Regional Planning Commission Transmittal Checklist

Hearing Date
09/02/2015
Agenda Item No.
8

Project Number: R2013-03567-(2)

Case(s): Conditional Use Permit Case No. 201300181
Environmental Assessment Case No. 201300307

Planner: Shaun Temple

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

Reviewed By: _____

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

PROJECT NUMBER
R2013-03567-(2)

HEARING DATE
September 2, 2015

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201300181
Environmental Assessment No. 201300307

PROJECT SUMMARY

OWNER / APPLICANT
Michelle Y. Lee

MAP/EXHIBIT DATE
August 18, 2015

PROJECT OVERVIEW

Conditional Use Permit for an existing truck parking/storage lot in the M-1 Zone, located adjacent to a residential zone in the West Rancho Dominguez CSD. The project includes a proposed 3000-SF office building, new ADA compliant driveway, 4 new shielded 22-FT light poles, and 9,950-SF of new drought tolerant landscaping.

LOCATION
715 E. Alondra Blvd., West Rancho Dominguez-Victoria

ACCESS
Alondra Boulevard

ASSESSORS PARCEL NUMBER(S)
6139-014-004

SITE AREA
2.25 Acres

GENERAL PLAN / LOCAL PLAN
General Plan

ZONED DISTRICT
Willowbrook - Enterprise

LAND USE DESIGNATION
I – Major Industrial

ZONE
M-1 (Light Manufacturing); B-1 (Buffer Strip)

PROPOSED UNITS
None

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
West Rancho Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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)
  - 22.44.130 (West Rancho Dominguez-Victoria CSD requirements)
  - 22.32.080 (M-1 Zone Development Standards)

CASE PLANNER:
Shaun Temple

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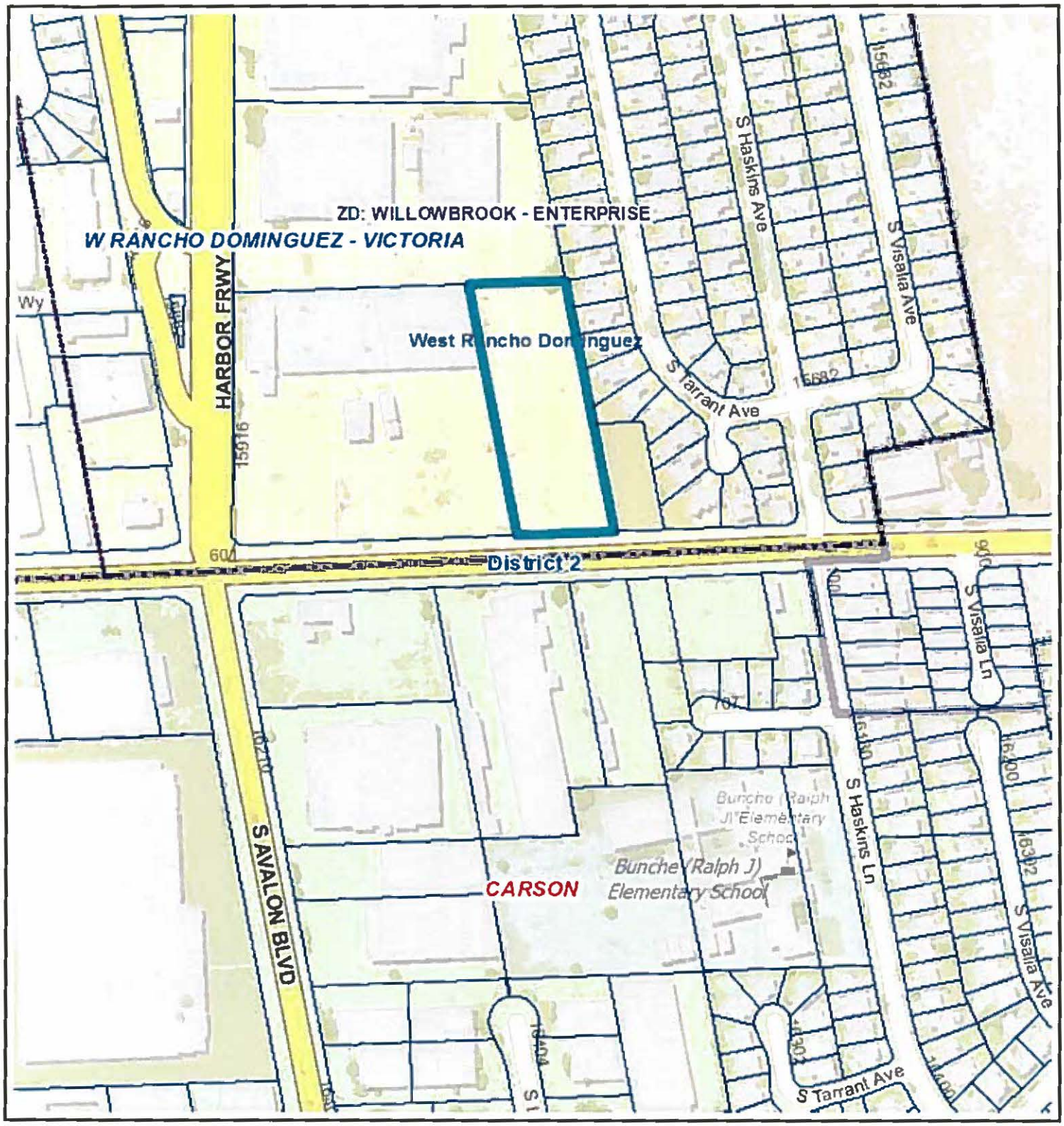

715 E. Alondra Blvd

Property Location Map

Printed: Aug 18, 2015

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Feet

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to authorize the continued use of a existing 2.25-acre paved yard to operate as an overnight storage area within 500 feet of a residential area for commercial vehicles (primarily large trucks), when these vehicles are not transporting freight/goods; the temporary storage of chassis, trailers, and containers; and temporary storage of vehicles being transported and other commercial vehicles in the M-1 (Light Manufacturing) and B-1 (Buffer Strip) Zones within the West Rancho Dominguez-Victoria Community Standards District pursuant to County Code Section 22.44.130.E.6.b.

PROJECT DESCRIPTION

Dekor Logistics, Inc. (Dekor) is a client-based business that provides commercial vehicle/truck storage and drayage services. Dekor operates out of this parcel, APN 6139-014-004, and the adjoining, but seperated parcel to the west, 6139-014-008. Each parcel has a different property owner and operates under a different CUP. The adjoining parcel serves as a drayage yard under CUP 2013000041 and is not part of this project.

This project requests to continue the use of an approximately 2.25-acre paved yard to operate as an overnight storage area for commercial vehicles (primarily large trucks), when these vehicles are not transporting freight/goods; the temporary storage of chassis, trailers, and containers; and temporary storage of other commercial vehicles and vehicles being transported. Clients include primarily commercial and freight trucking companies, other logistics and drayage-based service providers, and vehicle transporting businesses. Dekor averages 20 clients, with each client leasing roughly 1-5 parking spaces on a month-to-month basis. Generally, clients drive their personal vehicles to and from the site and park their personal vehicles in their leased commercial vehicle/truck parking spaces while operating the commercial vehicles off-site. Dekor operations entail 6-10 employees, working one 8-hour shift.

This project includes a proposed 3,000 square foot office building near the southwest corner of the property that will be used by the employees to conduct daily business and operate the site. There are 4 proposed shielded 22-foot tall light poles to be placed on the property.

The project site is located within an industrial land use area. The proposed use is consistent with the property's zoning. However, as it is also located within the West Rancho Dominguez-Victoria CSD, a CUP is required for such a use within 500 feet of a residential zone.

EXISTING ZONING

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

Surrounding properties are zoned as follows:
North: M-1 and B-1
South: Industrial and Residential (City of Carson)
East: R-1 (Single Family Residential)
West: M-1, M-2 (Heavy Manufacturing), B-1, and B-2 (Corner Buffer)

EXISTING LAND USES
The subject property is developed with a commercial vehicle storage yard.

