



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

April 17, 2018

Seda Yeghiyan
835 Mission Street
South Pasadena, CA 91030

**REGARDING: PROJECT NO. 2016-001804-(2)
CONDITIONAL USE PERMIT NO. RPPL2016003960
370 E. Redondo Beach Blvd., W. Rancho Dominguez-Victoria
(APN: 6129-019-041)**

Hearing Officer Alex Garcia, by his action of **April 17, 2018**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **May 1, 2018**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

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For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

A handwritten signature in blue ink, appearing to read 'T Seawards', with a stylized flourish at the end.

Travis Seawards, Principal Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),

c: DPW (Building and Safety); Zoning Enforcement

NP:TSS

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001804-(2)
CONDITIONAL USE PERMIT NO. RPPL2016003960**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2016003960 ("CUP") on April 17, 2018.
2. The permittee, A. Michael Moulton ("permittee"), requests the Project Permits to authorize the continued general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment ("Project") on a property located at 370 East Redondo Beach Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to Los Angeles County Code ("County Code") Section 22.44.130.E.6.b.
3. The Project Site is 4.63 acres in size and consists of one legal lot. The Project Site is rectangular in shape with level topography and is developed with the general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment.
4. The Project Site is located in the Victoria Zoned District and is currently zoned M-2-IP.
5. The Project Site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-2-IP
 - South: M-2-IP
 - East: M-2-IP
 - West: R-1 (Single-Family Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Light industrial, manufacturing, warehousing, and outdoor storage
 - South: Oil wells, single-family residences
 - East: Outdoor storage, automobile dismantling and repair, light industrial
 - West: Light industrial, manufacturing, warehousing, and outdoor storage
8. The findings for CUP No. 01-184-(2) state that there are previous zoning permit cases (SP Nos. 456, 646, 787, 1108, 1933, 2133, and CUP No. 1916) on the property for a fertilizer plant, and automobile dismantling yard, and two automobile wrecking yards. However, in 2001, when the applicant applied for a CUP for a bus storage yard, the

property was vacant. The following outlines the permit history for the property since the 2003 CUP approval.

- CUP No. 01-184-(2) approved a bus storage yard for 160 buses on July 23, 2003.
 - Notice of Violation No. 10-0018314 was issued on July 20, 2010 for not providing the required parking and site plan layout from the approved Exhibit "A" from CUP No. 01-184-(2).
 - Final Zoning Enforcement Order No. 10-0018314 was issued on December 8, 2010 for not providing the required parking and site plan layout from the approved Exhibit "A" from CUP No. 01-184-(2).
 - Minor Modification No. 01-184 approved minor modifications to CUP 01-184-(2) to allow the outside storage of trucks, vehicles, trailers, containers and other equipment in addition to buses on May 15, 2012.
 - Revised Exhibit "A" No. 201300118 approved a revised site plan layout to accommodate the outside storage of truck chassis on May 16, 2013.
 - Notice of Violation No. 15-0001764 was issued on March 31, 2015 for non-compliance with the site plan layout for Revised Exhibit "A" No. 201300118, and for non-compliance with signage and parking requirements.
9. The Project Site is accessible via East Redondo Beach Boulevard to the north. Primary access to the Project Site will be via an entrance and an exit on East Redondo Beach Boulevard.
10. There are six parking spaces provided against the wall along the front property line. There are five regular parking spaces and one handicap accessible space.
11. The project was reviewed by the County Departments of Public Works, Public Health, and Fire. Public Health cleared the project and has no additional requirements. Fire cleared the project with standard conditions related to adequate clearance, street identification, access, and fire hydrant testing. Public Works cleared the project with conditions to restrict the westerly and easterly driveways to a right-turn only ingress and egress, and to submit a detailed signing and striping plan for these improvements within 90 days of approval of the CUP.
12. 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 is a request to authorize the continued general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment on a property that has been previously permitted and used for outdoor storage that is located in a heavily urbanized area. The project site is also located adjacent to other industrial uses and does not contain any known sensitive biological or cultural resources, and is not located near any scenic resources.

