

Regional Planning Commission Transmittal Checklist

Hearing Date
08/13/2014
Agenda Item No.
9

Project Number: R2013-02862-(2)
Case(s): Conditional Use Permit Case No. 201300159
Planner: Adrine Arakelian

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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

PROJECT NUMBER

R2013-02862

HEARING DATE

August 13, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300159

PROJECT SUMMARY

OWNER / APPLICANT

Vepo Design Corp.

MAP/EXHIBIT DATE

April 2, 2014

PROJECT OVERVIEW

Project to authorize the conversion of a portion of an existing furniture store to a coin-operated laundromat. The project is located in the CPD (Commercial Planned Development) Zone and is subject to a conditional use permit per Los Angeles County Code Section 22.28.340 B. The project proposes conversion of an existing 7,250 square foot building with no additional square footage to be constructed, with an existing 3,716 square foot building to continue as a furniture store. The project would make façade and interior improvements to the building and reconfigure parking spaces and driveway access.

LOCATION

2008 E. Florence Ave, Florence-Firestone

ACCESS

Florence Ave. (main) and 73rd St. (secondary)

ASSESSORS PARCEL NUMBER(S)

6025-016-004, 005, 006, 007, 008, 009

SITE AREA

0.86 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Roosevelt Park

LAND USE DESIGNATION

(C) - Commercial

ZONE

CPD

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.138 (Florence-Firestone CSD requirements)
 - 22.28.340 (CPD Zone requirements)
 - 22.28.120 (C-1 Zone development standards)
 - 22.52 Part 10 (Sign standards)

CASE PLANNER:

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60090390-47

HUNTINGTON PARK

District-1

1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018

1956	1958	1963
6025013007	C-3	6025013009
6025013008		

2009	2008	2011	2018	2025	2030	2032	2011
6025016004	6025016005	6025016006	6025016008			C-3	6025016014
	CPD			6025016006	6025016011		
	6025016007	6025016009				R-3	6025016015
2001	2011	2015	2019	2021	2025	2029	2030

		2018
R-2	6025013011	6025013010
6025013012		
1951	1955	1965

FLORENCE - FIRESTONE

District 2

1950	1952	1956
6025013022	6025013023	6025013024
		7305
		7309
		6025013025
R-2		
6025013028	6025013027	6025013035
1951	1955	1957

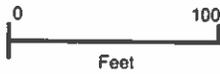
7302	2000	2012	2020	2028	2034	2038
6025016016	R-2	6025016037		6025016019	R-3	6025016021
	6025016035				6025016020	6025016026
7314						
6025016024	R-2	6025016027	6025016028	6025016029	6025016030	6025016031
7321	6025016026				R-3	

LA County | Esri |

R2013-02862

Property Location Map

Printed: Jul 21, 2014



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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for a coin-operated laundromat and furniture store in the CPD (Commercial Planned Development) Zone pursuant to County Code 22.28.340.

PROJECT DESCRIPTION

The project seeks authorization to convert a portion an existing furniture store to a self-service coin-operated laundromat. The site is located in the CPD zone and is near residential and commercial zoning. The project proposes conversion of an existing 7,250 square foot building with no additional square footage to be constructed. The second existing 3,716 square foot building on-site would continue operation as a furniture store. The project would make tenant improvements to the building and site to accommodate the new use, reconfigure driveway access and parking layout, and provide amenities to patrons including wireless internet access.

EXISTING ZONING

The subject property is zoned CPD.

Surrounding properties are zoned as follows:

North: City of Huntington Park - Manufacturing Planned Development (MPD) and Commercial General (CG)

South: R-2 (Two Family Residence), R-3 (Limited Multiple Residence), M-1(Light Manufacturing) along Alameda

East: C-3 (Unlimited Commercial), R-3, M-1 along Alameda

West: R-2, C-3

EXISTING LAND USES

The subject property is made up of six parcels and is developed with two existing buildings. The primary building is 7,250 square feet, was constructed in 1939, and contains a furniture store. The second building on the adjacent parcel is 3,716 square feet and is also presently used in conjunction with the furniture store. The site contains 62 parking spaces.

Surrounding properties are developed as follows:

North: City of Huntington Park land is primarily commercial retail, services, and manufacturing.

South: Single family residences, duplexes, and multifamily uses

East: Mix of retail, auto repair and service, single and multifamily residences

West: Single and multifamily residential, retail and services along Florence Ave.