Surrounding properties are developed as follows:
North: Industrial, including a crumb rubber manufacturing company
South: Glass and mirror company; single family houses
East: Single family houses
West: Drayage yards and other industrial uses

PREVIOUS CASES/ZONING HISTORY
In 1948, the Board of Supervisors, under Ordinance 5124, adopted a zoning map for the Willowbrook-Enterprise Zoned District. The zoning map indicated that the zoning designation for the subject property was M-2 (Heavy Manufacturing), with a buffer strip of fifty feet.

In 1957, the Regional Planning Commission approved Special Permit 1238 to allow the operation and maintenance of a junk yard on a portion of the westerly 78 feet of the subject property. In the years subsequent to the issuance of Special Permit 1238, the site had expanded northerly and easterly beyond the limits of the special permit and into the buffer strip on the east side of the property.

In 1961, a request to legalize the expansion of the existing metal salvage yard into the buffer strip was filed with the Commission through Special Permit 1478. On April 16, 1963, the Commission accepted the withdrawal of Special Permit 1478.

In 1968, the Regional Planning Commission denied the legalization of the expansion of the existing metal salvage yard into the buffer zone as requested through Special Permit 1798.

In 1970, the Department of Regional Planning approved Plot Plan 19218 to allow the expansion of the metal salvage yard to cover the entire property, except in the buffer strip, which would be reserved for parking.

In 2000, The Board of Supervisors, under Ordinance No. 2000-0067Z, changed the zoning of the subject parcel from M-2(Heavy Manufacturing) to M-1(Light Manufacturing). No changes were made to the B-1 Zone.

In 2013, Zoning Enforcement conducted a site inspection responding to a complaint from the neighboring Olive Circle Home Owners Association (HOA) regarding junk, rodents, and noise. Two occupied mobile homes, one occupied office trailer, and junk were identified. Zoning Enforcement also identified outside storage of commercial vehicles, which requires a conditional use permit when the use is within 500 feet of a residential zone per the West Rancho Dominguez-Victoria CSD. Dekor subsequently removed one of the trailers, the junk, and the rodents, which were nesting in the junk. They also applied for a conditional use permit to continue operations. As part of the conditional use permit, Dekor proposes to remove the remaining unpermitted trailers and replace them with a proposed 3,000 square foot office building. The operating

hours for the property will be 7:30 a.m. to 7:30 p.m., Monday through Sunday. However, the use of the eastern side of the property, near the residential neighborhood, will be limited to operation hours from 8:00 a.m. to 6:00 p.m., Monday through Friday, and that area will only be used for the continued parking of non-motorized trailers and chassis. Since cleaning the property, there have been no further complaints from the neighbors. Both the applicant and zoning enforcement have followed up with the HOA about the complaints.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities or Structures; and Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is exempt because it involves the continuation of outdoor industrial yard with the construction of a new 3,000 square foot office building, which is less than 10,000 square foot maximum floor area allowed to obtain this exemption pursuant to Section 15303. The project site is in an urbanized area adjacent to other industrial uses and the immediate project vicinity does not have any sensitive habitat that could be impacted by the operation of these businesses. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Major Industrial land use category of the General Plan. This designation is intended for major industrial uses including manufacturing of all types, mineral extraction, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities that provide jobs for a large portion of the resident labor force. Drayage and other commercial and freight trucking services are consistent with this land use category.

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

- *General Policy 19. Revitalize declining portions of existing urban development, with particular attention to deteriorating industrial and low income residential areas.*

- *General Policy 26. Promote the recognition and orderly development of the regional core and linear activity areas.*

- *General Policy 44. Encourage the revitalization of declining neighborhoods in San Pedro, Wilmington, the central Long Beach area and Carson.*

- *General Policy 63. Encourage the retention of jobs and investments in older urban areas and prevent losses to other counties, regions, and states.*

- *General Policy 64. Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience.*

- *Land Use Element Policy 10. Encourage the clustering of well designed highway oriented commercial facilities in appropriate and conveniently spaced locations.*

- *Land Use Element Policy 25. Promote land use arrangements that will maximize energy conservation.*

- *Economic Development Element 9. Support the revitalization and rehabilitation of deteriorating industrial, commercial, and office centers.*

- *Economic Development Element 10. Encourage more intensive use of industrial land by revising parking and building coverage requirements, as appropriate, seeking to attract more land-efficient firms, and identifying opportunities for the establishment of selected types of businesses, such as "cottage-type" industries, in residential areas; support efforts to create industrial parks and districts, and to provide necessary infrastructure and public services, where not inconsistent with the retention of industry in older job centers.*

The subject property is located in a long established and clustered industrial and urbanized area within a central location of the Los Angeles Basin near multiple freeways (110, 91, 105, 710, 405), and within 12 miles from both the Port of Los Angeles and the Port of Long Beach. This location makes it easily accessible for commuting and business transportation and will retain jobs in the community.

- *Land Use Element Policy 8. Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.*

- *Noise Element Policy 4. Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.*

The 50-foot buffer zone on the east side of the subject property, adjacent to the residential neighborhood will be reserved for landscaping and the parking of non-motorized trailers and chassis. All other uses and activities will be maintained outside of the buffer strip and commercial vehicles will park on the west side of the property, in the area farthest from the residential neighborhood. Along the property line between the subject property and the residential neighborhood, a 12-foot metal fence is being maintained to conceal the yard from the neighboring houses, with a 6-foot concrete masonry wall behind it that will act as a noise barrier. Operation hours for the property will be 7:30 a.m. to 7:30 p.m., Monday through Sunday; however, the eastern side of the property, nearest the residential area, will have restricted

operation hours from 8:00 a.m. to 6:00 p.m., Monday through Friday. In addition, the applicant will place 15-gallon yew pine trees every 10-feet along the property line with the residential neighborhood that will provide aesthetic quality to the residential-industrial transition and when the trees mature will also provide an additional noise barrier. There are 4 proposed 22-foot light poles to be placed on the property. All 4 poles shall be fully shielded so all light is directed downward and the lights shall not be operated outside the designated business hours, which is 7:30 a.m. to 7:30 p.m. for the property and 8:00 a.m. to 6:00 p.m. on the eastern side of the property, near the residential neighborhood. The light poles shall be located outside of the 50-foot buffer strip.

Zoning Ordinance and Development Standards Compliance

M-1 Zone

Pursuant to Section 22.32.040 B. of the County Code storage yards for commercial vehicles, trailers, chassis, and containers are a by-right use in the M-1 Zone and are subject to the development standards of that zone. There is a 12-foot metal view obscuring fence maintained along the property line. The project provides the required 14 parking spaces, one of which is ADA compliant.

B-1 Zone

The B-1 Zone will be reserved for landscaping, vehicle circulation, and the parking of passenger vehicles, non-motorized trailers, and chassis. PP 19218 originally approved parking in the B-1 Zone in 1970. This CUP will further restrict the activity of entering and leaving the parking area between 8:00 a.m. and 6:00 p.m., Monday through Friday. Parked trailers and chassis will not be accessible outside of those hours. A line of yew pine trees will be planted along the residential fence line, in order to provide further concealment of the site and to improve aesthetics. Motorized commercial vehicles will not be permitted in the B-1 Zone. Loading and unloading will be prohibited in the buffer strip.

West Rancho Dominguez-Victoria CSD

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

- Building Setback

Buildings are required to be set back a minimum of 10-feet from the front property line. The office building is proposed to be located 30-feet from the front property line. The 10-foot setback will be landscaped except for vehicle circulation and parking spaces.

- Landscaping

A five foot landscaped buffer is provided on the east side of the property adjacent to the residential neighborhood. The applicant is proposing to provide one 15-gallon yew pine tree every 10 feet within the buffer.

- Fencing Adjacent to Residential

Along the property line between the subject property and the residential neighborhood, a 12-foot metal fence is being maintained to conceal the yard from the neighboring houses, with a 6-foot concrete masonry wall behind it, which will act as a noise barrier.

- Loading and Unloading adjacent to Residential

Loading and unloading activities shall be prohibited in the 50-foot buffer strip on the east side of the property adjacent to the residential neighborhood.

