

Regional Planning Commission Transmittal Checklist

Hearing Date
7/8/2015
Agenda Item No.
8

Project Number: R2014-02228-(2)
Case(s): Conditional Use Permit Case No. 201400100
Environmental Assessment Case No. 201400175
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

R2014-02228-(2)

HEARING DATE

July 8, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400100
 Environmental Assessment No. 201400175

PROJECT SUMMARY

OWNER / APPLICANT

Ronald J. Flury

MAP/EXHIBIT DATE

3/18/2015

PROJECT OVERVIEW

The project seeks to authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices in the MPD (Manufacturing-Industrial Planned) Zone in the West Carson community. The use is an existing facility which is seeking legal establishment. The facility consists of five buildings containing office, storage, repair and maintenance operations with the majority of the site used for truck and equipment storage. A truck/equipment wash station also functions on site. The surrounding land uses include commercial, industrial, and residential. No new buildings will be constructed as part of this project.

LOCATION

20850 Normandie Avenue, West Carson

ACCESS

Normandie Avenue

ASSESSORS PARCEL NUMBER(S)

7348-020-003, 004, 007, 008, 009, 010

SITE AREA

8.76 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Carson

LAND USE DESIGNATION

1 – Low Density Residential

ZONE

MPD

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

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)
 - 22.32.150 (MPD Zone Development Standards)

CASE PLANNER:

Adrine Arakelian

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Property Locator

Printed: Jun 23, 2015

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Feet



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the operation of an existing trucking facility in the MPD (Manufacturing-Industrial Planned) Zone pursuant to County Code Section 22.32.150.

PROJECT DESCRIPTION

The project seeks to authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices located at 20850 S. Normandie Avenue in the West Carson community. The use is an existing facility which is seeking legal establishment. The facility consists of five separate buildings totaling 22,165 square feet in area, containing offices, storage areas, and repair and maintenance operations. The majority of the site consists of an open, paved surface used for truck and equipment storage. A truck/equipment wash station is also installed on site. The operation takes place on six parcels with a total area of 8.76 acres. The surrounding land uses include commercial, industrial, and residential. No new buildings will be constructed as part of this project.

EXISTING ZONING

The subject property is zoned MPD (Manufacturing-Industrial Planned).

Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

South: MPD, R-2-DP (Two-Family Residence Development Program)

East: R-1 (Single-Family Residence)

West: City of Los Angeles - R-1 (One-Family Residence), M-2 (Light Industrial)

EXISTING LAND USES

The subject property is developed with five buildings used for offices, storage, and equipment and vehicle repair and maintenance, totaling 22,165 square feet in area. The individual buildings range from approximately 3,000 square feet to 6,300 square feet. An unpermitted equipment/truck wash station was installed near the center of the site. The majority of the site is paved and unstriped to allow for flexible parking of equipment and trucks. Striped areas are located along the east and west sides for employee and visitor parking, with striped spaces in the center for truck parking. The site contains eight foot tall vertical landscaping and six foot tall chain link fencing on the north side fronting Torrance Blvd. Five-foot and ten-foot tall masonry walls are located along the south property line, shared with industrial uses. The east edge of the site contains a five-foot tall chain link fence and five-foot tall masonry wall along the eastern property line shared with residential and vacant land uses. The west frontage along Normandie Ave contains eight-foot tall vertical landscaping and a six-foot tall chain link fence.

Surrounding properties are developed as follows:

North: Commercial uses including eateries, retail, and automotive; Residential uses

South: Industrial uses; Commercial retail uses; Residential development

East: Single-family residential

West: Single family residential in the City of Los Angeles; Industrial uses

PREVIOUS CASES/ZONING HISTORY

The current use was established with Plot Plan 41718, approved in December 1991. In August 1992, Zone Change 91-309 changed the zoning designation for the six parcels and adjacent properties to MPD from M-2 (Heavy Manufacturing Zone). In the MPD Zone, a truck storage facility is not allowed; therefore, with the zone change, the use became legal nonconforming. The operation continued as a legal nonconforming use with an amortization period of 20 years, extending until 2012. The buildings on site were legally constructed with approved permits in the 1940s through 1970s for previous manufacturing, repair, and storage uses. The applicant applied for a CUP in 1998, CUP 98101, which was denied in 2002 due to lack of required information and inactivity. Zoning Enforcement inspected the site in November 2012 due to a noise complaint (RFS No. 12-0030264/EF080833) and observed that a CUP is required for the continued operation of the facility due to the expiration of the amortization period. In addition, the truck storage operation had expanded and was using areas for truck and equipment storage that had not been designated as such on the approved plot plan and had acquired adjacent industrially developed properties for additional operations. A violation letter was sent to the applicant in November 2012. A Final Zoning Enforcement Order was sent in February 2013 and again in April 2013, to which an extension was requested by the applicant to allow time to hire a consultant. A noncompliance letter was also sent in August, 2013. In July, 2014, the applicant submitted a CUP for the continued operation of the truck storage facility.