PREVIOUS CASES/ZONING HISTORY

The site was rezoned to CPD in 2004 from C-3, R-2, and R-3 as part of the Florence-Firestone zoning and land use update, in conjunction with the adoption of the Florence-Firestone CSD.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project seeks to establish a change of use within an existing building and constructed site. The project is located in an urbanized area and is not located within an environmentally sensitive area. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Commercial (C) land use category of the Countywide General Plan. This designation is intended for locally serving commercial retail goods and services. The proposed laundromat to be established in an existing 7,250 square foot building is a neighborhood serving commercial land use and is therefore consistent with the permitted uses of the underlying land use category.

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

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

The project provides a neighborhood convenience and service located on a major thoroughfare on a previously developed site. The service provided, a coin-operated laundromat, offers a useful service in an area with adjacent single and multifamily residences. The inclusion of patron amenities, such as wireless internet service, within the establishment caters to the neighborhood. The scale, design, and location of the existing building and site layout are complementary to the community character and appropriate to the local needs. The existing building, at approximately 17.5' tall is comparable to neighboring buildings in height, the proposed landscaping creates an appropriate buffer with adjacent land uses, and the location of the main vehicular access on Florence Avenue, is appropriately located along a major thoroughfare.

- *In regards to location of local commercial services: The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities.*

The project consists of a local commercial service and fulfills the locational goal as it is established on a major thoroughfare and near other neighborhood shopping facilities.

- *In regards to the scale of local commercial services: The height of the use should not exceed the profile established by existing uses and neighboring residential development and the scale of the use should be justified by local community and neighborhood needs.*

The project is established within an existing building and site layout and therefore the scale and height are complementary to existing uses and adjacent development.

- *In regards to the design of local commercial services: Local service uses should be designed, in terms of setbacks, landscaping, lighting, and buffering so as to ensure compatibility with surrounding uses.*

The project, as a local commercial service adjacent to residential uses, addresses the policy with the inclusion of new landscaped setbacks in the parking area to provide a buffer ensuring compatibility with surrounding land uses and the inclusion of new lighting to ensure safety and visibility without disruption to adjacent residences.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.340 of the County Code, establishments in the CPD Zone are subject to the following development standards:

- The CPD zone specifies that the proposed use should serve the adjacent area and be designed to minimize adverse impacts on the adjacent properties, providing sufficient access and parking to minimize traffic impacts on adjacent streets. The proposed use of the site as a laundromat serves the local residential population, provides parking in excess of the 44 required spaces, and complies with the design, need for use, and parking and access requirements of this section of the code.
- The standards limit lot coverage to a maximum of 40%, allow signage in compliance with that allowed in Zone C-1, and require landscaping, yards and other development features to create an attractive use in character with the surrounding area, adequately buffering adjacent more restrictive uses. As the laundromat is proposed to be established on a developed site within an existing building, minimal changes are proposed to the site layout. However, the existing site is in compliance with the lot coverage standard and the proposed use has incorporated new landscaped areas into the site plan along the periphery of the site, for adequate buffering to the adjacent residences. The proposed new sign is also in compliance with Zone C-1 regulations for signage.
- The CPD regulations request that the applicant arrange with the serving utilities installation of necessary facilities to adequately serve the project. As a condition of approval requested by the Department of Public Works, the applicant will replace 270 feet of sewer mainline to upgrade the existing 10-inch pipes to 12-inch pipes, serving the infrastructural needs of the laundromat and upgrading the capacity for the adjacent land uses.

Pursuant to Section 22.44.138 of the County Code, establishments in the Florence-Firestone Community Standards District (CSD) are subject to the following development standards:

- The proposed use complies with the development standards for Florence Avenue whose aim is to improve the appearance of structures and create a pedestrian-friendly environment. The standards prohibit use of chain link, barbed, or other wire fences, as well as the use of solid security shutters. While the proposed use will occupy an existing structure, the existing structure and site with the inclusion of the proposed changes to the site are in compliance with these standards.
- The proposed use largely complies with the standards promoting the pedestrian character of Florence Avenue. The standards require at least one entrance on the avenue requiring that the ground floor façade provide at least 50% visibility into the building with windows or entrances. The standards also require that parking be located to the rear of commercial structures and not be visible from Florence Avenue. The proposed use will occupy an existing building, making tenant and façade improvements to the building that will ensure compliance with façade requirements, but no significant changes to the site layout are proposed. The existing building fronts Florence Avenue and the existing parking area is located adjacent to the building, also fronting Florence Avenue, not located at the rear of the site. Therefore, the project complies with most applicable standards, but is nonconforming due to its existing site layout.