- Lot Coverage

Lot coverage will be 3-percent with the 3,000 square foot office building, which is below the maximum lot coverage of 70-percent

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The subject property is located on Alondra Boulevard in West Rancho Dominguez-Victoria, which has long served as an established truck route within the community and has even been specifically designated as a truck route by the City of Carson, the neighboring jurisdiction to the south, per the California Vehicle Code, Section(s) 35700, et seq. The area around the intersection of Alondra and Avalon Boulevards is primarily industrial and commercial vehicle storage yards are compatible with the existing community character and development pattern. The subject property borders residential uses and the 50-foot buffer strip on the subject property next to the residential area will be reserved for landscaping, vehicle circulation, and the parking of passenger vehicles, non-motorized trailers, and chassis, with the activity of entering or leaving the parking area within the buffer strip being limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday. In addition, the applicant will place 15-gallon yew pine trees every 10-feet along the property line with the residential neighborhood that will provide aesthetic quality to the residential-industrial transition and when the trees mature will also provide an additional noise barrier. The 4 proposed 22-foot light poles shall be fully shielded so that all light is directed downward. The lights shall not be operated outside the designated business hours, which are 7:30 a.m. to 7:30 p.m. for the property and 8:00 a.m. to 6:00 p.m. on the eastern side of the property, near the residential neighborhood. The project site is adequately served by existing utility and street infrastructure and meets current zoning requirements.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Fire Department – In a letter dated January 22, 2015, the project was cleared for public hearing with conditions of approval for fire access and fire hydrant requirements. These conditions are attached to the Conditions of Approval for this project.

Department of Public Works, Land Development Division – In a letter dated February 24, 2015, the project was cleared for public hearing with conditions of approval for driveway use and street lighting. These conditions are attached to the Conditions of Approval for this project.

Department of Public Health, Environmental Health Division – In a letter dated June 24, 2015, the project was cleared for public hearing. The staff from Toxics Epidemiology Program reviewed the project and stated that the acoustical analysis of the project has been deemed satisfactory and that fugitive dust emissions have been addressed to the satisfaction of the program.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

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

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-03567-(2), Conditional Use Permit Number 201300181, 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 PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITONAL USE PERMIT NUMBER 201300181 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

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

MKK:SCT
8/19/15

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03567-(2)
CONDITIONAL USE PERMIT NO. 201300181

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300181 ("CUP") on September 2, 2015.

2. The permittee, Dekor Logistics, Inc. ("permittee"), requests the CUP to authorize commercial vehicle storage and drayage services ("Project") on a property located at 715 E. Alondra Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-1 (Light Manufacturing) and B-1 (Buffer Strip) Zones pursuant to Los Angeles County Code ("County Code") section 22.44.130.E.6.b.

3. The Project Site is 2.25 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a paved yard.

4. The Project Site is located in the Willowbrook-Enterprise Zoned District and is currently zoned M-1 and B-1.

5. The Project Site is located within the Major Industrial land use category of the Countywide General Plan Land Use Policy Map.

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

   North: M-1 and B-1
   South: Industrial and Residential (City of Carson)
   East: R-1 (Single Family Residential
   West: M-1, M-2 (Heavy Manufacturing), B-1, and B-2 (Corner Buffer)

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

   North: Industrial, including a crumb rubber manufacturing company
   South: Glass and mirror company; single family houses
   East: Single Family Houses
   West: Drayage yards and other industrial

8. In 1948, the Board of Supervisors, under Ordinance 5124, adopted a zoning map for the Willowbrook-Enterprise Zoned District. The zoning map indicated that the zoning designation for the subject property was M-2 (Heavy Manufacturing), with a buffer strip of fifty feet. In 1957, the Regional Planning Commission approved Special Permit 1238 to allow the operation and maintenance of a junk yard on a portion of the westerly 78 feet of the subject property. In the years subsequent to the issuance of Special Permit 1238, the site had expanded northerly and easterly beyond the limits of the special permit and into the buffer zone on the east side of the property.

In 1961, a request to legalize the expansion of the existing metal salvage yard into the buffer zone was filed with the Commission through Special Permit 1478. On April 16, 1963, the Commission accepted the withdrawal of Special Permit 1478. In 1968, the Regional Planning Commission denied the legalization of the expansion of the existing metal salvage yard into the buffer zone as requested through Special Permit 1798. In 1970, the Department of Regional Planning approved Plot Plan 19218 to allow the expansion of the metal salvage yard to cover the entire property, except in the buffer zone, which would be reserved exclusively for parking. In 2000, The Board of Supervisors, under Ordinance No. 2000-0067Z, changed the zoning of the subject parcel from M-2(Heavy Manufacturing) to M-1(Light Manufacturing). No changes were made to the B-1 Zone.

9. In 2013, Zoning Enforcement conducted a site inspection responding to a complaint from the neighboring Olive Circle Home Owners Association (HOA) regarding junk, rodents, and noise. Two occupied mobile homes, 1 occupied office trailer, and junk were identified. Zoning Enforcement also identified outside storage of commercial vehicles, which requires a conditional use permit per the West Rancho Dominguez-Victoria CSD. Dekor subsequently removed one of the trailers, the junk, and the rodents, which were nesting in the junk. They also applied for a conditional use permit to continue operations. As part of the conditional use permit, Dekor proposes to remove the remaining unpermitted trailers and replace them with a proposed 3,000 square foot office building and to restrict the use of the eastern side of the property, near the residential neighborhood, by limiting the operation hours on that side of the property from 8:00 a.m. to 6:00 p.m., Monday through Friday, and to only be used for the continued parking of non-motorized trailers and chassis. Since cleaning the property, there have been no further complaints from the neighbors. Both the applicant and zoning enforcement have followed up with the HOA about the complaints.

10. The site plan for the Project depicts paved yard with parking for commercial vehicles on the west end, trailers and chassis on the east end, and passenger vehicle parking on the south end. There is a proposed 3,000 square foot trailer is the south-west corner. 9,930 square feet of landscaping is shown on the property, including a row of yew pine trees, planted every 10-feet on the border of the residential neighborhood. There are 4 proposed 22-foot light poles. The poles are shielded so light is directed downward and the lights shall be turned off outside of business hours.

11. The Project Site is accessible via Alondra Boulevard to the south with access via an entrance/exit.

12. Fourteen vehicle parking spaces are provided on the property, including one which is ADA compliant.

13. The County Departments of Public Works, Fire, and Public Health recommended approval of this Project with conditions, those of which have been attached to the Conditions of Approval Document.

14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, categorical exemptions 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 continuation of outdoor industrial yard with the construction of a new 3,000 square foot office building, which is less than 10,000 square foot maximum floor area allowed to obtain this exemption pursuant to Section 15303. The project site is in an urbanized and primarily industrial area, and the immediate project vicinity does not have any sensitive habitat that could be impacted by the operation of these businesses.

15. 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.

16. Staff did not receive any comments from the public.

17. Reserved for Hearing Proceedings.

18. The Commission finds that the commercial vehicle storage and drayage yard is located within the Major Industrial land use category of the General Plan. This designation is intended for major industrial uses including outdoor storage of commercial vehicles and trailers. The intent of this category is to assure that sufficient land is allocated or a wide range of industry and industry-related activities and to provide jobs for a large portion of the residential labor force. This use serves the shipping business and provides jobs to the local labor force. Therefore, the continuation of activities, including the storage of commercial vehicles, trailers, chassis, and vehicles to be shipped is consistent with the adopted general plan of the area.

19. The Commission finds that the project meets the outdoor storage requirements and parking standards for the M-1 Zone; and that the development standards for the West Rancho Dominguez-Victoria CSD regarding building setback, landscaping, fencing, loading and unloading, and lot coverage have been met. The B-1 Zone will be reserved exclusively for the landscaping, vehicle circulation and for the parking of passenger vehicles, non-motorized trailers and chassis. Commercial vehicles and the loading and unloading of goods shall be prohibited in the B-1 Zone. Therefore, the project is consistent with the Zoning Code.