13. 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, library, the Department's website, and property posting.
14. Staff has not received any public comments on the Project.
15. Hearing Proceedings: A duly noticed public hearing was held on April 17, 2018 before the Hearing Officer. Staff made a brief presentation to the Hearing Officer. The Hearing Officer did not have any follow up questions for staff.

John Cataldo, representing the applicant, testified that he read the conditions of approval. Mr. Cataldo commented that the sidewalks may have already been built to comply with ADA requirements. Susan Bell signed up to speak, but did not have any comments. The Hearing Officer asked Mr. Cataldo and Ms. Bell if the two billboards on the property were legal. Ms. Bell commented that all paperwork related to the billboards was lost in a 2016 fire.

The Hearing Officer requested that staff add a condition of approval regarding the billboards, which has been added as follows:

- The permittee shall have 90 days (June 17, 2018) to produce documentation to Regional Planning that the two billboards on the property were legally established. If no documentation can be provided, the permittee has 12 months (April 17, 2019) to either remove the billboards, or to submit an application to Regional Planning to legalize the billboards.

The applicant's representative agreed with the conditions of approval, and there being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes as agreed to by staff and the applicant's representative and approved the project.

16. The Hearing Officer finds that the Project is consistent with the Los Angeles County General Plan and the Heavy Industrial (IH) land use designation because the IH land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor capital intensive industrial activities, and the Project is a request to continue the use of the property for the general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment, and the outdoor storage of these items is considered an industrial use. In addition, the Project is supported by the following General Plan policies:

- Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.
- Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project Site is adjacent to residentially-zoned properties to the south, but any potential impacts are buffered by landscaping and an existing sound wall. The Project is required to provide a landscaped buffer of at least five feet from the southern property line. This area is also required to be landscaped with one 15-gallon tree for every 50-square-feet of landscaped area, which results in the planting of 27 new trees. Finally, the previous CUP required the construction of a 12-foot-tall sound wall, which exists along the southern parcel boundary.

17. The Hearing Officer finds that the Project is consistent with the development standards for the M-2 Zone for Floor Area Ratio (FAR), parking, and signs because the maximum allowed FAR is 1.0 and the property does not contain any structures, the Project is required to provide three parking spaces and six parking spaces are provided, and there are no existing or proposed business signs on the property.
18. The Hearing Officer finds that the Project is consistent with the development standards from the West Rancho Dominguez-Victoria CSD for setbacks, landscaped buffers, walls and fences, lot coverage, loading docks, and outside storage. Buildings and structures are required to be set back a minimum of ten feet from the front property line and landscaped and there are no structures on the property, but there is an existing eight-foot-high concrete masonry wall with steel rolling gates that are set back 10 feet from the front property line and the area is landscaped. The property abuts a residential zone to the south and therefore requires a landscaped buffer of at least five feet, and planted with one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip. There is an existing five-foot, landscaped buffer extending from the rear property line. There is a condition of approval that the area be landscaped with one 15-gallon tree for every 50 square feet of landscaped area, which results in the planting of 27 trees, within 90 days from the approval of the CUP. The Project requires a solid masonry wall or solid fence of at least eight feet on the south parcel boundary due to the adjacent residential zoning, and there is an existing 12-foot-high metal sound wall along this parcel boundary. There are no loading docks on the property, and the maximum lot coverage for the Project Site is 70 percent, but there are no structures on the property as the entire yard is used for outdoor storage, parking spaces, circulation routes, and landscaping. Finally, outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties, and the Project Site is enclosed by a 12-foot tall wall along the rear, southern parcel boundary. There is also an additional operational setback of 50 feet from the southern parcel boundary, and inventory in this area is not allowed to be stored over 12 feet, ensuring that outdoor storage is not visible from adjacent residential properties.
19. The Hearing Officer finds that the Project is consistent with the development standards for projects with outside storage and display related to fencing and wall requirements, landscaping, and outside storage restrictions. All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence, the fence or wall must be uniform in height, and shall be a minimum of eight feet and not exceed 15 feet. Where a fence or wall exceeds a height of 10 feet along street or highway frontages, they shall be set back at least three feet from the property line and that area shall be landscaped. The

