Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 16, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: PROJECT NO. R2012-001296
CASE NO. RLURT201200001/ENV CASE NO. T201200141
AMENDMENT TO TITLE 22 (ZONING ORDINANCE) REGARDING SECONDHAND STORES IN ZONE C-2

Agenda of August 22, 2012 Agenda Item No. 6

On August 9, 2012, staff transmitted materials for the above noted project on Secondhand Stores for the public hearing to be held on August 22, 2012. Attached are additional materials relating to this project:

1. Revised Draft Ordinance, as recommended by County Counsel.

2. Additional comment letters.

BD:as

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

ORDINANCE NO. Draft

An Ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to allowing secondhand stores in Zone C-2 with development standards in the unincorporated areas of Los Angeles County.

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

SECTION 1. Section 22.08.190 is amended to read as follows:

22.08.190 S.

...

-- "Secondary highway" means a highway so designated on the Highway Plan, planned to serve an areawide or countywide transportation function, normally with four moving lanes of traffic on 80 feet of right-of-way, but which may have only two lanes of moving traffic in nonurban areas.

-- "Secondhand store" means a retail store that collects and sells primarily donated used clothing, household goods and merchandise. This definition does not include antique shops, pawnshops, junk and salvage yards or sales of used vehicles or vehicle parts.

SECTION 2. Section 22.28.130 is amended to read as follows:

22.28.130 Permitted uses. Premises in Zone C-2 may be used for:

A. The following commercial uses, provided all sales are retail only and all goods sold except genuine antiques and items sold at secondhand stores are new~~,~~ ~~unless otherwise specified in this section specified otherwise~~:

1. Sales

...

- Retail Stores
- Secondhand stores, provided that:

  a. Residential uses, accessory or otherwise, are prohibited;

  b. Donation drop-off, sorting, storing and distributing areas shall be located entirely within an enclosed building; and

c. One wall sign, not exceeding four square feet in sign area, shall be posted on the building stating that any donation drop-offs during non-business hours are prohibited. Such sign shall not be calculated towards the maximum permitted wall sign area for this use.

– Shoe stores.

...

DRAFT

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

GAIL FARBER, Director

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

July 17, 2012

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: John Gutwein
Land Use Regulation Division
Department of Regional Planning

Attention Alyson Steward

FROM: Anthony Nyivih
Land Development Division
Department of Public Works

DRAFT SECONDHAND STORES ORDINANCE

Thank you for the opportunity to review the draft Secondhand Stores Ordinance that was submitted to Public Works for review on June 6, 2012. The draft ordinance is to allow secondhand stores in Zone C2. Public Works reviewed the draft ordinance, and we have no comments.

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

SB

RC:tb
P:\ldpub\SUBMGT\Ordinances\DRP - Secondhand Store Ordinance.docx

City of San Marino

Planning & Building Department

August 6, 2012

Alyson Stewart
Senior Planner
Ordinance Studies Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: PROPOSED SECONDHAND STORE ORDINANCE

Dear Ms. Stewart:

The City of San Marino appreciates the opportunity to review the proposed ordinance and provide comments. The purpose of this ordinance, as initiated by Supervisor Don Knabe, sounds reasonable as it provides affordable goods during a difficult economic environment. However, it may not be sound planning practice to allow them in unincorporated areas that are in close proximity to more restrictive commercial zones in adjacent cities like San Marino.

As you know, the City of San Marino is quite unique. It is a small low-density residential community with no multi-family or industrial development. The scale and type of commercial businesses are reflective of the City's desire to maintain a high quality of goods and services designed to serve the local community. As such, all commercial zoned properties are C-1 which only allows retail sales of new products. Secondhand stores are expressly prohibited in our C-1 zone.

If this ordinance is approved, it is conceivable that a secondhand store could be permitted by right on County properties located across the street (San Gabriel Boulevard) from commercial properties in San Marino. I have noticed that the County properties are zoned either C-2 or C-3. These properties, which are within the City's "sphere of influence", are inconsistent with our commercial properties. The City of San Marino does not find this proposed ordinance workable in every circumstance where there is a C-2 or C-3 zoned property.

We recommend the Regional Planning Commission take the foregoing comments into account when considering this ordinance. We further recommend the ordinance be amended in a manner that would exclude the properties within our sphere of influence or that the County properties in our sphere are rezoned to C-1.

RECEIVED
AUG - 8 2012

2200 Huntington Drive, San Marino, CA 91108-2639 • Phone: (626)300-0711 Fax: (626)300-0716

Sincerely,

David A. Saldaña, AICP
Planning and Building Director
City of San Marino

Cc: Mayor Dr. Richard Sun
Vice-Mayor Richard Ward
Councilman Dennis Kneier
Councilman Dr. Allan Yung
Councilman Eugene Sun
City Manager John Schaefer

Supervisor Michael Antonovich, 5th District
County of Los Angeles
500 West Temple Street, Room 869
Los Angeles, CA 90012

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
AUG 13 2012

August 9, 2012

Alyson Stewart, Planner
Department of Regional Planning
Ordinance Studies
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Stewart:

NEGATIVE DECLARATION, PROJECT NO. R2012-001296, PERMIT NO. RLURT201200001/RENV201200141, AN ORDINANCE AMENDING TITLE 22 TO ALLOW SECONDHAND STORES IN ZONE C-2 WITH DEVELOPMENT STANDARDS, LOS ANGELES COUNTY (FFER #201200103)

The Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The Fire Prevention Division, Land Development Unit, has no comments regarding this project at this time.
2. Any future development as a result of the proposed Title 22 amendment must comply with all applicable codes and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
3. Should any questions arise, please contact Juan Padilla of the County of Los Angeles Fire Department, Land Development Unit, at (323) 890-4243 or juan.padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance.

2. The proposed project will not have significant environmental impact in these areas.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the submitted information the Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Michael Y. Takeshita for Frank Vidales

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij