management Areas or SEAs within or nearby to the project site. Therefore, no impacts related to land use and planning are expected from the proposed project.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located at the project site.[14] Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas at the project site.[15] Therefore, the proposed project will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts are expected to occur.

[14] GIS-NET, "Special Management Areas" layer, accessed 9/17/2014.

[15] California Department of Conservation, California Geological Survey, Aggregate Availability in California, map, website: http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_map.pdf, accessed 9/17/2014.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The proposed project is a zone change and plan amendment, which will allow the expansion of an already existing retail auto parts store, which is not expected to significantly change the noise level generated from the project site. As the zone will change from an R-1 to a C-2-DP, any further intensive development projects in the future would require a condition use permit review and an environmental assessment. As a result, any increase in noise levels, groundborne noise levels, and ambient noise levels in the project vicinity are expected to be less than significant.

There is no adopted airport land use plan in the project area or known private airstrip[16]. The Compton/Woodley Airport, a general aviation, public use airport, is located approximately three miles to the south, the Hawthorne Municipal Airport is approximately 4 miles to the west and the Los Angeles International Airport is approximately 8 miles to the west; however, the noise contour levels do not reach into the project site. Therefore, the project is not expected to expose people residing or working in the project site to excessive noise levels from airports and impacts are expected to be less than significant.

[16] GIS-NET, "Airport Influence Area" layer, accessed 9/17/2014.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

The project is a request for a zone change from R-1 to C-2-DP and a general plan amendment from 1-Low Density Residential to C-Major Commercial to allow the expansion of an existing AutoZone auto parts retail store. The store would expand into the parking lot that already serves the site. Therefore, the project is not expected to induce substantial population growth or cumulatively exceed official regional or local population projections. The project will not displace housing or substantial numbers of people.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

The project is a request for a zone change from R-1 to C-2-DP and a general plan amendment from 1-Low Density Residential to C-Major Commercial to allow the expansion of an existing AutoZone auto parts retail store. An expansion of an existing retail store is not considered a population inducer, and the likelihood of more people moving into this area as a result of this project is expected to be less than significant. As a result, any increase in demands on public services is expected to be less than significant. Therefore, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire and sheriff services from the proposed zone change and plan amendment are expected to be less than significant. As this project is a proposed zone change and plan amendment to convert residential to commercial and as any increase in population growth is expected to be less than significant, then any impact on schools, parks, libraries, and other public facilities is also expected to be less than significant.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

In general, the expansion of already existing retail store is not considered a population inducer, meaning the likelihood of more people moving into this area as a result of this project is expected to be less than significant. Therefore any impact on the use of existing neighborhood and regional parks or other recreational facilities is expected to be less than significant. The project does not include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities. The project site is located at the intersection of San Pedro Street and El Segundo Boulevard in an urbanized area and does not interfere with regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

The intersection of San Pedro Street and El Segundo Boulevard has already been designated as commercial intersection and is developed with commercial uses on all four corners. As such the proposed project to allow the expansion of an already existing retail store through a zone change and plan amendment does not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness of the circulation system. Similarly, the project will therefore not conflict with an applicable congestion management program, or programs and policies for public transit, bicycle or pedestrian facilities, and impacts from the project are expected to be less than significant. Due to the small scale of the proposed zone change and plan

amendment, any impacts to a change in air traffic are expected to be less than significant.

The proposed zone change and plan amendment would not preclude this and future development projects from being required to comply with all applicable Department of Public Works safe design and access requirements. Therefore, no impacts are expected related to a substantial increase in hazards due to a design feature or incompatible uses and impacts related to the provision of adequate emergency access would be less than significant.

The proposed zone change and plan amendment would not preclude this and future development form conforming with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities and therefore any impacts to performance or safety to such facilities is expected to be less than significant.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

The expansion to an already existing 5,500 square foot retail store to 7,500 square feet in a built out urban environment is considered small in scale and unlikely to significantly impact wastewater treatment

requirements, wastewater system capacity, drainage system capacity, water supply, and energy utility system capacity. The proposed project is not expected to result in the construction of new water or wastewater treatment facilities, storm water drainage facilities, energy facilities or expansions of already existing facilities.

The proposed zone change and plan amendment would not preclude this or any future development projects from having to obtain a will-serve letter from the local water district. This and all future projects would continue to be required to provide all necessary energy infrastructure and implement all energy efficiency and solid waste diversion requirements and comply with applicable policies and regulations pertaining to all utilities and service systems.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. All projects must also comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939). The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance.

The property is connected to pubic water and sewer and runoff will be managed through the MS4 permit.