20. The Commission finds that the subject property is located on Alondra Boulevard in West Rancho Dominguez-Victoria, which has long served as an established truck route within the community and has even been specifically designated as a truck route by the City of Carson, the neighboring jurisdiction to the south, per the California Vehicle Code, Section(s) 35700, et seq. The area around the intersection of Alondra and Avalon Boulevards is primarily industrial and commercial vehicle storage yards are compatible with the existing community character and

development pattern. The subject property borders residential uses and the 50-foot buffer strip on the subject property next to the residential area will be reserved for landscaping, vehicle circulation, and the parking of passenger vehicles, non-motorized trailers, and chassis, with the activity of entering or leaving the parking area within the buffer strip being limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday. In addition, the applicant will place 15-gallon yew pine trees every 10-feet along the property line with the residential neighborhood that will provide aesthetic quality to the residential-industrial transition and when the trees mature will also provide an additional noise barrier. The 4 proposed 22-foot light poles shall be fully shielded so that all light is directed downward. The lights shall not be operated outside the designated business hours, which are 7:30 a.m. to 7:30 p.m. for the property and 8:00 a.m. to 6:00 p.m. on the eastern side of the property, near the residential neighborhood. The project site is adequately served by existing utility and street infrastructure and meets current zoning requirements. 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.

21. The Commission finds that the project site is zoned for industrial uses and the commercial truck storage yard meets the applicable zoning requirements and current parking requirements for industrial uses. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

22. The Commission finds that the project is located on Alondra Bouelvard, which is a County-designated and improved 100 foot-wide major highway, with three lanes for traffic traveling in either direction. The site's vehicular ingress and egress is provided by a 40 foot driveway. 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.

23. 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.

24. 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 the library located in the vicinity of the West Rancho Dominguez-Victoria community. On July 22, 2015, a total of 96 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.

25. 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 sections 15301 and 15303 of the State CEQA Guidelines (Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, categorical exemptions); and

2. Approves Conditional Use Permit 20130181, subject to the attached conditions.

ACTION DATE: September 2, 2015

VOTE: Reserved for Vote Count

MKK:SCT
8/19/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03567-(2)
CONDITIONAL USE PERMIT NO. 201300181

PROJECT DESCRIPTION

The project is a 2.25-acre paved yard to operate as an overnight storage area within 500 feet of a residential area in West Rancho Dominguez-Victoria CSD for commercial vehicles (primarily large trucks), when these vehicles are not transporting freight/goods; the temporary storage of chassis, trailers, and containers; and temporary storage of other commercial vehicles and vehicles being transported, 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 September 2, 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 paved yard for commercial vehicle storage and drayage uses and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation

applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

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

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

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

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

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by

Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of 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 **November 2, 2015**.

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.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

19. This grant authorizes the storage of commercial vehicles, chassis, trailers, containers, and vehicles to be transported. The loading and unloading of goods stored within commercial vehicles, containers, and trailers shall be prohibited.

20. The B-1 (Buffer Strip) Zone shall be used exclusively for landscaping, vehicle circulation and the parking of passenger vehicles, trailers, and chassis as depicted on the approved Exhibit "A". All other uses, including the parking of commercial vehicles shall be prohibited.

21. The regular business hours for operations of the subject property for all operations on site shall be restricted to the hours between 7:30 a.m. and 7:30 p.m., Monday through Sunday; however, ancillary, inbound/outbound truck trips may take place on the western portion of the project site outside of these regular business hours on a limited basis to meet urgent operational needs. Any use or activities on the eastern side of the property, included the entering and exiting of parking spaces by trailers and chassis, shall strictly be prohibited outside of the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday.

22. The four 22-foot light poles shall be fully shielded so that all light is directed downward. The lights of the poles shall only be turned on during hours of operation, which are 7:30 a.m. to 7:30 p.m., Monday through Sunday, on the western portion of the property; and 8:00 a.m. to 6:00 p.m., Monday through Friday, on the eastern portion of the property.

23. No maintenance or repair activities shall be permitted on the site.

24. The front fence facing Alondra Bouelvard shall be landscaped so that all fence material is covered by the landscaping.

25. All fences and walls must be well-maintained at all times to the satisfaction of the Department of Regional Planning.

26. The permittee shall maintain the landscaping as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

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

28. All on-site vehicular circulation shall be maintained in the pattern as depicted on the approved Exhibit "A."

29. The permittee shall comply with all conditions set forth in the attached Public Works Department letter dated February 24, 2015 to the satisfaction of the Department of Public Works.

30. The permittee shall comply with all conditions set forth in the attached Fire Department letter dated January 22, 2015 to the satisfaction of the Fire Department.

31. The permittee shall comply with all conditions set forth in the attached Public Health Department letter dated June 24, 2015 to the satisfaction of the Department of Public Health.

32. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 Chapter 12.08 of the Los Angeles County Code.

<u>Attachments:</u>
Fire Department Letter dated January 22, 2015
Public Works Department Letter dated February 24, 2015
Public Health Department Letter dated June 24, 2015

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: R2013-03567 MAP DATE: 01/12/15

LOCATION: 715 East Alondra Blvd., Compton

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated 08/19/14

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

1. Once the proposed project has been approved by the planning commission, the applicant is to submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review within 45 days of the approval. The required public fire hydrants shall be installed prior to construction of the proposed building.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

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.

Reviewed by: Wally Collins Date: January 22, 2015

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

PROJECT: R2013-03567 MAP DATE: 01/12/15

LOCATION: 715 East Alondra Blvd., Compton

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. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

7. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

8. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

9. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

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

CONDITIONS OF APPROVAL – WATER STSTEM

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

Reviewed by: Wally Collins Date: January 22, 2015

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

PROJECT: R2013-03567 MAP DATE: 01/12/15

LOCATION: 715 East Alondra Blvd., Compton

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2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

Fire Flow:

1. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

Public Fire Hydrants:

1. Install one (1) public fire hydrant as noted by the Fire Department on the January 12, 2015 site plan.

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

Reviewed by: Wally Collins Date: January 22, 2015

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

February 24, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

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

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

CONDITIONAL USE PERMIT (CUP) NO. 201300181
PROJECT NO. R2013-03567-(2)
715 EAST ALONDRA BOULEVARD
ASSESSOR'S MAP BOOK NO. 6139, PAGE 14, PARCEL NO. 4
UNINCORPORATED COUNTY AREA OF CARSON

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201300181 in the unincorporated County area of Carson. The project is for an existing truck parking/storage lot and drayage yard located within a 500-foot radius residential zone. A new 2,000-square-foot office building is proposed as part of the project. The permit being sought is an "after-the-fact" approval for the current use with the addition of the new office building.

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

1. Road

   1.1 Restrict the project driveway located on Alondra Boulevard to right-turn egress movement only. Install applicable signs restricting vehicular access on-site and within the road right of way to the satisfaction of Public Works and the City of Carson. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Public Works and the City of Carson.

1.2 Reconstruct the existing driveway approach on Alondra Boulevard to meet current Americans with Disability Act (ADA) guidelines and to the satisfaction of Public Works. Relocate any affected utilities. This includes, but is not limited to, the relocation of the existing "No Parking" sign in the vicinity of the existing driveway.

1.3 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Alondra Boulevard to the satisfaction of Public Works.

1.4 Provide and continuously maintain adequate sight distance from the proposed driveway to the sidewalk fronting the site to the satisfaction of Public Works. This means there shall be no solid structures more than 3 feet high within 10 feet of the existing right of way.

1.5 Submit signing and striping plans to the City of Carson and Public Works for review and approval to address the installation of a new sign within the existing median. A review fee is required.

1.6 Submit street improvement plans and acquire street plan approval before obtaining a building permit.

1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Street Lighting

2.1 Provide street lights on concrete poles with underground wiring (or as otherwise modified by Public Works) along the property frontage on Alondra Boulevard to the satisfaction of Public Works.

Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting districts per approved plans prior to issuance of a Certificate of Occupancy.

2.2 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

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

3. Building and Safety

3.1 Submit plans for the proposed office building 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.

For questions regarding the required revisions to the site plan, preliminary conditions, or if you require additional information, please contact Teni Mardirosian of Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb
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COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 24, 2015

TO: Shaun Temple
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-03567/ CUP201300181
Existing Drayage Yard
715 E. Alondra Blvd., Compton Unincorporated

☒ 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 CUP request for the above referenced project. The CUP is for an existing drayage yard (logistics) near a residential area. Drayage yard is normally allowed by plot plan approval in the M-1 Zone, however the Community Standards District requires a CUP when an open storage use is located within a 500-foot radius of a residential zone. The applicant is also proposing a new 2000 sf office building, four 20ft tall light poles, and 5615 sf landscaping area.