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 was previously established with Plot Plan 41718 in 1991. The use is proposed to continue with no building of additional structures. The use was a legal non-conforming use due to a zone change in 1992. The use amortized in 2012 requiring a CUP for continued operation. The project is located in an urban and industrial 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 1 – Low Density Residential land use category of the current Los Angeles County General Plan. The current land use designation of Low Density Residential is intended for low density residential uses. However, in the absence of a local community plan for the West Carson area, guidance is given by the General Plan that, where compatible with the surrounding land use patterns, areas of less than 10 acres in size may be used for commercial and industrial operations within other land use categories. The truck and equipment storage operation is consistent with the land use designation because it is located on six parcels that total less than 10 acres in area, is located adjacent to industrial uses in the County and City of Los Angeles, and takes access from a major thoroughfare that serves industrially zoned properties in the area. It is therefore consistent with the permitted uses of the underlying land use category. In addition, the property is proposed to be changed to IL – Light

Industrial in the General Plan Update. The proposed land use designation of Light Industrial is consistent with the project as the land use designation is intended for similar use types, such as assembly, warehousing, and distribution.

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

- *Location: The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities.*
- *Location: The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking, and circulation patterns.*
- *Scale: The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development.*
- *Design: Uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses.*
- *Access and Traffic: The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways.*
- *Access and Traffic: Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.*

The project is located at the intersection of two major thoroughfares, Torrance Blvd. and Normandie Ave., serving local and regional uses, as well as nearby industrial uses. The project is adjacent to industrial uses, has located the heavier operations to the north and west parts of the site further from residential uses on the east side, and has established employee parking and equipment storage in the area adjacent to residential uses. The existing buildings are of low stature, approximately 13-23 feet in height and consistent with the heights of residential uses in the area. The project incorporates landscaping and setbacks from the major thoroughfares and will provide additional buffering along the eastern boundary of the site, adjacent to the residential uses. The project takes access off Normandie Ave and provides adequate parking for the employees on-site.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.150 of the County Code, establishments in the MPD Zone are subject to the following development standards:

- **Area.** The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres.

- **Compatibility.** The proposed development shall not be in conflict with the objectives of the general plan for the area.
- **Design.** The structural improvements shall not detract from the established or anticipated character of the surrounding area.
- **Access and Parking.** Adequate provisions shall be made for vehicular access, parking, and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.
- **Building Density.** The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land.
- **Development Features.** The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the area.

Pursuant to Section 22.52.560 of the County Code, establishments containing outside storage are subject to the following development standards:

- All outside storage shall be enclosed by a solid wall or fence.
- All fences and walls shall be of uniform height in relation to the ground upon which they stand and shall be a minimum of eight feet and not to exceed 15 feet in height.
- All fences open to view from any street or highway or any area in a residential or commercial zone shall be constructed of masonry, metallic panels at least .024 inches thick and painted with a "baked on" enamel or similar permanent finish, or other comparable material.
- All fences and walls shall be constructed of new materials.
- No portion of the wall or fence shall be used for advertising or display purposes.
- All fences and walls, excluding masonry and approved permanent finish panels, shall be painted a uniform, neutral color, excluding black.
- All required fences and walls which are open to view from any street or highway, or any residential or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage in accordance with an approved site plan. No planting area shall have a horizontal dimension of less than three feet.
- All portions of outside storage shall have adequate grading and drainage and shall be continuously maintained.
- Outside storage shall not be stored above the height of the fence or wall within 10 feet of said fence or wall.

The project site consists of six parcels with a total area of 8.76 acres, meeting the minimum area requirement of five acres. According to the General Plan provisions, the project is consistent with the land use category and does not conflict with the objectives of the general plan for the area. The existing buildings are in scale with development on adjacent properties and are adequately buffered and landscaped along the major thoroughfares. The project takes access from Normandie Ave, a major thoroughfare in the area, and has provided adequate parking and loading areas on-site so as to not impact traffic on adjacent streets or highways. The project provides a total of 101 parking spaces, eight of which are available for the use of visitors. The parking is located in three separate areas on site. The entrance to the office building area contains parking directly to the north, south, and east of the building, with a total of 45 spaces and the remainder of the spaces are located along the east edge of the site. The site includes 38 striped spaces for truck parking and open unstriped areas for flexible storage of equipment and trucks which can accommodate approximately 112 trucks, containers, or other equipment. The project floor area ratio is less than 1.0, with five one-story buildings occupying the project site with a total area of 22,165 square feet, the FAR is .06. In total, 6% of the project site is occupied by buildings, which is less than the required maximum of 60% building lot coverage.