Finally, the proposed zone change and plan amendment would not preclude this and future projects from complying with federal, state, and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

The project site is in the heavily urbanized community of West Rancho Dominguez-Victoria and is already developed as an auto parts retail store and associated parking lot. There is no proposed increase of impervious area. The project site does not contain any known sensitive or endangered habitat, fish, wildlife, or plant species as identified by federal, state, or the County jurisdiction. Therefore, the impacts from the proposed project related to these resources are expected to be less than significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The proposed project doesn't not change the use of the project site, it only increases the current use as a retail store from 5,500 square feet to 7,500 square feet. The zone change from R-1 to C-2-DP that allows the retail store to expand into the existing parking lot has the DP (Development Program) zone designation, which means any future proposed use that is more intensive than the current use will have to go through the conditional use permit process as well as an environmental assessment. Therefore, the project will not significantly impact any long-term environmental goals for the project site or surrounding area.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The intersection of San Pedro Street and El Segundo Boulevard has already been designated as a commercial intersection and is developed with commercial uses on all four corners. As such the proposed project to allow the expansion of a 5,500 square foot retail store to 7,500 square feet does and the total C-2-DP zoned area on the northeast corner of the intersection from 24,000 square feet to 35,000 square feet. As such both the store expansion and the zone change and plan amendment are considered to have less than significant impact on what is cumulatively considerable for the area.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The project does not conflict with any air quality, transportation, or habitat plans. It does not impact mineral, agricultural or other natural resources. The project site is connected to public infrastructure and has direct access to public streets. The zone change and plan amendment would allow the expansion of the existing retail store so that it can provide increased services to local community. Therefore, the project is not expected to have environmental effects which will cause substantial adverse effects on human beings.