The Department recommends approval of the CUP contingent upon the fulfillment of the conditions below at the Building Permit stage.

Drinking Water Program

The applicant shall submit, to this Department, a will serve letter from the water purveyor (Southern California Water Company) to ensure the availability of a potable water supply for the project.

Land Use Program

The project shall be connected to the public sewer (Los Angeles County Sanitation District).

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program (TEP) reviewed the above document, which includes the Zoning Permit Application, Site Plan and 500' Radius Map.

The acoustical analysis of the above project has been deemed satisfying by this Program. Fugitive dust emissions has been addressed to the satisfaction of the Program.

The Program recommends approval of the CUP.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

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

Santos Planning & Permitting

RE: Conditional Use Permit Application RCUP T201300181 for 715 E. Alondra Blvd., Los Angeles, 90220 (unincorp. County of Los Angeles); APN: 6139-014-004

CONDITIONAL USE PERMIT – BURDEN OF PROOF

April 28, 2014

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.**

In June 2005, the current property owner (Michelle Y. Lee) acquired the subject parcel. Per the County's adopted General Plan and Title 22 Zoning Ordinance, including the West Rancho Dominguez-Victoria Community Standards District, the approx. 2.25-acre property is designated for Industrial (I) land use and zoned for Light Manufacturing (M-1), with the eastern and southern 50 ft.-wide perimeter areas zoned as Buffer Strip (B-1). Since July 2005, the property has been successfully operated by Dekor Logistics, Inc. as a commercial vehicle/truck storage and drayage yard, utilizing an office trailer from which to operate the site. In June 2013, the owner received a County Notice of Violation (dated June 5, 2013) for operation of the truck storage and drayage yard business without a Conditional Use Permit (CUP), as required by the development regulations of the West Rancho Dominguez-Victoria Community Standards District (CSD) for properties abutting a residential zone (Zoning Ordinance Section 22.44.130[D][6][c]).

In September 2013, the property owner was granted a Clean Hands Waiver (dated September 5, 2013) by the County Dept. of Regional Planning (DRP) to continue site operations, provided that a CUP application would be processed to legalize the land use. On November 1, 2013, the property owner formally retained Santos Planning & Permitting to work with County staff to resolve the Notice of Violation as expeditiously as possible, including filing the subject CUP application for after-the-fact approval of continued operation of the commercial vehicle/truck storage and drayage yard business, as permitted pursuant to Zoning Ordinance Section 22.44.130(D)(6)(c). The proposed project description: After-the-fact approval for a roughly 70,000 sf. truck parking/storage lot and drayage yard, including the property's eastern B-1 zone area to be used for only limited accessory parking and temporary holding (no longer than 48 hours) of trailers, chassis and containers. A new 3,000 sf. office building, four (4) 20-ft. tall light poles, and approx. 10,000 sf. of drought-tolerant landscaping are also proposed.

Prior to the property owner's knowledge that the site was in violation of County Code, Dekor Logistics operated the site successfully for eight (8) years without any complaints, parking problems, traffic congestion, or public safety issues. In May 2013, however, County Zoning Enforcement informed the property owner of a compliant of rodents and noise near the neighboring residential zone. The owner made swift, sweeping efforts to

ensure that the site was cleaned, free of rodents, and non-disturbing to neighboring properties, especially along the eastern portion of the site abutting several residences. The owner has since maintained a clean site and implemented the following mitigation efforts to avoid any disturbance to the neighboring residences (in compliance with the conditions of the owner's Clean Hands Waiver):

1. Trucks entering or exiting the facility after 5:00p.m. may park only on the *western* portion of the lot, within the first 450 ft. of the property (nearest to E. Alondra Blvd.), away from the residentially zoned properties to the east;

2. When loading or unloading is required (i.e., vehicles/trailers or containers, not cargo), this activity shall occur before 9:00p.m.;

3. No vehicles, trucks or materials shall be stored or parked within the 50' B-1 Buffer Strip zone <u>for more than 72 continuous hours</u>, per the West Rancho Dominguez-Victoria CSD, Zoning Ordinance Section 22.44.130(D)(9)(b);

4. No maintenance or repair activities shall be permitted on the site;

5. All equipment and materials shall be maintained in an enclosed structure away from the adjoining residentially zoned properties; and

6. The property shall be neatly maintained and free of junk, debris, loose items and trash, especially near the residentially zoned properties.

In addition to these conditions outlined above, the property owner has been in communication with the president of the local homeowners association, the Olive Circle Homeowners Association (HOA), including the neighboring residences, to ensure that the previous complaint remains addressed. Once the property owner's conceptual project plans have been completed for submittal to the Dept. of Regional Planning (anticipated to be completed by early May), we plan to meet with the HOA to discuss the subject CUP application, address any potential concerns, and garner the HOA's support for the proposed development.

On March 18, 2014, Regional Planning Assistant Elsa Rodriguez of the County Dept. of Regional Planning (DRP) Zoning Enforcement Section advised that zero complaints have been expressed by any of the site's neighbors, including the abutting residences and HOA, since the original complaint made in May 2013.

The property owner has made a good faith effort at maintaining the property and fostering good relations with all neighbors. She has been a committed business woman with longstanding ties to the local community and the area's active industrial corridor, including donations to local churches and non-profit organizations. Since 2005, the property owner and Dekor Logistics have consistently maintained all proper business licensing, as required state and local agencies. The site has also been patrolled by security 24-hours/day to discourage illicit activities such as theft, illegal dumping, and vandalism.

In recent years, the County and the site's surrounding jurisdictions (City of Compton, City of Carson, and City of Los Angeles) have made concerted efforts in recent years to

revitalize the area and encourage its economic vitality. Currently, the subject property is part of the County's Willowbrook Enterprise Zone District, and a part of the Harbor Gateway Communities Enterprise Zone (a 15-year designation effective May 1, 2012). The State Enterprise Zone program is designed to stimulate economic growth in economically distressed areas by generating new private sector growth, jobs, and investment through incentives to Enterprise Zone businesses. The program also promotes "Smart Growth" by revitalizing chronically deteriorating areas.

Alongside these efforts, Dekor Logistics has been a value-added business providing parking services to commercial truck drivers and businesses within the community, including parking services for small, local trucking companies. For the past nine (9) years, Dekor Logistics' services have been well utilized, as the cities within the surrounding area prohibit street parking of large commercial vehicles. Situated within a viable cluster of industrial activities that conveniently accommodates the market demand for a commercial vehicle/truck storage and drayage yard business, the proposed land use development is consistent with the applicable goals, objectives and policies of the Land Use and Economic Development Elements of the County's adopted General Plan (and the current draft General Plan Update). The proposed development will have no adverse impacts on the property or community, as evidenced since 2005.

Sitting at the eastern edge of a major industrial corridor, the subject property is also part of a County-designated Employment Protection District (EPD). EPDs are economically viable industrial and employment-rich lands to be preserved as major employment centers and protected by policies to prevent the conversion of the County's scarce industrial lands to non-industrial uses. In recognition of the value and importance of retaining lands where jobs-rich uses can thrive, the draft General Plan Update implementation program includes revisions to the County's manufacturing zones to preserve industrial lands. Pursuant to the draft General Plan Update policies, the subject property's current zoning is proposed to change from Light Manufacturing (M-1) and Buffer Strip (B-1) to "Light Manufacturing—Industrial Preservation (M-1—IP)" and "Buffer Strip—Industrial Preservation (B-1—IP)."

Consistent with the intent of this County-proposed rezoning, the site is nearly surrounded by industrial development, with exception of the vacant land and residential land use to the east. West of the site, Dekor Logistics operates a similar but separate facility, providing other services such as temporary storage/warehousing, packaging, and palletizing. On that same property, there is also an international shipping company and a diesel fuel station. North of the subject site, there is large tire recycling facility. And, south of the site, across E. Alondra Blvd., there is a glass and mirror facility. The owner of the subject property proposes a land use and site design that is compatible with the surrounding land uses and does not conflict with the other commercial and residential land uses in the area. As proposed, the development conforms with all applicable regulations of the West Rancho Dominguez-Victoria CSD (Zoning Ordinance Section 22.44.130) and will maintain the character of the existing neighborhood. Moreover, the proposed 3,000 sf. office building and approximately 10,000 sf. of proposed landscaping will be improvements to the aesthetic quality of the site and a benefit to the surrounding community. The site is currently and will continue to be well maintained, clean, and free of graffiti, trash, and debris.