The project incorporates fencing, walls, and landscaping along its edges and has reconfigured the site to place employee parking near the residential uses to provide additional buffering. However, additional buffering and setbacks will be required from the residential uses through the CUP conditions to address noise complaints from adjacent residences that have arisen from the operation of the business and to comply with outside storage requirements. While the business does have set hours of operation, it is also on call to address urgent situations outside of its normal operating hours, which means that additional truck noise and equipment operation may take place after normal operating hours. Additionally, the trucks and equipment are visible above the current five-foot tall wall from the adjacent residential street. As such, to buffer the project from adjacent residences, a 10-foot setback for all parking, truck, and equipment storage along the eastern property line will be required as a condition of approval. In addition to the setback, also as a condition of approval, the applicant is required to install a minimum 10-foot tall wall along the eastern property line adjacent to residences within a year from approval. These changes to the project would bring them into conformance with the applicable outside storage provisions and further buffer adjacent residential uses from visual and aural disturbance.

Site Visit

Staff conducted a site visit on September 18, 2014. The site was in operation and developed per the submitted site plan. A survey of the adjacent residential area was also conducted and equipment was visible above the five-foot wall along the eastern property line from the public right way. As required by the outside storage provisions, and in order to mitigate visual impacts, additional setback and fencing requirements have been added to the recommended conditions of approval.

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 project is located in an area with a mix of industrial, commercial, and residential uses and at the intersection of two major thoroughfares. It is located on adequately sized properties to operate and minimize impacts on adjacent sensitive uses. The use is in conformance with the zoning and land use category. With the incorporation of staff's suggested revisions to the plan to include setbacks, increased screening, and buffering along the eastern property line, the use conforms to development standards established for the use and the zoning. Conditions will be imposed to locate loading/unloading operations to the western portion of the property outside the hours of 8:00 am to 6:00 pm, so that all loading of equipment and preparation of trucks outside of daytime work hours takes place as far westerly on the site as possible and away from residences.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received comments from Public Works, Public Health, and Fire. Public Works is requiring that the applicant submit building plans for the unpermitted truck wash station within 90 days of CUP approval, that street improvement plans be submitted, and unused driveways be closed. Public Health commented that idling of trucks along the east side of the site should be minimized, loading and unloading operations between 10:00pm and 6:00 am shall be prohibited, and exterior amplified sound audible to adjacent residents is also prohibited. The Fire Department reviewed the project for conformance with the Health HAZMAT Division's requirements for the site and cleared them for public hearing once the applicant submitted required information to Health HAZMAT to clear their inspection violation.

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 received one phone call and one letter from members of the public. The communications voiced concerns with the operation of the facility in regards to noise, odors, and hours of operation in relation to the proximity to residences.

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 R2014-02228-(2), Conditional Use Permit Number 201400100, **AS MODIFIED** 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 CONDITIONAL USE PERMIT NUMBER 201400100 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Adrine Arakelian, Regional Planning Assistant 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:AAA

6/23/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02228-(2)
CONDITIONAL USE PERMIT NO. 201400100**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400100 ("CUP") on July 8, 2015.
2. The permittee, Ronald Flury ("permittee"), requests the CUP to authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices ("Project") located at 20850 Normandie Avenue in the unincorporated community of West Carson ("Project Site") in the MPD (Manufacturing-Industrial Planned) zone pursuant to Los Angeles County Code ("County Code") section 22.32.150.
3. The Project Site is 8.76 gross acres in size and consists of six legal lots. The Project Site is rectangular in shape with mostly flat topography and is developed with five buildings, a truck/equipment wash station, and a paved surface for truck and equipment storage.
4. The Project Site is located in the Carson Zoned District and is currently zoned MPD.
5. The Project Site is located within the 1-Low Density Residential land use category of the General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3 (Unlimited Commercial), R-2 (Two-Family Residence)
 - South: MPD, R-2-DP (Two-Family Residence Development Program)
 - East: R-1 (Single-Family Residence)
 - West: City of Los Angeles - R-1 (One-Family Residence), M-2 (Light Industrial)
7. Surrounding land uses within a 500-foot radius include:
 - North: Commercial uses including eateries, retail, and automotive; Residential uses
 - South: Industrial uses; Commercial retail uses; Residential development
 - East: Single-family residential
 - West: Single family residential in the City of Los Angeles; Buffer strip; Industrial uses
8. The current use was established with Plot Plan 41718, approved in December 1991. In August 1992, Zone Change 91-309 changed the zoning designation for the six parcels and adjacent properties to MPD from M-2 (Heavy Manufacturing Zone). In the MPD Zone, a truck storage facility is not allowed; therefore, with the zone change, the use became legal nonconforming. The operation continued as a legal nonconforming use with an amortization period of 20 years, extending until 2012.

The buildings on site were legally constructed with approved permits in the 1940s through 1970s for previous manufacturing, repair, and storage uses. The applicant applied for a CUP in 1998, CUP 98101, which was denied in 2002 due to lack of required information and inactivity. Zoning Enforcement inspected the site in November 2012 due to a noise complaint (RFS No. 12-0030264/EF080833) and observed that a CUP is required for the continued operation of the facility due to the expiration of the amortization period. In addition, the truck storage operation had expanded and was using areas for truck and equipment storage that had not been designated as such on the approved plot plan and had acquired adjacent industrially developed properties for additional operations. A violation letter was sent to the applicant in November 2012. A Final Zoning Enforcement Order was sent in February 2013 and again in April 2013, to which an extension was requested by the applicant to allow time to hire a consultant. A noncompliance letter was also sent in August, 2013. The applicant submitted a CUP in July, 2014 to remedy the violation and to continue the truck storage facility operation.

9. The site plan depicts the project site as built with five existing one-story buildings, totaling 22,165 square feet used for offices, storage, and equipment and vehicle repair and maintenance. The office building is 6,359 square feet, the storage building is 4,219 square feet, the two storage and staff/workroom buildings are 2,992 and 3,896 square feet, and the repair and maintenance building is 4,699 square feet. The site is paved for storage of equipment and trucks, with a truck/equipment wash station located near the center of the site. The site includes landscaping along the street frontages, walls and fences between 5-10 feet tall along the periphery. The paved portion, which is the majority of the site, includes striped areas for visitor and employee parking, 38 striped spaces for truck parking, and open unstriped areas for flexible storage of equipment and trucks which can accommodate approximately 112 trucks, containers, or other equipment. Two points of ingress and egress are located along Normandie Avenue.
10. The Project Site is accessible via Normandie Ave. to the west. Primary access to the Project Site will be via two entrances/exits on Normandie Ave.
11. The Project will provide a total of 101 parking spaces, 8 of which are available for the use of visitors. The parking is located in three separate areas on site. The entrance to the office building area contains parking directly to the north, south, and east of the building, with a total of 45 spaces. The remaining spaces are located near the east edge of the site, relocated to this area since the 1991 plot plan approval to provide additional buffering from residential uses.
12. Staff received comments from Public Works, Public Health, and Fire. Public Works recommends the project for approval and is requiring that the applicant submit building plans for the unpermitted truck wash station within 90 days of CUP approval, that street improvement plans be submitted, and unused driveways be closed. Public Health recommends the project for approval and required that idling of trucks along the east side of the site be minimized, loading and unloading operations between 10:00pm and 6:00 am be prohibited, and exterior amplified sound audible to eastern residents also be prohibited. The Fire Department recommends the

project for approval with no conditions. Fire reviewed the project for conformance with the Health HAZMAT Division's requirements for the site and recommended the project for approval after the applicant submitted required information to Health HAZMAT to clear their inspection violation.

13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified 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 involved the continued operation of an existing, legally established land use within existing structures, with negligible expansion of use beyond that which was previously existing.
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. Prior to the Commission's public hearing, the Department of Regional Planning staff received one phone call and one letter from members of the public. The communications voiced concerns with the operation of the facility in regards to noise, odors, hours of operation, and proximity to residences. The caller stated that he intended to participate in the public hearing.
16. Reserved. Hearing Proceedings.
17. The Commission finds that the project is consistent with the applicable General Plan policies for the subject property. The property is currently designated as 1 – Low Density Residential under the Countywide General Plan land use policy map. The current land use designation of Low Density Residential is intended for low density residential uses. However, in the absence of a local community plan for the West Carson area, guidance is given by the General Plan that, where compatible with the surrounding land use patterns, areas of less than 10 acres in size may be used for commercial and industrial operations within other land use categories. The truck and equipment storage operation is consistent with the land use designation because it is located on six parcels that total less than 10 acres in area, is located adjacent to industrial uses, and takes access from a major thoroughfare that serves industrially zoned properties in the area. It is therefore consistent with the permitted uses of the underlying land use category. In addition, the property is proposed to be changed to IL – Light Industrial in the General Plan Update. The proposed land use designation of Light Industrial is consistent with the project as the land use designation is intended for similar use types, such as assembly, warehousing, and distribution.
18. The Commission finds that the project site is zoned MPD. The MPD zone requires the approval of a CUP for projects otherwise allowed in the M-1½ and subject to applicable development standards regulating project area, compatibility, design, access and parking, building density, and development features with which the project is in conformance.