property is enclosed by an eight-foot tall concrete wall with two steel rolling gates along the front property line, and a 12-foot tall metal sound wall along the rear property line. The rear wall is set back five feet and is landscaped. All fences and walls open to view from a street or highway or from a residential zone shall be constructed of masonry or metallic panels, at least .024 inches thick, be constructed in a workmanlike manner, and be painted a uniform, neutral color (excluding black). The eight-foot tall front concrete wall is well-constructed and well-maintained and painted a beige color. The rear 12-foot tall sound wall is metal and is also well-maintained with a uniform color. All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be distributed along the frontage, no planting area shall have a horizontal dimension of less than three feet, shall be well-maintained, and shall have a permanent watering system that satisfactorily irrigates all planted areas. The street frontage for the property is 330 feet, which results in the requirement for 330 square feet of landscaping along the front property. There is existing 2,400-square-feet of landscaping along the front property line, which is irrigated by a permanent watering system. Another 7,090 square feet of landscaping will be provided in new planters along the front property line, just inside the front wall. There is an existing 1,366 square-foot landscaped area along the rear sound wall and five foot setback area. As required by the County Code, the applicant will be conditioned to plant 27, 15-gallon trees in this area within 90 days of approval. Finally, all portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed shall not be stored above the height of the fence or wall within 10 feet of said fence or wall. The site plan depicts ten foot setbacks for the storage of materials along the east and west property lines, and limits stacking heights to the existing fence and wall heights, which are eight-feet on both sides. The rear property wall is 12-feet tall, and storage is limited to 12 feet for 50 feet from this wall. Finally, the property is surfaced with a gravel mixture that is well-maintained.

20. The Hearing Officer finds that the Project does 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 because the Project is consistent with the existing development pattern for the area, is well-buffered from adjacent residentially-zoned properties, and the property is well-maintained and managed. The project is a request to continue the use of the property for the outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment, and the property has been utilized for outdoor storage since 2003. The property fronts East Redondo Beach Boulevard, which is a major road, and the property is adjacent to properties to the east and west that are also zoned M-2 and are used for outdoor storage. Across East Redondo Beach Boulevard are additional industrial properties, so the project is consistent with the existing development pattern for the neighborhood. The southern parcel line is adjacent to residentially zoned properties that are mostly developed with oil wells, therefore, most of the single-family residential development near the property

is well-buffered from the project site. In addition, there is a five foot, landscaped setback and a 12-foot tall sound wall that separated the project site from the residential parcels, providing additional buffering. Finally, the property is well-maintained and orderly, and there are no records of public complaints against the property.

21. The Hearing Officer finds that the Project 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 in order to integrate the use with the surrounding area because the project is consistent with the General Plan land use designation (Heavy Industrial) as the outdoor storage of semi-trucks, vehicles or other heavy equipment is considered a heavy industrial use, and the project also meets all of the applicable development standards and requirements for M-2 Zone including parking and FAR requirements, the West Rancho Dominguez-Victoria CSD for setbacks, lot coverage, and buffering/landscaping, and for outside storage and display requirements for walls and fences, landscaping, and storage restrictions.
22. The Hearing Officer finds that the Project Site is adequately served by existing highways, streets, and by other public or private service facilities because the Project is a request to continue the use of the property for the general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment, and the property has been utilized as an outdoor storage yard since at least 2003. No new construction or grading is proposed with this Project except for new landscaping that will be placed along the rear property line and in areas behind the front property wall, and the re-construction of the driveways to comply with American with Disabilities Act (ADA) requirements, and therefore new public services and infrastructure is not required.
23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to twenty (20) years.
24. The Hearing Officer 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, and newspaper (La Opinion and Press Telegram, published March 7, 2018), 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 the unincorporated community of West Rancho Dominguez-Victoria. On February 28, 2018, a total of 74 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 four notices to those on the courtesy mailing list for the Victoria 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 Hearing Officer'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 HEARING OFFICER 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 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 HEARING OFFICER:

- 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 Number RPPL2016003960, subject to the attached conditions.