Pursuant to Section 22.52 Part 10 of the County Code, establishments subject to the C-1 zone signage guidelines are subject to the following:

- For wall business signs a maximum of two square feet of sign area for each linear foot of building frontage is allowed. In addition, any additional signage at alternate building entrances may be a maximum of half the allowed area for the building frontage. The signage proposed for the laundromat is consistent with applicable regulations.

Site Visit

Staff visited the project site on July 9, 2014. The site as existing remains undeveloped.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed use would provide a useful service to the surrounding residential neighborhoods. The proposed use does not propose any additional square footage to the building, but it will make façade improvements to the existing building. The CPD zoning is intended to ensure that neighborhood serving commercial uses establish in that zone. As such, the proposed project is compatible with the zoning, will provide a service to the residents of the area, and as an existing building is compatible with the character and scale of the community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Works has recommended approval of the site plan subject to conditions requiring replacement of sewage infrastructure to accommodate the needs of the proposed use, maintenance of sight distance from the access points, replacement of any street trees or street lighting that is removed due to improvements and relocation of existing driveway aprons.

The Department of Public Health recommends approval with the comment that the facility be supplied with potable water and wastewater disposal should be accommodated through an approved public sewer system.

The Fire Department cleared the project for hearing stating that the fire flow test showed adequate results. They requested that site plan revisions include a 5-foot walkway around the building and that access be provided within 150' of the exterior of the building. Further, tenant improvement plans are required to be submitted to the Fire Department for review after Planning Commission approval.

OTHER COMMENTS AND RECOMMENDATIONS

N/A

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 R2013-02862, CUP Number 201300159, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201300159 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Adrine Arakelian, Regional Planning Assistant II, Zoning Permits West
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Land Use Map
Site Plan

MKK:AA
7/10/14

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02862-(2)
CUP PERMIT NO. 201300159**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300159 ("CUP") on August 13, 2014.
2. The permittee, Vepo Design Corp ("permittee"), requests the CUP to authorize the establishment of a laundromat within an existing 7,250 square foot building with the continued operation of a furniture store in a 3,716 square foot building ("Project") on a property consisting of six parcels located at 2008 East Florence Avenue in the unincorporated community of Florence-Firestone ("Project Site") in the CPD (Commercial Planned Development) zone pursuant to Los Angeles County Code ("County Code") section 22.28.340.
3. The Project Site is 0.86 gross acres (0.78 net acres) in size and consists of six legal lots. The Project Site is rectangular in shape with flat topography and is developed with two buildings, 7,250 square feet and 3,716 square feet, presently used as a furniture store and a parking lot developed with 62 parking spaces.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned CPD.
5. The Project Site is located within the Commercial (C) land use category of the Countywide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: City of Huntington Park, Manufacturing Planned Development (MPD) and Commercial General (CG)
 - South: R-2 (Two Family Residence), R-3 (Limited Multiple Residence), M-1(Light Manufacturing) along Alameda
 - East: C-3 (Unlimited Commercial), R-3, M-1 along Alameda
 - West: R-2, C-3
7. Surrounding land uses within a 500-foot radius include:
 - North: City of Huntington Park land is primarily commercial retail, services, and manufacturing.
 - South: Single family residences, duplexes, and multifamily uses
 - East: Mix of retail, auto repair and service, single and multifamily residences
 - West: Single and multifamily residential, retail and services along Florence Ave.
8. The Project site was rezoned in 2004 to CPD from C-3, R-2, and R-3 as part of the Florence-Firestone zoning and land use update, in conjunction with the adoption of

the Florence-Firestone CSD. No zoning cases have been applied for since the rezoning.