19. The Commission finds that the project meets all of the requirements for Outside Storage and Display of Part 7, Chapter 22.52 of Title 22 with the incorporated changes recommended by staff.
20. The Commission finds that the project on the subject properties will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, because the project is consistent with mixed development character of the surrounding area with industrial uses to the south and northwest in the City of Los Angeles, is adequately buffered and screened from adjacent residential uses to the east with increased setbacks and wall heights, and is located at the intersection of two major thoroughfares serving industrial uses in the area. The project will not be constructing additional facilities or expanding beyond existing capacity with this project.
21. The Commission finds that the project is compliant with all zoning standards and is adequately served by roads and existing public facilities. Access to the site is from Normandie Avenue, which is a major thoroughfare in the area. The use is located at the intersection of two major thoroughfares serving industrial uses in the area.
22. The Commission finds that with appropriate conditions and enforcement, the project will not adversely affect the surrounding community. The project maintains landscaping and fences or walls along the project periphery. The conditions include the increased requirement for setbacks and wall heights along the eastern edge of the project, limits on the activity that may be conducted on the eastern portion of the property outside of daytime working hours, and requirement for compliance with the County's Noise Ordinance as outlined in Title 12 of the Los Angeles County Code.
23. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 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 libraries located in the vicinity of West Carson community. On May 28, 2015, a total of 188 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 5 notices to those on the courtesy mailing list for the Carson 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 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 201400100, subject to the attached conditions.

ACTION DATE: July 8, 2015

MKK:AAA
June 23, 2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02228-(2)
CONDITIONAL USE PERMIT NO. 201400100**

PROJECT DESCRIPTION

The project is a request to authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices ("Project") on 8.76 acres located at 20850 Normandie Avenue in the unincorporated community of West Carson ("Project Site") in the MPD (Manufacturing-Industrial Planned) Zone, 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 July 8, 2025.** 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 trucking and equipment storage and repair facility 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 **\$3,000.00**. 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 **two (2) inspections per year, totaling ten (10) inspections, for the first five years and five (5) annual inspections for the next five years, for a total of fifteen (15) inspections over ten years.** 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 **September 8, 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.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a trucking facility with truck and equipment storage, truck and equipment repair, and offices in the MPD (Manufacturing-Industrial Planned) Zone in the West Carson community. The facility consists of five buildings containing office, storage, repair and maintenance operations totaling 22,165 square feet with the majority of the site used for truck and equipment storage. A truck/equipment wash station also functions on site.
20. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each 500 square feet of floor area. The industrial use has a square footage of 22,165 which would require not less than 44 spaces be provided based on the applicable ratio. If the permittee changes the operation of industrial use so as to require less parking than the minimum requirement, the permittee shall submit an application for REA within 90 days of such occurrence.

If the industrial use 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 regular business hours for operations of the subject properties for all operations on site shall be restricted to the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday; however, ancillary, inbound/outbound truck trips and loading/unloading operations 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. However, all loading and unloading operations are prohibited between the hours of 10:00p.m. and 6:00 a.m. per the County Title 12 Noise Ordinance, section 12.08.460.
22. The operator of the facility shall post along the western and northern exterior fences a sign that includes the contact information for the manager of the facility operations.
23. The operator of the facility shall send the contact information for the manager of the facility to all the residences along the eastern property line.
24. Any lighting within the parking lot area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
25. Within 12 months of the approval of this permit, the permittee shall install a 10-foot tall solid wall along the eastern property line.
26. A 10-foot wide setback area shall be marked on the paved surface along the eastern property line.
27. Parking or placement of any trucks or equipment within ten feet of the eastern property line is prohibited.
28. There shall be no queuing or idling of trucks waiting to enter the site on any adjacent streets.
29. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated May 12, 2015.
30. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 26, 2014.

Attachments:

Public Works Department Letter dated May 12, 2015

Public Health Department Letter dated November 26, 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

May 12, 2015

IN REPLY PLEASE

REFER TO FILE: LD-2

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

Attention Adrine Arakelian

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

CONDITIONAL USE PERMIT (CUP) NO. 201400100
PROJECT NO. R2014-02228
20850 SOUTH NORMANDIE AVENUE
ASSESSOR'S MAP BOOK NO. 7348, PAGE NO. 20
PARCEL NOS. 3, 4, 7, 8, 9, AND 10
UNINCORPORATED COUNTY COMMUNITY OF WEST CARSON

We reviewed the CUP for the continued operation and expansion of a truck/equipment repair and storage company located on an approximately 9-acre site. The zone was changed from Zone M-2 to Zone MPD (Manufacturing Planned Development [MPD]) in 1992 and the project, including the northerly two parcels, has not been in compliance. The company handles clean up and removal of industrial waste including petroleum production facilities, chemical manufacturing plants, and other industrial facilities. The company states that no hazardous materials are brought to the site, but trucks and equipment to handle the hazardous materials are returned to the site and washed and repaired on-site. The project is to legalize the use of a truck repair area and the non-permitted truck wash station area including addressing the water quality issues and the outside storage standards.