ACTION DATE: April 17, 2018

NP:TSS
3/6/18

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001804-(2)
CONDITIONAL USE PERMIT NO. RPPL2016003960**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the continued general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment, 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 April 17, 2038.** 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 outside storage yard 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 \$2,000.00. 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 ten (10) 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 the County Fire 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 **June 18, 2018**.
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 general outside storage of vehicles, trucks, containers, vehicle or truck components, and other associated non-hazardous materials and equipment.
20. The standards hours of operation for the storage yard are Monday through Friday, from 8:00 a.m. to 4:30 p.m.
21. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one space for each two persons employed on the shift having the largest number of employees. The largest number of employees on a shift is five persons, which would require not less than three parking spaces be provided based on the applicable ratio. If the permittee changes the property or project so as to require less parking than the minimum requirement, the permittee shall submit an application within 90 days of such occurrence.

If the project 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.

22. Within 90 days of approval, the permittee shall plant 27 fifteen-gallon trees that are to be evenly spaced throughout the rear setback landscaped area, as well as the proposed landscaping along the internal front property wall.

23. Landscaping shall be maintained 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 to the satisfaction of the Department of Regional Planning.
24. Parking spaces shall be used exclusively for the parking of the private vehicles of employees, customers, and other third party persons. Inoperable vehicles, vehicle parts, and other material and equipment related to the operations on the property shall not be maintained in any parking space.
25. All access to the project site shall be limited to right-turn ingress and egress and no left turns shall be permitted. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public rights of way.
26. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns.
27. No employee vehicles or trucks shall be parked along East Redondo Beach Boulevard.
28. All parking lot and other exterior lighting shall be hooded and directed away from roadways and neighboring residential properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of work activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking areas.
29. The permittee shall not use any outdoor amplified sound systems on the project site.
30. The permittee shall not store or use hazardous materials on the project site.
31. The permittee shall continually have posted the contact information for the Department of Regional Planning Zoning Enforcement section, and the property owner and/or business operator for the storage yard at a viable location by the entrance of the property along East Redondo Beach Boulevard.
32. The permittee shall maintain a current contact name, address, and telephone number on file with the Department of Regional Planning.
33. Security fencing, such as barbed wire and razor wire, shall not be visible by pedestrians on an adjacent right-of-way.
34. All fences and walls must be well-maintained at all times to the satisfaction of the Department of Regional Planning.

35. The permittee shall comply with all applicable NPDES or MS4 requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
36. The permittee shall have 90 days (June 17, 2018) to produce documentation to Regional Planning that the two billboards on the property were legally established. If no documentation can be provided, the permittee has 12 months (April 17, 2019) to either remove the billboards, or to submit an application to Regional Planning to legalize the billboards.
37. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 24, 2018.
38. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated February 2, 2017.
39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated January 31, 2018.

Attachments:

Fire Department Letter dated January 24, 2018
Public Works Department Letter dated January 31, 2018
Public Health Department Letter February 2, 2017



**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: 2016-001804

MAP DATE: 08/02/2016

CASE #: RPPL2016003960

LOCATION: 370 East Redondo Beach Blvd., Gardena

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

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access Fire Code 503.1.1 & 503.2.2
2. 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
3. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
4. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
5. 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



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- When security gates are provided, maintain a minimum access width of 26 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
- All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

CONDITIONS OF APPROVAL – WATER STSTEM

- All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- The required fire flow for the public fire hydrant 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
- The required fire flow for the private on-site fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. One (1) private on-site fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

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



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE:

January 31, 2018

TO: Nooshin Paidar
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

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

PLAN NO. RPPL 2016003960
PLAN TYPE: PERMITS & REVIEWS
WORK CLASS: CUP
PROJECT NAME: 2016-001804
370 EAST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE 19, PARCEL NO. 41
UNICORPORATED COUNTY COMMUNITY OF WEST RANCHO DOMINGUEZ

Thank you for the opportunity to review the Conditional Use Permit (CUP) and site plan for the subject project. The CUP is for the continued operation of outdoor storage within 500 feet of residential area. There is no new construction proposed.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Traffic

- 1.1 Restrict the westerly driveway located along the east side of Redondo Beach Boulevard to right-turn ingress only.