9. The site plan for the Project depicts the Project site with two existing one-story buildings separated by a party wall. The building which will be converted from a furniture store to a coin-operated laundry facility is 7,250 square feet in area, of masonry construction, measuring approximately 50 feet by 145 feet with frontage along Florence Avenue. The second building is 3,716 square feet in area and will continue to operate as a furniture store with no proposed changes. The parking area is located on the sides and rear of the buildings, occupying approximately 15,700 square feet with landscaping proposed along the periphery where the parking areas meet the public street. A 5-foot ADA walking path is provided around the periphery of the building. Ingress and egress to the Project Site is provided by a new 26-foot driveway along Florence Ave, and two existing 48.5- and 18.7-foot driveways along E. 73rd St.
10. The Project Site is accessible via Florence Avenue to the north. Primary access to the Project Site will be via an entrance/exit on Florence Avenue. Secondary access to the Project Site will be via an entrance/exit on East 73rd Street.
11. The Project will provide a total of 47 parking spaces, 34 of those spaces are found in the parking area to the east of the main building with access from Florence Ave and from E. 73rd St, while the remainder (13 spaces) can be accessed from E. 73rd St. and are located to the rear of the furniture store. The two parking areas are separated by above ground utilities. The total provided spaces exceeds the minimum of 44 required parking spaces for all uses located on the six parcels. Cross-pedestrian access for the two parking areas will be provided, however cross-vehicular access will not be provided. A loading area will be located to the rear of the furniture store building. One disabled parking space will be provided near one of the entrances to the building.
12. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and will submit tenant improvements to the Fire Department for review and approval. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to accommodation of potable water needs and wastewater disposal through the public sewer system.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualifies for a Class 1, Existing Facilities, categorical exemption from 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, because the Project involves the partial conversion of a retail furniture store to a coin-operated laundry facility within an existing building and developed site with no expansion or addition of square footage.

14. 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.
15. Staff has not received any comments from the public.
16. The Commission finds that the Project is consistent with the General Plan designation, Commercial (C), land use category of the Countywide General Plan. This designation is intended for locally serving commercial retail goods and services. The proposed laundromat to be established in an existing 7,250 square foot building is a neighborhood serving commercial land use and is therefore consistent with the permitted uses of the underlying land use category.
17. The Commission finds that the project is consistent with the zoning designation for the site. The CPD zone specifies that the proposed use should serve the adjacent area and be designed to minimize adverse impacts on the adjacent properties, providing sufficient access and parking to minimize traffic impacts on adjacent streets. The proposed use of the site as a coin-operated laundry and existing furniture store serves the local residential population, provides parking in excess of the 44 required spaces, and complies with the design, need for use, and parking and access requirements of this section of the code.
18. The Commission finds that the applicant has met the burden of proof.
19. The Commission finds that the proposed project is compatible with the surrounding land uses and the built form of the area. The use is a commercial use located on a major thoroughfare adjacent to other commercial uses. It is also compatible with the adjacent residential uses as it is a residential serving use. The surrounding area largely consists of one-story structures, therefore the existing one-story building is also compatible with the built form of the surrounding area and is not proposing new development. Tenant and façade improvements are proposed.
20. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years.
21. 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 Florence-Firestone community. On July 7, 2014, a total of 100 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 and to any additional parties.
22. 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:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. 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.
- C. 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.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit 201300159, subject to the attached conditions.

MKK:AA
July 10, 2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02862 (2)
CUP PERMIT NO. 201300159**

PROJECT DESCRIPTION

The project is to authorize the establishment of a coin-operated laundromat in an existing 7,250 square foot building with the continued operation of a furniture store in an adjoining 3,716 square foot building on a developed site, subject to the following conditions of approval:

GENERAL CONDITIONS

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

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

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on August 13, 2034.** 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$1400.00**. 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 **one (1) annual inspection for the first three (3) years of operation; thereafter one (1) inspection every third year for a total of seven (7) inspections.** Inspections shall be unannounced.

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

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

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

17. The subject property shall be developed and maintained in substantial 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 **October 13, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must 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.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a coin-operated laundry facility in an existing 7,250 square foot building and the continued operation of a furniture store in the adjacent 3,716 square foot building with reconfiguration of the parking spaces and driveway access.
20. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of 1/250 square feet. The coin-operated laundry has a square footage of 7,250 which requires not less than 29 spaces based on the said ratio. The existing portion of the furniture store to remain has a square footage of 3,617 square feet which requires not less than 15 spaces based on the same ratio. Therefore, the permittee shall maintain a combined minimum total of 44 parking spaces on either one or all of lots APN 6025-016-004, 6025-016-005, 6025-016-006, 6025-016-007, 6025-016-008, and/or 6025-016-009. If the permittee changes the operation of the coin-operated laundry so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence

If the coin-operated laundry substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

21. The property owner shall provide and maintain at minimum the number of parking spaces as required by the County Code to accommodate each commercial use

located on all lots, APN 6025-016-004, 6025-016-005, 6025-016-006, 6025-016-007, 6025-016-008, and 6025-016-009.

22. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter on all areas of the premises under which the permittee has control.
23. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, and replace plants when necessary.
24. Outdoor storage is expressly prohibited unless otherwise authorized by the Department of Regional Planning pursuant to County Code.
25. All on-site lights shall be shielded in such a way so as to minimize glare from the site. Any lighting adjacent to residences shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.
26. Lighting shall be provided at entrances to the building to allow adequate visibility to patrons accessing the facility outside of daylight hours.
27. An attendant shall remain on-site during all hours of operation to ensure adequate cleanliness and maintenance of the interior and exterior of the facility.
28. The hours of operation shall be from 6:00 am to 10:00 pm.
29. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated June 12, 2014 to the satisfaction of the said department.
30. The permittee shall comply with all the conditions set forth in the attached County Public Health Department letter dated June 18, 2014 to the satisfaction of the said department.
31. The permittee shall comply with all the conditions set forth in the attached County Fire Department letter dated June 19, 2014 to the satisfaction of the said department.

Attachments:

Public Works Department Letter dated June 12, 2014.

Public Health Department Letter dated June 18, 2014.

Fire Department letter dated June 19, 2014.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

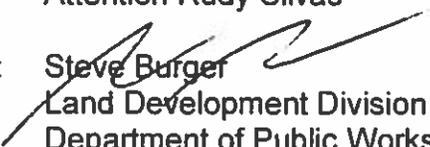
IN REPLY PLEASE
REFER TO FILE

LD-2

June 12, 2014

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

Attention Rudy Silvas

FROM: 
Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201300159
PROJECT NO. R2013-02862
2008 FLORENCE AVENUE
ASSESSOR'S MAP BOOK NO. 6025, PAGE 16, PARCEL NOS. 5, 6, 7, 8, AND 9
UNINCORPORATED COUNTY AREA OF HUNTINGTON PARK**

We reviewed the site plan for the proposed project located at 2008 Florence Avenue in the unincorporated County area of Huntington Park. The proposed project is a tenant improvement project seeking the conversion of a furniture store to a self-service, coin laundry. The project will also be reconfiguring the on-site vehicular circulation pattern, which includes restriping of the parking lot and relocation of existing driveway aprons. The project site is in a Commercial Planned Development (CPD) zone within the Florence-Firestone Community Standard District.

The proposed project will require a CUP since the site is in a CPD zone for a proposed use permitted in the C-1 (Restricted Business) zone.

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

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

Road

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on East 73rd Street and Florence Avenue to the satisfaction of Public Works.
2. Construct new driveways on Florence Avenue to meet current American with Disabilities Act guidelines and to the satisfaction of Public Works.
3. Provide and continuously maintain adequate sight distance (10-foot minimum) from all proposed/existing driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3 feet in height within the 10-foot sight triangle on either side of the proposed/existing driveways.
4. Provide and continuously maintain adequate corner sight distance from East 73rd Street to Crocket Boulevard at the northeast corner, where landscaping is currently proposed, to the satisfaction of Public Works. This means there cannot be any obstructions or landscaping above three feet in height at this location.
5. Plant street trees along the property frontage on Florence Avenue to the satisfaction of Public Works if proposed driveways require the removal of any existing trees.
6. Acquire street improvement plan approval or direct check status before obtaining a grading or drainage permit.
7. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

Building and Safety

1. Submit building plans to the 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 Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

Street Lights

1. Relocation of any existing street lights may be necessary should any improvements of the existing driveways interfere with the existing street light locations. If interference occurs, street lighting plans showing all existing lights and existing/proposed underground utilities plans shall be submitted as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section to allow the maximum time for processing and approval.

For questions regarding the street lights condition, please contact Jeff Chow of Public Works' Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

Sewer

1. Per the approved Sewer Area Study dated June 3, 2014, (Project Identification No.: PC 12209AS) upgrade the existing 270 feet of 10-inch lined cement sewer pipe to 12-inch vitrified clay pipe along Crockett Boulevard between manhole Nos. 663 and 400.