The proposed land use development is consistent with the goals, objectives and policies of the County's adopted General Plan, as highlighted below, particularly with respect to

the health, peace, comfort and welfare of persons residing and working in the surrounding area:

GENERAL GOALS AND POLICIES CHAPTER

General Policies

Land Use and Urban Development Pattern

19. Revitalize declining portions of existing urban development, with particular attention to deteriorating industrial and low income residential areas.

Economic Development

64. Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience.

Area Development Priorities (South)

44. Encourage the revitalization of declining neighborhoods in San Pedro, Wilmington, the central Long Beach area and Carson.

48. Encourage the infilling of by-passed vacant land in the Carson area to uses compatible with the general pattern of neighboring activity.

LAND USE ELEMENT

Policies

Ensure Compatibility of Development

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

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

NOISE ELEMENT

Policies

4. Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.

6. Promote increased public awareness concerning the effects of noise.

In addition to the property owner's public outreach and the proposed site design efforts to avoid disturbance to the adjacent residential land use, the owner proposes continued compliance with all current operating standards (as conditioned by the owner's Clean

Hands Waiver) required to mitigate noise levels and any other potential nuisances. In maintaining commitment to these mitigation efforts, the proposed development will not increase exposure to immitigable public health and safety hazards; will not result in degradation of natural resources shared by community businesses and residences; and will not result in disruption of the established community character.

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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject property, located at 715 E. Alondra Blvd. (also known as APN 6139-014-004), measures approx. 531' deep x 194' wide for an area of approx. 100,045 sf. (2.25 acres). The property frontage is along E. Alondra Blvd., which provides for the site's ingress and egress via an existing approx. 40'-wide driveway. As noted above, the established commercial vehicle/truck storage and drayage yard, operated by Dekor Logistics, Inc., has occupied the site since 2005 without any parking problems, traffic congestion, or public safety issues.

When the property owner became aware of site developments in violation of Title 22 (as outlined in the owner's Notice of Violation dated June 5, 2013), all necessary efforts were made to resolve the citations. In addition, all measures have been taken to ensure site compliance with the operating conditions outlined in the owner's Clean Hands Waiver, as required for Dekor Logistics to continue site operations while processing the subject CUP application. On March 18, 2014, Regional Planning Assistant Elsa Rodriguez of DRP Zoning Enforcement advised that zero complaints have been expressed by any of the site's neighbors, including the abutting residences and HOA, since the original complaint made in May 2013.

As designed, the proposed land use development accommodates all required yards and setbacks per M-1 and B-1 zoning regulations of the West Rancho Dominguez-Victoria Community Standards District, including the proposed accessory use within the B-1 zone limited to only temporary holding of trailers, chassis, and containers. All existing walls, fences and proposed landscaping have also been designed per Title 22 development standards, including the approx. 10,000 sf. of new drought-tolerant landscaping. To mitigate noise levels (in order to avoid disturbance to surrounding properties), the proposed landscape plan includes trees planted along the entire length of the eastern property line, including one 15-gallon tree, evenly spaced, for every 50 sf. of landscaped area within the B-1 buffer strip (per Zoning Ordinance Section 22.44.130[D][5][b]). As noted above, the proposed development would be an improvement to the aesthetic quality of the site and a benefit to the surrounding area. The site is now and will continue to be well maintained, clean, and free of graffiti, trash, and debris.

Prior to the current owner acquiring the subject property, the property was owned by Thomas Smith and Barbara Knowles (Trustees of the Pearl C. Smith Trust UDT). County Building Permit records show that Smith and Knowles owned the property since as early as 1952. (Please see attached County Dept. of Public Works Building & Safety permit records. Note: as late as 1959, E. Alondra Blvd. was formally known as E. Olive St., and the subject property has also been known as 703 E. Olive St. and 703 E.

Alondra Blvd.) Building Permit records indicate that as early as 1958 to the mid-2000s, the site was operated as a scrap metal and storage yard.

The proposed land use development is consistent with the goals, objectives and policies of the County's adopted General Plan, as highlighted below, particularly with respect to the development's adequacy to integrate with the uses in the surrounding area and accommodate the development standards prescribed in Title 22:

GENERAL GOALS AND POLICIES CHAPTER

General Policies

Urban Form

26. Promote the recognition and orderly development of the regional core and linear activity areas.

Economic Development

63. Encourage the retention of jobs and investments in older urban areas and prevent losses to other counties, regions, and states.

LAND USE ELEMENT

Objectives

4. To situate commercial activities in viable clusters that conveniently serve their market areas.

7. To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policies

Use Land More Efficiently

4. Protect prime industrial lands from encroachment of incompatible uses.

5. Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization.

ECONOMIC DEVELOPMENT ELEMENT

Policies

Industrial and Commercial Land and Space Requirements

9. Support the revitalization and rehabilitation of deteriorating industrial, commercial, and office centers.

Ensure an Adequate Supply of Future Industrial Land

10. Encourage more intensive use of industrial land by revising parking and building coverage requirements, as appropriate, seeking to attract more land-efficient firms, and identifying opportunities for the establishment of selected types of businesses, such as "cottage-type" industries, in residential areas; support efforts to create industrial parks and districts, and to provide necessary infrastructure and public services, where not inconsistent with the retention of industry in older job centers.

Regional Image, Tourism, and Foreign Trade

20. Support the creation of foreign trade zones to improve the attractiveness of Los Angeles as a location for industries engaged in the storage and processing of world trade commodities.

Under current M-1 zoning regulations (Zoning Ordinance Section 22.32.040), the M-1 portion of the subject property is zoned for a multitude of industrial land uses that would not require a Conditional Use Permit, as triggered for some uses by the West Rancho Dominguez-Victoria CSD regulations for properties abutting a residential zone (Zoning Ordinance Section 22.44.130[D][6][c]). A number of these industrial land uses that are permitted by right (i.e., without a required CUP per the CSD) are similar in nature to the proposed development with respect to the development's land use intensity and adequacy to integrate with the uses in the surrounding area and accommodate the development standards prescribed in Title 22. Some of these by-right industrial land uses include (pursuant to Zoning Ordinance Sections 22.32.040[B] and 22.44.130[D][6][c]):

- *Boat building;*
- *Bottle planting;*
- *Contractor's equipment yard, including farm equipment and all equipment used in building trades;*
- *Distribution plants;*
- *Draying yards or terminals;*
- *Fruit packing plants;*
- *Ice, the manufacture, distribution and storage of;*
- *Machinery storage yard;*
- *Moving van storage or operating yards;*
- *Produce yards or terminals;*
- *Roofing contractor's establishments;*
- *Sheet metal shops;*
- *Trailers, the manufacture of; and*
- *Welding.*

Similar to the proposed land use development, the above by-right industrial land uses would likely entail a necessary level of commercial truck volume (some volume levels higher than others), temporary holding/accessary use areas, noise level mitigation, and design efforts to mitigate other potential development issues associated with the close proximity of industrial and residential zoning.

As designed, the proposed land use development (including the site operating conditions) will not increase exposure to immitigable public health and safety hazards; will not result in degradation of natural resources shared by community businesses and residences; and will not result in disruption of the established community character.

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.**

As mentioned above, the subject property's frontage is along E. Alondra Blvd.—a County-designated and improved 100 ft.-wide major highway, with three lanes for traffic traveling in either [east/ west] direction. The site's vehicular ingress and egress is provided by an existing approx. 40 ft.-wide driveway, accessible to traffic traveling from either direction along E. Alondra Blvd. (made possible by an approx. 135 ft.-long median break in front of the property). Note: The site's driveway will be shifted west approx. 20 ft. (from its current location) in order to properly align with the existing median break.