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

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 Close any unused driveways with standard curb, gutter, and sidewalk.
- 1.2 Provide adequate sight distance from all existing/proposed driveways to the sidewalk fronting the site. This means there shall be no solid structures more than 3 feet high within 10 feet of the proposed right of way. This will involve removing the existing 8-foot-high bushes that are currently shown fronting the parking area.
- 1.3 Submit street improvement plans and acquire street improvement plan approval before issuance of a building permit.
- 1.4 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

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

2. Building and Safety

- 2.1 Within 90 days of the CUP approval, submit building plans for the unpermitted truck wash station 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.

3. Environmental Programs

- 3.1 Within 90 days of CUP approval, submit as-built plans for the unpermitted existing truck wash station for review and approval to Public Works' Environmental Programs Division. Specific industrial operations are subject to registration and inspections related to implementation of Best Management Practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Visit <http://dpw.lacounty.gov/epd/IndustrialWaste/index.cfm> online or call (626) 458-5173 for additional permit information.

Mi Kim
May 12, 2015
Page 3

For questions regarding the environmental programs condition, please contact Nilda Gemeniano of Environmental Programs Division at (626) 458-5184 or ngemeniano@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201400100-20850 S NORMANDIE\TCUP 201400100 SUBMITTAL\4/16/2014\CUP 201400100.docx



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 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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November 26, 2014

TO: Adrine Arakelian
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. R2014-02228/ CUP201400100
Ecology Control Industries ("ECI")
20850 Normandie Avenue, West Carson

- 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 project is the continued operation of a trucking, office and company-owned repair and storage of its trucks and equipment on approximately 9 acres. The Department recommends approval of the CUP under the conditions stated below:

Wastewater Disposal and Potable Water Supply

The facility shall remain connected to public water and public sewer as proposed.

Noise

The site and surrounding area is located in a relatively noisy area. The ambient noise is comprised of surrounding industrial and commercial land use, and vehicular sources. There are residential properties along the east property boundary. Based on surrounding land use and existing operations, the operational noise impacts during day activities on nearby residential properties are less than significant. As per local residents, there is alleged operational activity (i.e. truck & container loading) late at night or early hours (2am-5am) at the subject location. The residents advise that the noise at night is disturbing. James Porter, Safety Manager from ECI informed that the early morning activity is due to operations from the trucking company that rents a portion of the lot (south east side).

Based on the above findings, the following conditions are recommended to minimize noise impacts:

- Minimize idling of trucks along the east side of the site (App. Att. 7-30-14);
- Loading and unloading operations between the hours of 10:00 pm and 6:00 am shall be prohibited (reference Title 12 Noise Ordinance, section 12.08.460). (Loading and unloading includes opening or closing or other handling of boxes, crates, Roll-Off Bins, containers (includes but not limited to container vessels), building materials, or similar objects.);
- Prohibit exterior/outside amplified sound of any kind that is audible to residents to the east (App. Att. 7-30-14)

The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

If you have questions regarding the Noise 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.

CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF**SEC 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

A. That the requested use at the location proposed 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 or 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.
- The continued operation of a trucking – equipment storage facility (collectively, "Trucking Facility"; "Facility") with ancillary on-site offices, and ancillary truck repair within designated areas operating during set hours with on-site employee parking on the MPD- zoned property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The 8.9- ac. site is located along the Normandie and Torrance industrial corridors where area-wide neighbors operate heavy manufacturing and industrial/commercial businesses. To the north is Torrance Blvd, to the south is an industrial - office complex including a multi-carrier telecommunications monopole. There are approximately six single story, single family residences located to the east that have been in peaceful co-existence with the trucking facility operations for close to four decades.
 - The on-site operations will not be detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site – there will continue to be perimeter walls and fences surrounding the entire facility. Potential noise impacts on the residential land uses to the east are mitigated to a level of insignificance due to the continued use of the most easterly areas of the site for passive truck parking. Existing perimeter walls and fences coupled with dense, mature landscaping screen operations from adjacent arterials and land uses. Access for trucks and employee vehicles is restricted to Normandie Ave
 - The continued operation of the Facility will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare for several reasons: (a) The operations have an unblemished record of no OSHA violations, (b) The facility is fully licensed by all local, state and federal agencies, including the AQMD for on-going operations, (c) The Facility previously received a "no further action letter" in 1998 from the LA-RWQCB, and is in the process of fulfilling a voluntary cleanup agreement with the DTSC DDT-contaminated soils that emanated from offsite from Montrose Chemical located to the northeast. The Facility is not a generator of regulated wastes.