For questions regarding the sewer comment, please contact Massoud Esfahani of Land Development Division at (626) 458-4921 or mesfahan@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Sarda at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\ldpub\SUBPCHECK\Plan\CUP\CUP 201300159-2000- 2008 E Florence\TCUP 201300159\2014-06-05, CUP 2013-00159, R2013-02862. .docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT
Fire Prevention Division – Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243, Fax (323) 890-9783

DATE: June 19, 2014

SITE PLAN DATE: 04/02/14

TO: Department of Regional Planning
Zoning Permits - Adrine Arakelian

PROJECT #: R2013-02862

LOCATION: 2000 - 2008 E. Florence Ave.

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify 6" X 4" X 2 1/2" existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Water:** The fire flow test performed by the Golden State Water Company on March 17, 2014 is adequate for this project..
- Access:** Provide access as noted on the site plan.

Access is required to be within 150 feet of exterior portions of the building.

Maintain a minimum walkway width of 5 feet around the building.
- Special Requirements:** Once the project has been cleared by the Planning Commission, the tenant improvement plans are required to be submitted to the Fire Department's Engineering Building Plan Check Unit. The contact phone is (323) 890-4125.
- Comments:** The project is "cleared" to proceed with the public hearing process.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*



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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

June 18, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS
Environmental Health Division
Department of Public Health

M.T

SUBJECT: PERMIT CONSULTATION
PROJECT NO. R2013-02862
2008 E. FLORENCE AVE., L. A. CA 90001

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

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to convert portion of a furniture store to a self-service coin laundry. Forty-three (43) parking stalls are required, 50 are provided. Laundromat requires 29 parking stalls alone. Compact stalls are provided facing 73rd Avenue.

We have no objection to the approval of the CUP contingent upon the following condition:

1. The facility shall remain connected to an approved public water system, and public sewer.
2. The applicant shall obtain a permit to operate the coin-operated Laundromat from the Department of Public Health-Environmental Health Division. Please contact the South Los Angeles district office at (323) 235-7009 prior to operation.

For any questions regarding this report, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.



Vepo Design Corp.

428 N. Moss St.
Burbank, CA 91502

Phone: (818) 846-7242
Fax: (818) 556-6242
www.automated-laundry.com

Exhibit 10

Conditional Use Permit Burden of Proof

To: Los Angeles County Department of Planning

Project location: 2008 E Florence Ave, Los Angeles, CA, 90001

Current use: Furniture Store

Proposed use: Coin Laundry

The proposed change of use from furniture store to coin laundry will affect the community in a positive way, as it will not only satisfy the need for people to wash their clothes, but it will become a place where the whole family can have fun together. The facility will always have a full time attendant, who will be responsible for the cleanliness not only inside the laundry, but will also maintain the parking. A seating and children's area, along with games will be provided so kids can spend time playing under the supervision of their parents. Multiple TVs and free WiFi connection will be available for no price to any of the customers for entertainment. Brand new and water efficient equipment will be used in the facility in order to minimize the eco blueprint the laundry is leaving behind. All washers and dryers are operating very quietly, so no sounds, connected with the operation of the business will be heard from anyone outside of the building. The business will have over 60 parking stalls available exclusively for their customers. The business is conveniently located on Florence Ave and has a 2 driveway approaches to the Avenue. All utility companies have services nearby and water, sewer and power connections have been confirmed as available for the facility. Vepo Design Corp is a company with long experience in building state of the art laundry facilities and multiple completed projects can be provided as references. Just a few of the addresses for these laundries are:

2551 E Gage Ave, Huntington Park, CA, 90255

1420 S Vermont Ave, Los Angeles, CA 90006

6467 Lankershim Blvd, North Hollywood, CA, 91606

800 N Maclay Ave, San Fernando, CA, 91340

827 S Main St, Santa Ana, CA, 92701 (Conditional Use Permit)

We hope you will review our project to find that our coin laundry is exactly what the community needs.



View of the project site from Florence Avenue. The project will redesign the parking area to include landscaping along the periphery and make tenant improvements to the façade and building.



View of the project site's existing parking area and east entrance. Façade improvements will install windows and multiple entry points at this entrance, providing a greater level of transparency.



View of the existing furniture store to remain at the corner of Florence Avenue and Crockett Boulevard.



The parking lot has access from both Florence Avenue and 73rd Street. Looking through the parking lot, to the south of the project site, the residential context of the area south of Florence Avenue is visible.