The centerline of this portion of E. Alondra Blvd. is actually the jurisdictional boundary line between the County's unincorporated area and the City of Carson (located to the south). Per the City of Carson's Municipal Code (Section 3260), the entire length of E. Alondra Blvd. within the City's jurisdiction is mapped as a designated Truck Route. Both S. Avalon Blvd. to the west of the subject property and Central Avenue to the east are also mapped by the City as designated truck routes (traveling north-south). These Truck Route designations are part of the City's adopted Municipal Code pursuant to the California Vehicle Code, Section 35701, which grants local agencies the authority (by ordinance) to establish truck routes as a means to carry commercial vehicles between the state highways and locally zoned commercial and industrial areas.

The existing development is located approx. 550 ft. from the intersection of major-designated highways E. Alondra Blvd. and S. Avalon Blvd.; approx. one (1) mile from the interchange of the 91 Freeway (State Route 91) and 110 Freeway (State Route 110); approx. two (2) miles from the interchange of the 110 Freeway and the 405 Freeway (Interstate 405); and less than four (4) miles from the interchange of the 91 Freeway and 710 Freeway (Interstate 710). The proposed development's close proximity to these major transportation routes provides for consistency with the County's adopted General Plan Land Use Element guidelines for local industrial services to be situated at easily accessible community focal points "so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns" (p. III-35). The size and intensity of the proposed development is furthermore consistent with the Land Use Element guidelines for local industrial services to the extent that anticipated traffic generation will not adversely affect conditions on the adjacent streets and highways. Access, egress and onsite parking will also continue to be provided in a manner which minimizes any adverse impacts on the surrounding neighborhood and community land use patterns (p. III-37).

On April 21, 2014, Traffic Engineering Section Head Richard Garland of the City of Carson, Dept. of Public Works concurred with this assessment (above) in stating that the size and scope of the proposed development, including left-turn access into the site (for trucks traveling eastbound along E. Alondra Blvd.), will have no significant impact on the

relatively light traffic patterns that exists along E. Alondra Blvd. Therefore, Mr. Garland added, the proposed project will not require a traffic study for the City's approval. On April 23, 2014, Engineering Assistant Teni Mardirosian of the County of Los Angeles, Dept. of Public Works (LACo. DPW) agreed: As already reviewed and determined by LACo. DPW's Traffic and Lighting Section, the proposed project does not require a traffic study nor a traffic assessment.

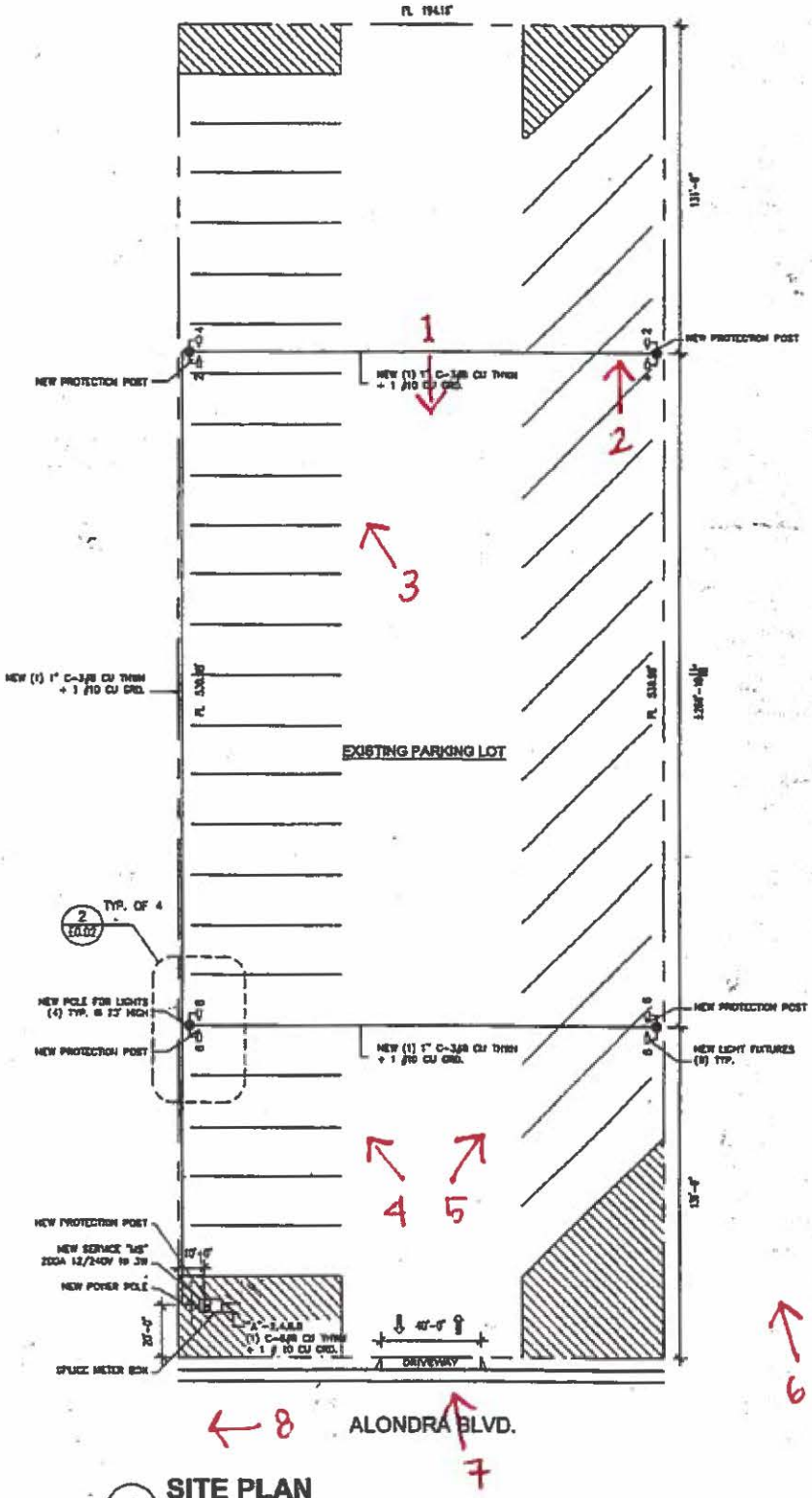
For nine (9) years, Dekor Logistics has occupied the site and safely operated its commercial vehicle/truck storage and drayage yard business without any issues related to public and private services and infrastructure, including the local highways and streets, sewer, Fire Dept. resources, water, and waste management. As designed, the proposed 3,000 sf. office building will eliminate the need for the current office trailer. Although, the West Rancho Dominguez-Victoria CSD regulations require a Conditional Use Permit for the proposed land use development when abutting a residential zone (Zoning Ordinance Section 22.44.130[D][6][c]), the proposed development's demand on public and private services is not anticipated to be substantially greater than the site's previous demands on public services since at least the 1950s. County Building Permit records indicate that as early as 1958 to the mid-2000s, the site was operated as a scrap metal and storage yard, including approved Building, Plumbing, and Electrical Permits issued in 1958 for a new 2,400 sf. storage structure, lavatory, and gas and sewer connections (Please see attached County Dept. of Public Works Building & Safety permit records).

Since 2005, the site's existing land use has been adequately served by public and private services and infrastructure without any problems, including compliance with the property's annual inspections by the County Dept. of Public Works pursuant to Stormwater Industrial/Commercial Facility Certification Permit No. P000530318 and Industrial Waste Disposal Permit No. P000578434. The proposed land use development is compatible with the surrounding land uses, does not conflict with other commercial and residential land uses in the area, and is not anticipated to substantially change the site's demand on public and private services. As explained in the County General Plan, "infill lands [like the subject property] are generally located in areas which can accommodate additional development without major impact on existing services and facilities. The limited need for improvements will mean substantial service cost savings for public agencies and more efficient utilization of existing services" (General Goals and Policies Chapter, p. I-51).

As supported by the City of Carson DPW Traffic Engineering Section and LACo. DPW Traffic and Lighting Section, the volume of trucks and vehicles generated by the size and scope of proposed land use development for the site (including left turn access into the site) will have no significant impact on the existing traffic patterns, public safety, and public/private services of E. Alondra Blvd. and surrounding area. The proposed project will not increase exposure to immitigable public health and safety hazards; will not result in degradation of natural resources shared by community businesses and residences; and will not result in disruption of the established community character.