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

- Employee and truck parking will continue to be completely accommodated on site. No site improvements are proposed or required for the on-going operations.
- No frontage improvements are being required by either LACDPW or the City of Los Angeles.
- The 9.0 ac site is adequately sized for the on-going operations and operations are well buffered from adjacent land uses to the south and east. The Applicant requests an exemption to any requirement that perimeter walls and fences be uniform height in relation to grade. This request is warranted because when the site is viewed from off-site locations the size of the site makes it infeasible to see that the walls and fences are not uniform in height.

- Existing landscaping along the Normandie and Torrance frontages is dense, mature attractive and more comprehensive than all other industrial properties in the same arterials.

C. That the proposed use is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required
- There are no new traffic trips proposed and LACDPW is not requiring a traffic study to approve a CIIP for on-going operations.
 - All public and private utility and trash services are already available to the site.
 - Driveways in place today require no improvement to facilitate existing turning movements.

Adrine Arakelian

From: rickjj @dslextreme.com [rickjj@dslextreme.com]
Sent: Monday, June 22, 2015 5:51 PM
To: Adrine Arakelian
Subject: Project No.R2014-02228-(2), CUP No. 201400100

Adrine,

I am wrting you concerning the above mentioned project involving ECI, who occupies the property mentioned.

I live adjacent to that property, off the southwest corner. I have lived there since 1999.

My concern is that ECI for much of the past decade has conducted their operations in a maner that dusturbs the neighborhood. Briefly:

1. They seem to operate around the clock. I and my neighbors hear truck engines running and beeping most evenings late, early in the morning also.

Is it right for them to operate at such off hours adjacent to residences?

2. Loud banging often has been heard, again early in the morning or late evenings. I have heard such noise at the Terminal Island container facilities.

This noise wakes me and my neighbors up, and is really intolerable.

3. Being downwind from this property, I have at times had to endure diesel smoke and dust from it.

4. Finally, I am concerned that ECI may be handling hazardous waste that may then be blown into my neighborhood. I grow fruit on my property and don't want it contaminated. My nextdoor neighbor has small children.

I am not opposed to someone operating a trucking facility at this property. To the south there is a truck storage facility. They make some noise for a few hours in the morning, not at all hours and on wekends as ECI likes to do.

When ECI was using the whole of the area outlined in the diagram we recieved (up to late 2013 I believe), that is when their noise and pollution was at their worst. I fear it will return if they are granted permission to expand their operation over the whole property.

I am not opposed to ECI or to their conducting operations in a respectful manner. I have not seen the CUP they now operate under. I and many of my neighbor want them to operate in a manner that does not deprive us of sleep, or prevent us from enjoying the properties we have.

Sincerely,

Richard Jensen
1138 w 209th st.

Site Photos



Image taken from adjacent residential street to the east. Equipment is visible over the five foot wall from the public right of way.