Nooshin Paidar
January 31, 2018
Page 2

- 1.2 Restrict the easterly driveway located along the east side of Redondo Beach Boulevard to right turn egress only.
- 1.3 Within 90 days of approval of this CUP, submit detailed signing and stripping plans for the above traffic requirements to Public Works' Traffic and Lighting Division for review and approval.

If you have any other questions regarding the traffic conditions, please contact Jeffrey Pletyak of Public Works' Traffic and Lighting Division at (626) 300-4721 or jpletya@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

AM:

\\Pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2016003960 - 370 East Redondo Beach Boulevard\RPPL2016003960\2017-12-12 RPPL2016003960 SUBMITTAL\DPW_Cleared_RPPL2016003960_2018-01-31.docx



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February 2, 2017

TO: Travis Seawards
Regional Planner
Department of Regional Planning

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

SUBJECT: CUP Consultation
PROJECT NO. 2016-001804/ RPPL2016003960
General Outdoor Storage
370 E. Redondo Beach Blvd., West Rancho Dominguez-Victoria

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

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The permit request is for general outside storage for buses, trucks, vehicles, trailers, containers, and other associated or similar equipment.

The Department recommends approval of the CUP. The conditions of approval documented in the Air Quality and Noise sections below shall be observed.

Potable Water Supply

The property is in the jurisdiction of a municipal water company (Golden State Water Company/ Southwest System). The applicant has submitted to this Department a current water will serve letter assuring water connection and service to the property.

Noise and Air Quality

Staff from Toxics Epidemiology Program (TEP) reviewed the project narrative, site plan and application for the above proposed project, located at 370 E. Redondo Beach Boulevard, West Rancho Dominguez, California. The following comments are presented:

Noise

12.08.550. Vehicle or motorboat repairs and testing. Repairing, rebuilding, modifying or testing any motor vehicle, motorcycle or motorboat in such a manner as to cause a noise disturbance across a real-property boundary or within a noise sensitive zone is prohibited.

12.08.460. Loading and Unloading operations. Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 PM and 6:00 A.M. in such a manner as to cause noise disturbances is prohibited.

12.08.390. Exterior noise standard. Citations for violations authorized when:

- A. Unless otherwise herein provided the following exterior noise levels shall apply to all receptor properties within a designated noise zone:

Noise Zone II, Residential Properties between 10:00 PM to 7 AM, 45 dBA
Noise Zone II, Residential Properties between 7:00 AM to 10:00 PM 50 dBA

- B. Unless otherwise herein provided, no person shall operate or cause to be operated any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following standards:

Standard 1	30 minute cumulative period (L50) not to be exceeded in any hour	50 dBA noise level	If background level higher than standard, then the ambient L50 becomes the new exterior noise level
Standard 2	15 minute cumulative period (L25) not to be exceeded in any hour	55 dBA noise level	Same as above
Standard 3	5 minute cumulative period (L8.3) not to be exceeded in any hour	60 dBA noise level	Same as above
Standard 4	1 minute cumulative period (L1.7) not to be exceeded in any hour	65 dBA noise level	Same as above
Standard 5	Exterior noise level which may not be exceeded for any period of time	70 dBA noise level	Same as above

Vibration

The County uses the vibration perception threshold (annoyance) of 0.01 particle velocity (ppv) inch per second (in/sec). Compliance with this standard would eliminate the potential for structural damage, which, for most structures range from 0.25 to 0.5 ppv in/sec during the construction phase of the project.

Air Quality

Implement a dust suppression program to prevent the migration of dust particles to adjacent residential area. Fugitive dust emission can be reduced by engineering controls such as:

- The use of tarps to cover sand or debris piles
- Covering bare soil surfaces with gravel, concrete or asphalt
- Tire washing while entering the facility
- Reduction of hours of operation
- Project design and orientation with respect to proximity to sensitive land use
- Restricting idling of vehicles to less than five minutes
- Limit the use of diesel powered point and moving sources.

The proposed dust suppression program has been found satisfactory.

Consult with the South Air Quality Management District (SCAQMD) regarding their site emissions regulations.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis 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) 430-5380 or mtsiebos@ph.lacounty.gov.