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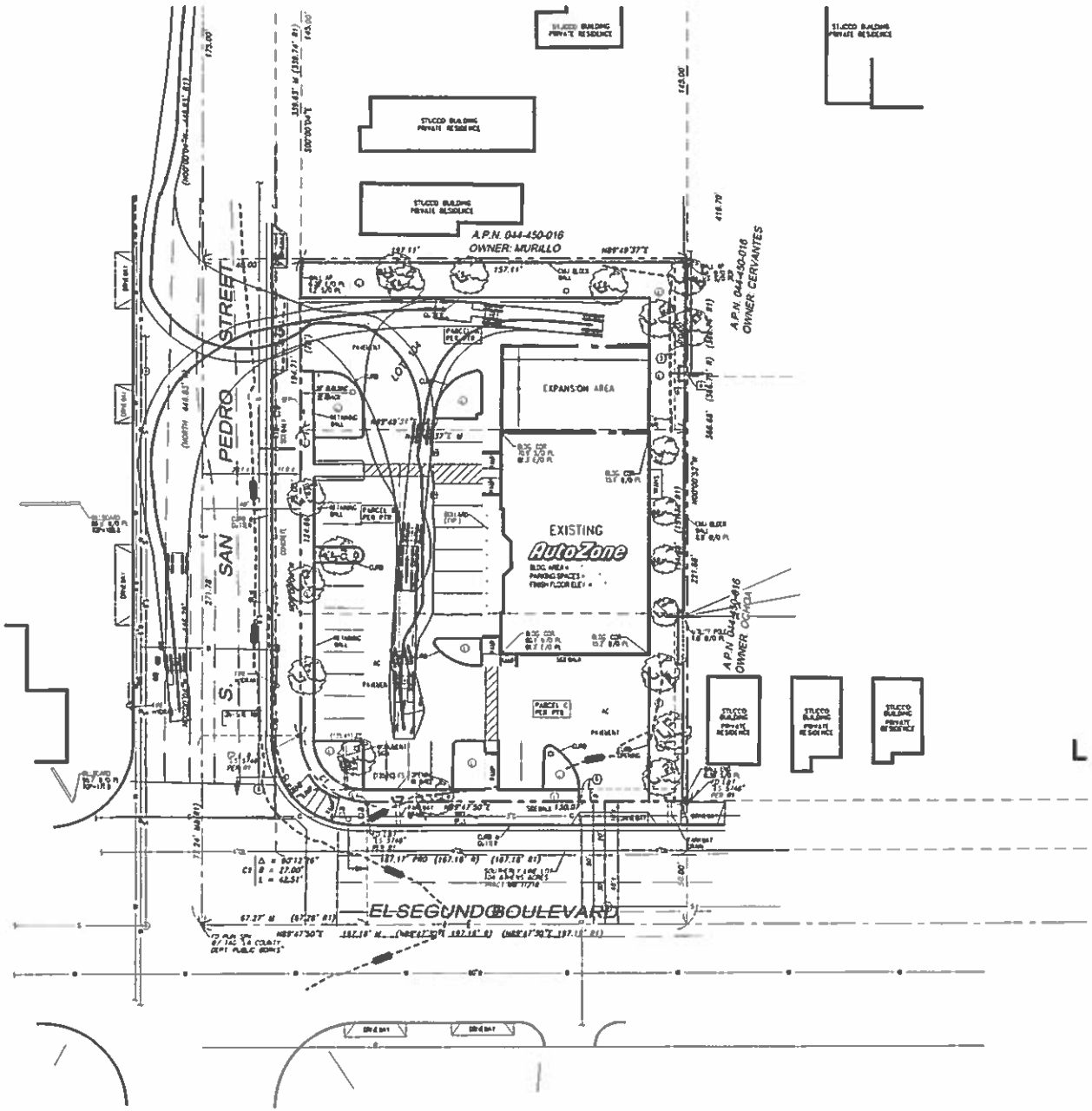
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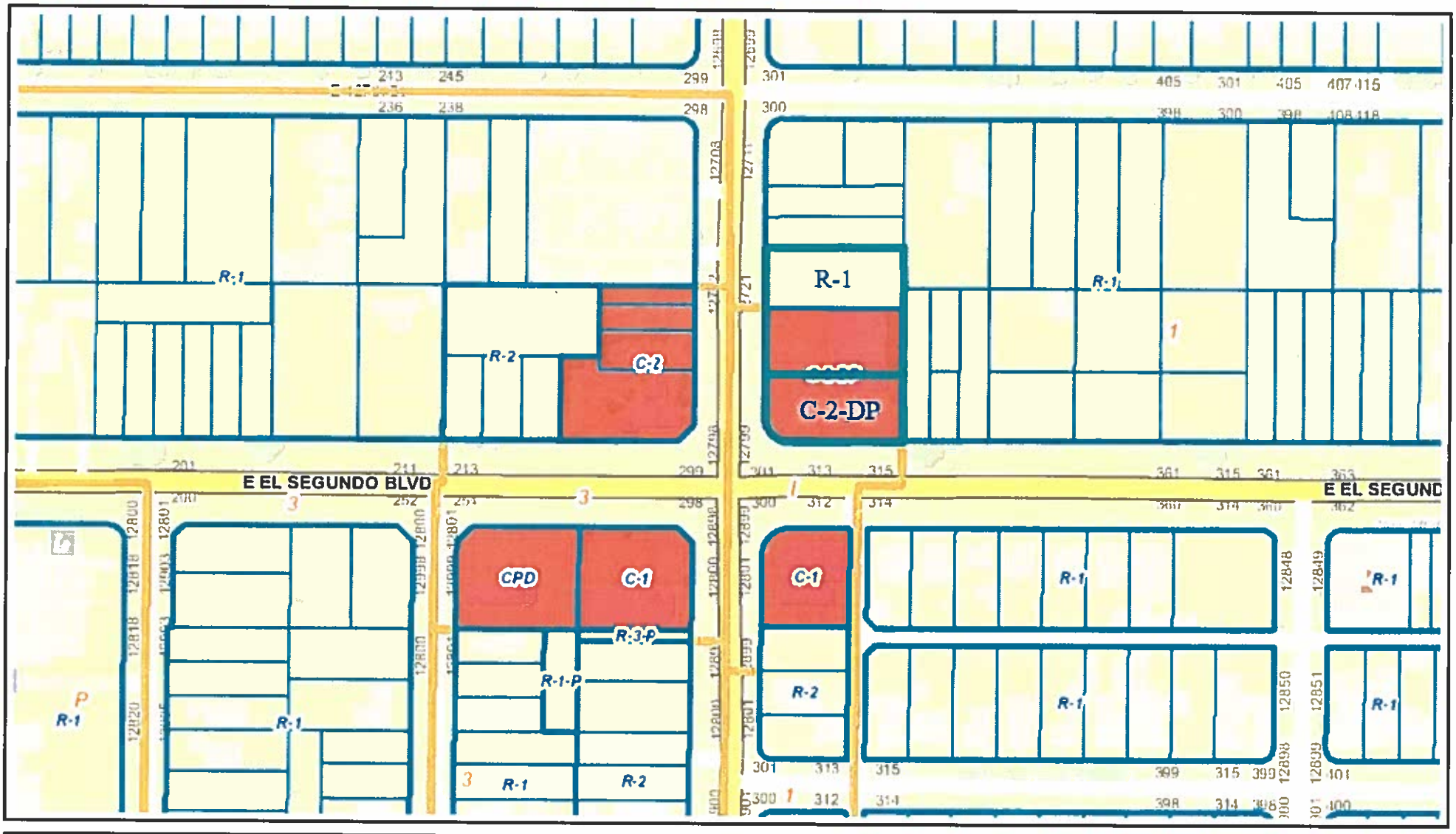

12726 S San Pedro Street

Zoning & Land Use Map

Printed: Jan 27, 2015

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