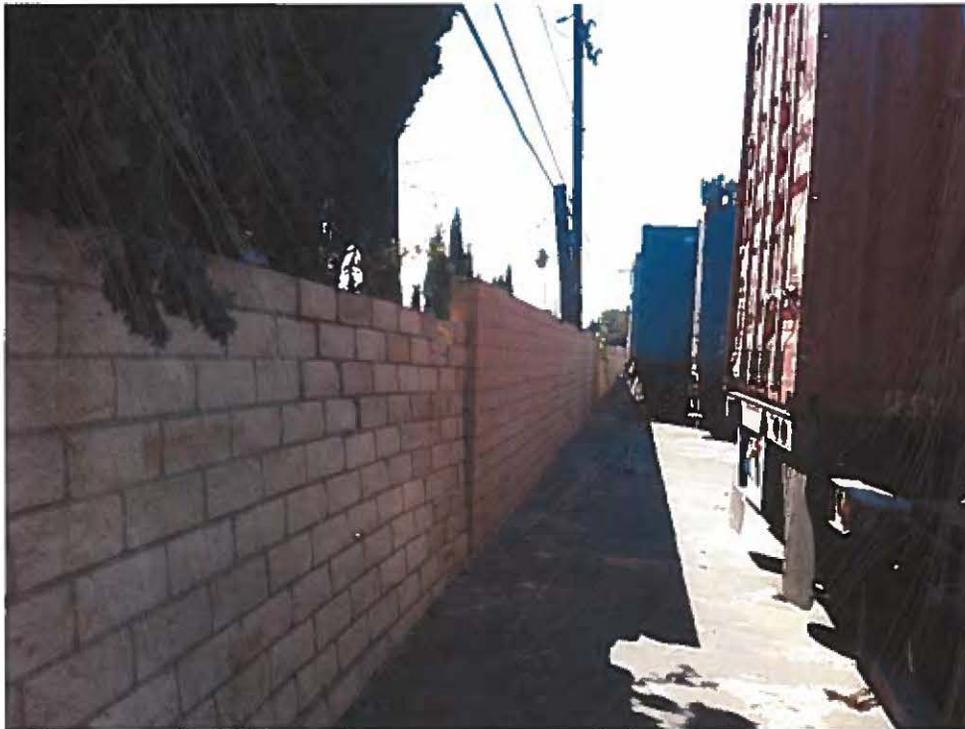


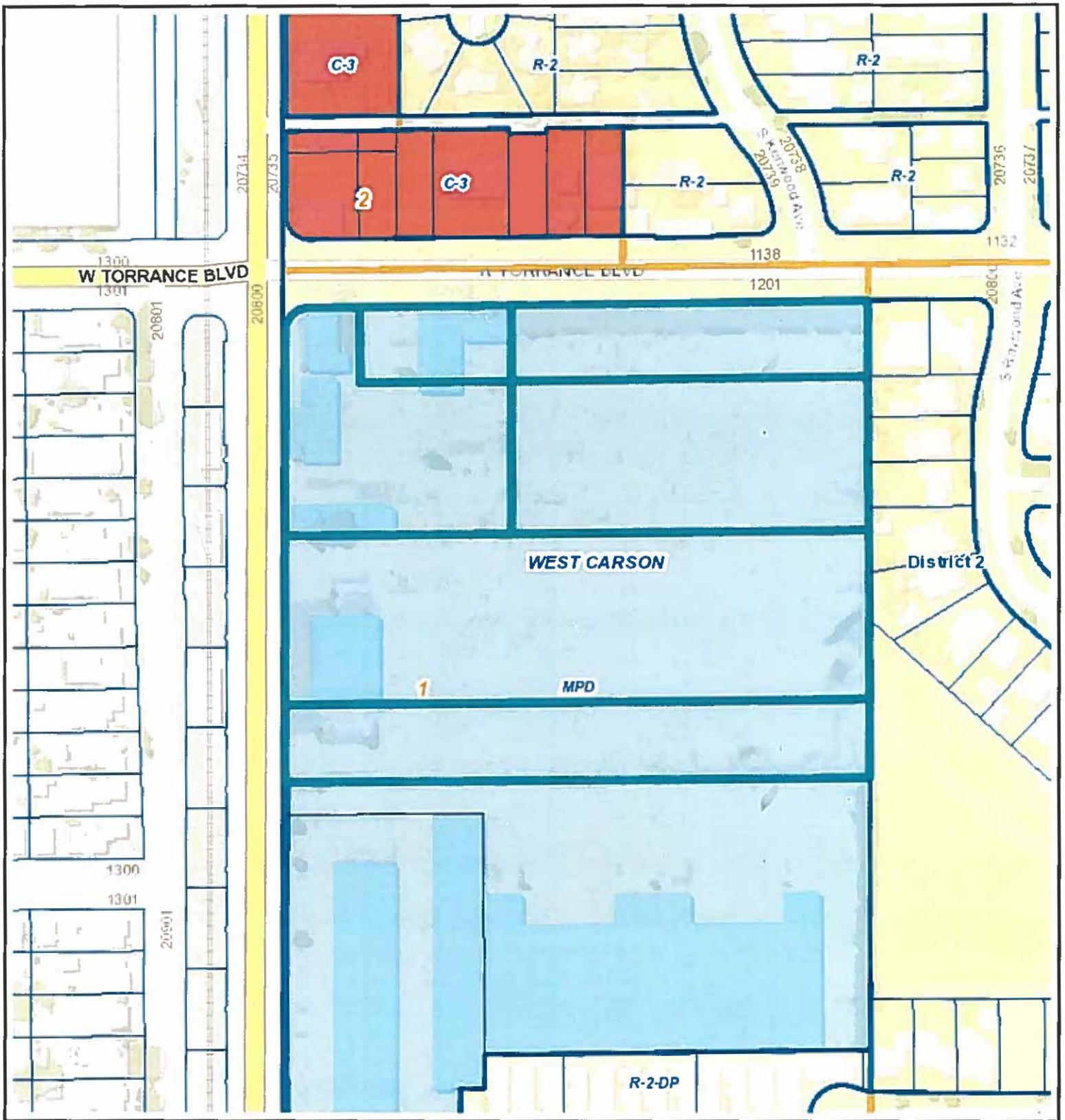
Image of the wall along the eastern property line of the project site. Equipment is parked along the wall and is visible well beyond the height of the wall.



Image of the unstriped equipment parking area.



Image of the equipment repair area.



Land Use and Zoning Map

Printed: Jun 23, 2015

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