



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 25, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. R2014-01786-(4)
CONDITIONAL USE PERMIT NO. 201400135
ZONE CHANGE NO. 201400011
APPLICANT: ALAMEDA CORRIDOR-EAST CONSTRUCTION AUTHORITY
PUENTE ZONED DISTRICT
FOURTH SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

The proposed project would authorize a zone change from M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) to M-2-BE-DP (Heavy Manufacturing – Billboard Exclusion – Development Program (DP)) and a Conditional Use Permit (CUP) to allow the continued operation of an existing recycling center collection facility (Kay-Met Recycling) on a 1.03 acre lot. The project site is located at 19014 E. San Jose Avenue in the unincorporated community of Rowland Heights. The project site is currently zoned M-1.5-BE and B-1 (Buffer Strip). Recycling collection centers (currently classified as “junk and salvage yards” in the County Code since the Code does not have a category for recycling collection centers) are not a permitted use in the M-1.5 Zone but are permitted in the M-2 Zone with a CUP. The existing recycling center collection facility has operated on the site since 1990 without authorization from the Department of Regional Planning (Department). In 2014, the Department became aware of the facility’s unauthorized use when the facility required a change of vehicular access from Nogales Street to San Jose Avenue due to street improvements related to the Alameda Corridor-East rail project. The project qualifies as a Categorical Exemption (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County Environmental Guidelines.

The project was recommended for approval by the Regional Planning Commission (Commission) on May 31, 2017.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt pursuant to state and local CEQA Guidelines.
2. Instruct County Counsel to prepare the necessary documents to adopt Zone Change No. 201400011 as recommended by the Commission.
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 201400135.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is compatible with the surrounding area. The project site is developed with an existing recycling collection center facility and is surrounded by vacant, commercial, and industrial uses to the north, an electrical substation and warehouse uses to the south, and industrial uses to the east and west. The project site is not located near residential areas and is surrounded predominately by existing industrial uses.

The existing facility has operated on the site for over 25 years without major incidents or complaints. The zone change and CUP are needed to allow the facility to continue operating legally at this location. Continued operation of the facility advances County policy goals promoting the diversion of recyclable materials from the waste stream and providing recycling collection services.

The proposed zone change will implement a DP for the property. The –DP overlay will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.

The facility and proposed zone change on the subject property is consistent with the goals and policies set forth in the Countywide General Plan, the Rowland Heights Community Plan, and the County's Zoning code as it promotes an industrial use that serves the recycling and disposal needs of the community.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed project would help implement the County's Strategic Plan goals of increasing the well-being of County residents and promoting environmental sustainability.

The facility would provide recyclable collection services to the local residents and reduce overall waste generation by taking recyclables out of the main waste stream.

FISCAL IMPACT/FINANCING

Implementation of the proposed CUP and zone change should not result in any new significant costs to the County or to the Department of Regional Planning as the proposed project is a private development. Operating costs will be borne by the applicant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly noticed public hearing at its regularly scheduled meeting of May 31, 2017. The applicant's agent and the business owner testified in favor of the project. There were no other speakers who gave testimony regarding the project. The Commission subsequently voted 5-0-0 (5 concurring, 0 dissenting, 0 abstaining) to approve CUP No. 201400135 and recommended approval of Zone Change No. 201400011 to the Board of Supervisors (Board).

Pursuant to subsection B of Section 22.60.230 of the County Code, when the Commission makes a recommendation on a legislative action (plan amendment and zone change) concurrently with approval of a non-legislative land use application (CUP), the Board also calls the non-legislative application up for concurrent review.

ENVIRONMENTAL DOCUMENTATION

The project qualifies for a Categorical Exemption (Class 1 Exemption – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) under CEQA and the County environmental guidelines. The project is an existing facility and is not making significant physical changes to the facility or to the facility's operations. The project site is located in an area with an average slope of less than 20 percent and the zone change includes the establishment of a DP which authorizes the continued operation of the existing recycling collection facility without any changes to the site's existing land use or density. The DP also requires any future proposed uses on the site to be subject to a CUP and CEQA review.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed CUP and zone change is not anticipated to have a negative impact on current services.

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For further information, please contact Steve Mar at (213) 974-6435 or at smar@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:SM:lm

Attachments: Regional Planning Commission Approval and Hearing Documents

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

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