PROJECT DATA

LEGAL DESCRIPTION:	TRACK 61130, LOT 06 AS RECORDED IN BOOK 837 PAGES 28 OF MAPS LOCATED IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES
ZONING:	P-R
SITE S.F.:	103,545 SQUARE FEET
DESCRIPTION OF WORK:	INSTALL NEW LIGHT POLES WITH ENERGY EFFICIENT LED LIGHTS
PROPERTY OWNER:	LEE MICHELL Y.



1 SITE PLAN

REF:

SCALE: 1/32" = 1'-0"

NO.	REVISIONS	DATE	BY

DRAWING STATUS	INITIAL	DATE
☐ PRELIMINARY		
☐ SUBMITTED		
☐ RED LINE CHANGES COMPLETED		
☐ FINAL CHECK		
☐ APPROVED		

ELMAR GENERAL CONSTRUCTION INC.
Phone: (323) 560-3706 Fax: (323) 560-0415
LIC.# 861056

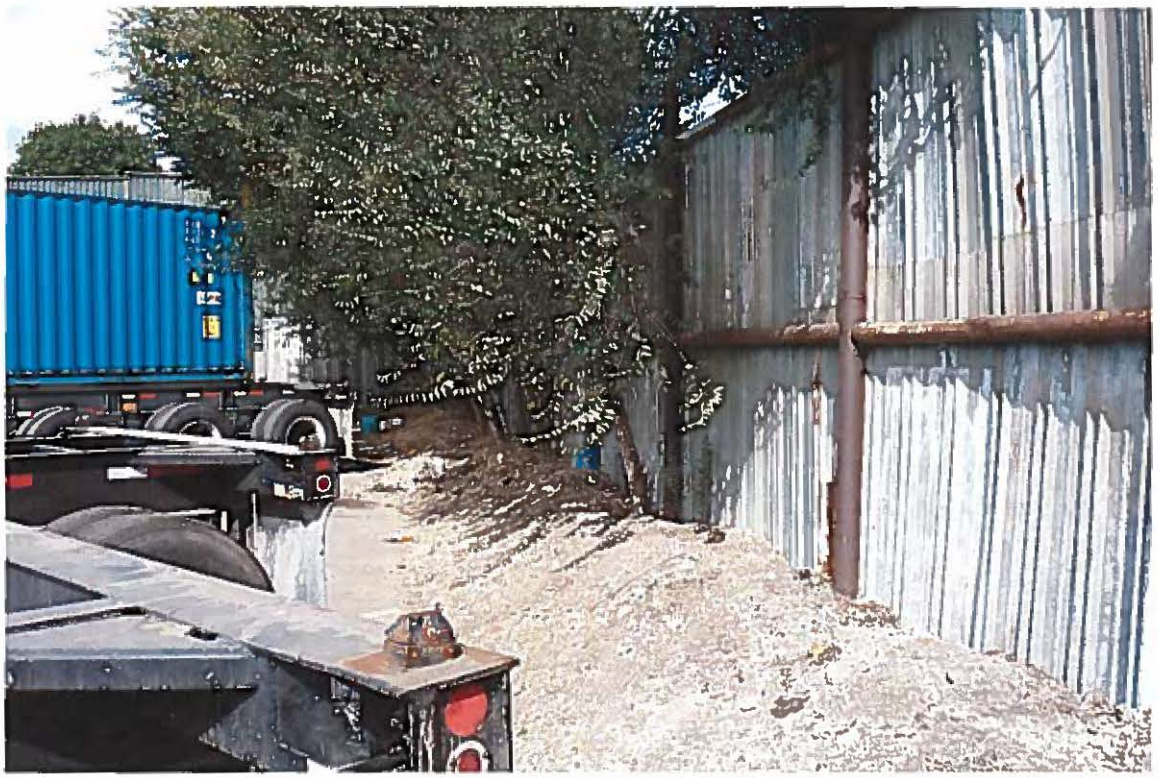
TENANT IMPROVEMENT
PARKING LOT LIGHTS

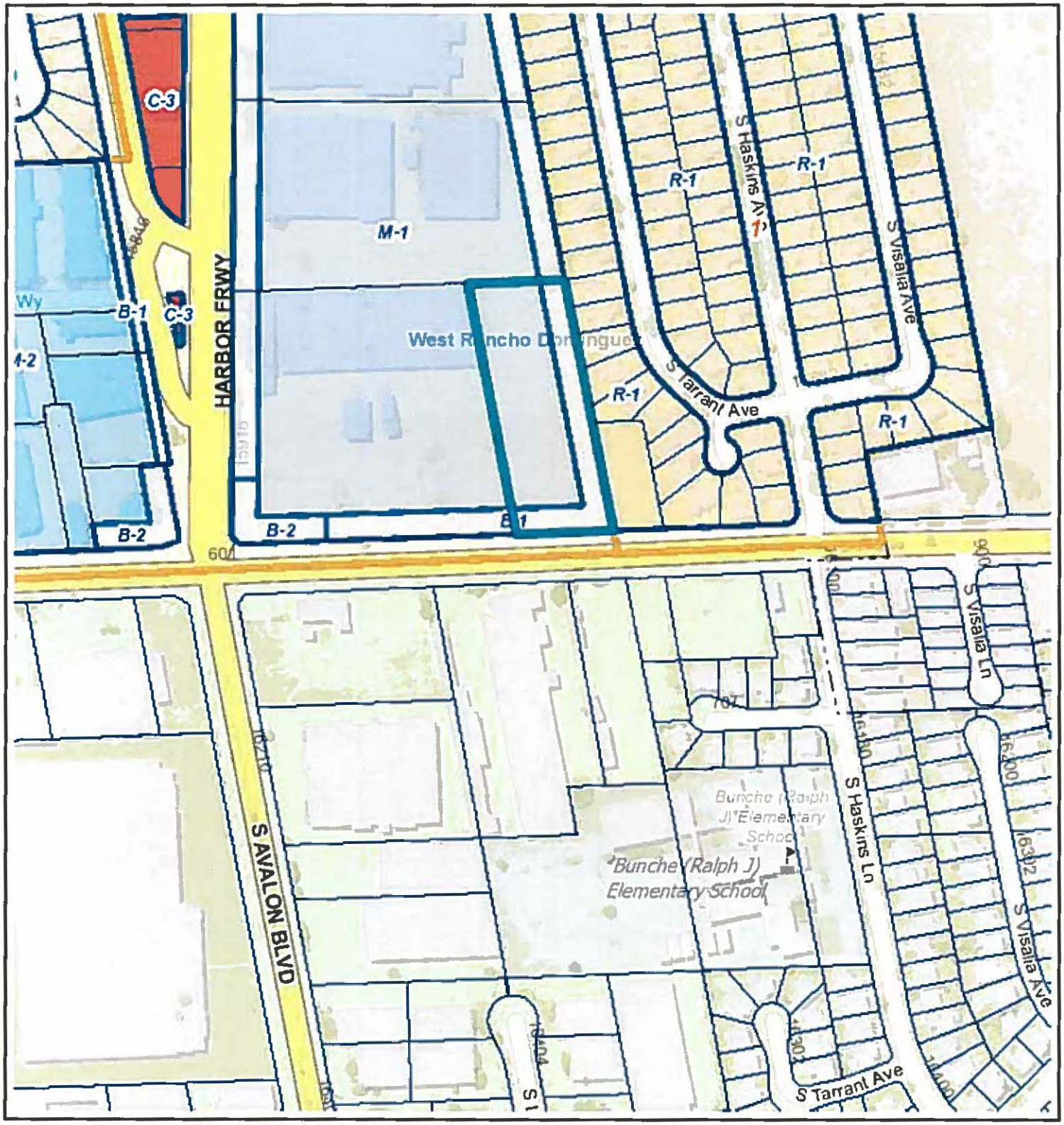
715 E. Alondra Blvd.

TYPE: COVER SHEET
SCALE: AS NOTED
DRAWN BY: SN
JOB NUMBER: J130300
SHEET NUMBER:

E-0.00

PHOTO KEY





715 E. Alondra Blvd

Zoning and Land Use Map

Printed: Aug 18, 2015

0 500
Feet

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