



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	March 5, 2020	
HEARING DATE:	March 17, 2020	AGENDA ITEM: 5
PROJECT NUMBER:	2017-003712	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2017006211	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	14826 South Avalon Boulevard, Gardena	
OWNER:	Gardena Properties, LLC/Alameda Pipe and Supply Co Inc	
APPLICANT:	Gardena Properties, LLC/Alameda Pipe and Supply Co Inc	
CASE PLANNER:	Sean Donnelly sdonnelly@planning.lacounty.gov	

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:

The Los Angeles County ("County") Department of Regional Planning staff ("Staff") recommends **APPROVAL** of Project Number 2017-003712, Permit Number CUP RPPL2017006211, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE PERMIT NUMBER RPPL2017006211 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the continued operation and maintenance of a facility for outdoor parking and storage of vehicles including trucks, buses, and container vehicles (“Project”) in the M-1-IP (Light Manufacturing- Industrial Preservation) and B-1 (Buffer Strip) Zones pursuant to County Code Section 22.22.030.

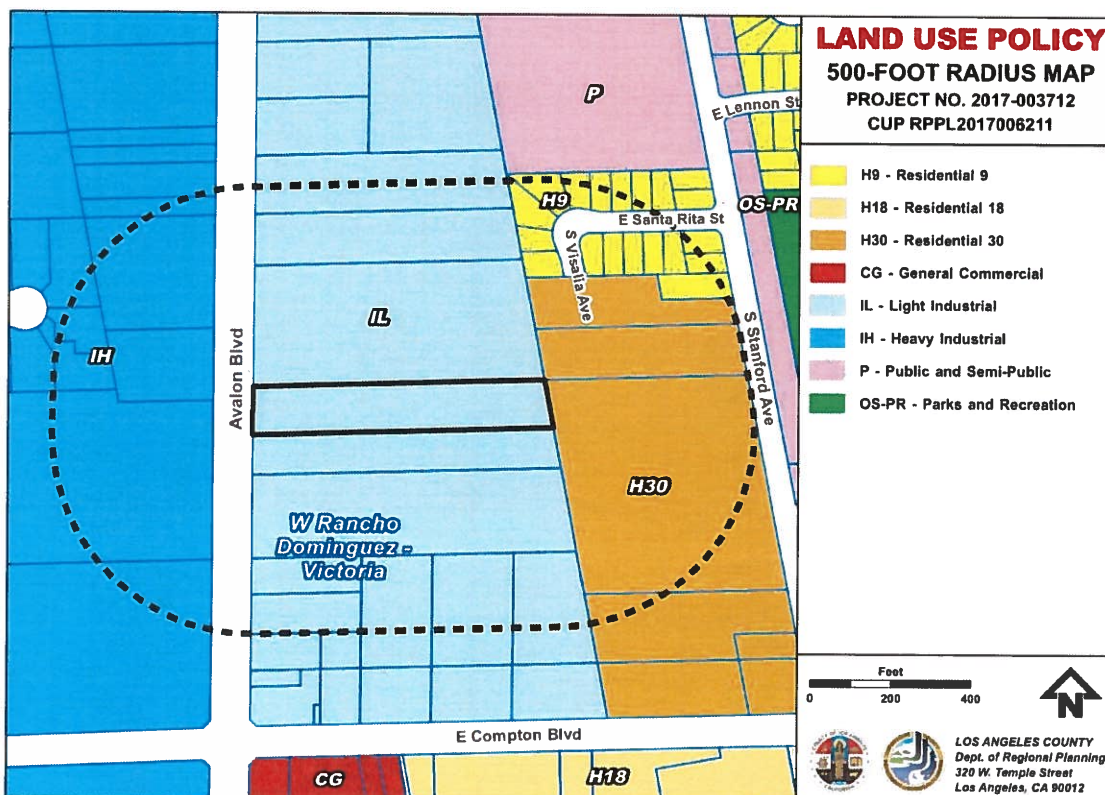
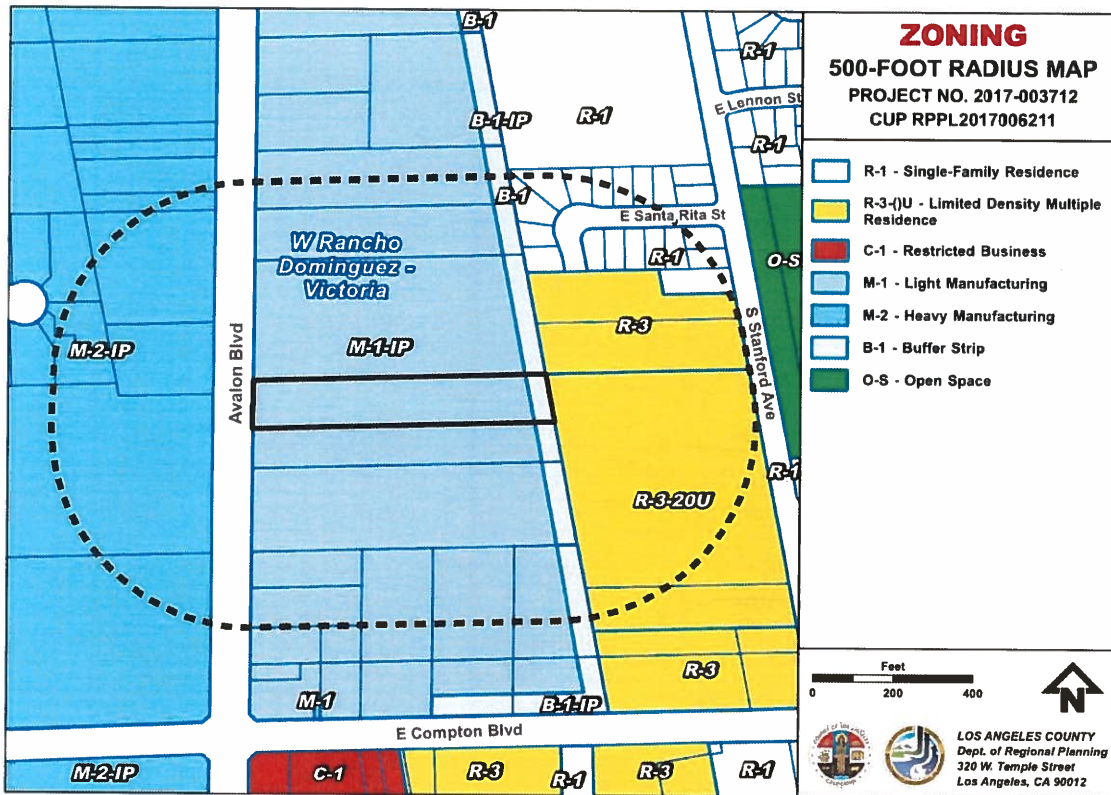
B. Project

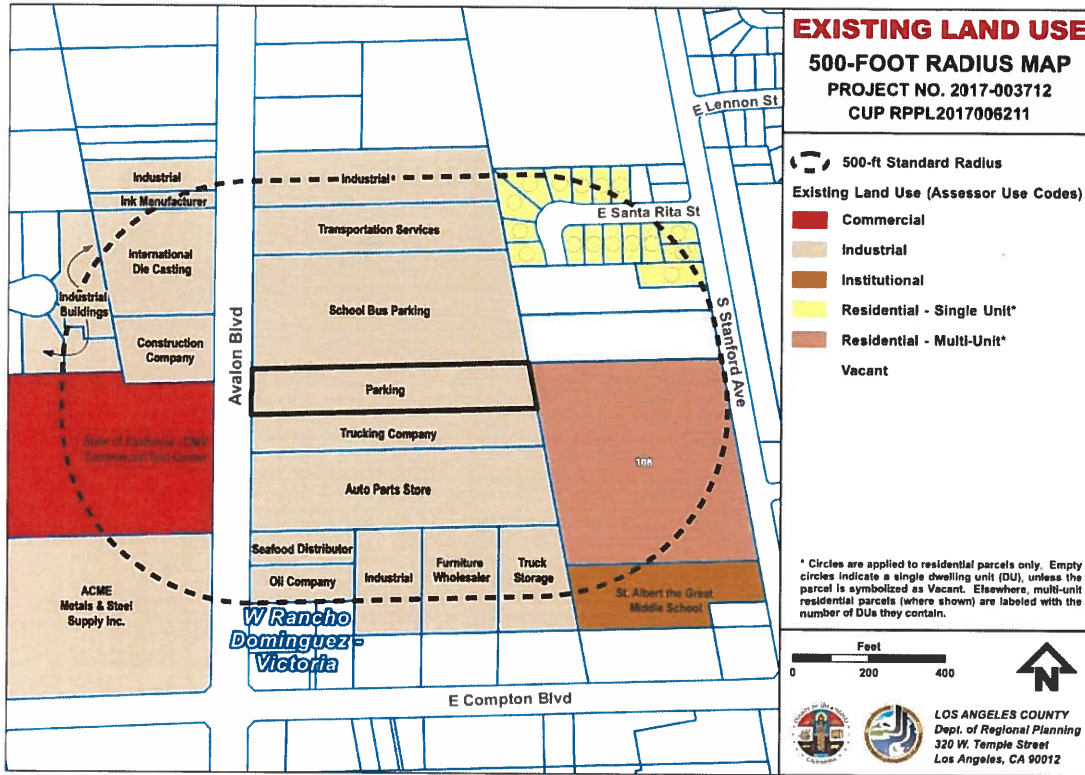
This Project is a request for a CUP to authorize the continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles. The Project is located at 14826 South Avalon Boulevard (“Project Site”). Access to the Project Site is from South Avalon Boulevard. A secondary access from the neighboring property to the north was closed and fenced as part of this project. The Project contains 96 truck parking spaces and three standard parking spaces. The Project Site is zoned M-1-IP, with the rear section zoned B-1. The Project was originally approved on 1/22/2008 by CUP 200600045-(2).

PROJECT SITE AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
PROJECT SITE	IL (Light Industrial)	M-1-IP, B-1	Bus Storage
NORTH	IL	M-1-IP, B-1	Bus Storage
EAST	H30 (Residential: 0–30 net dwelling units per acre), H9 (Residential: 0–9 net dwelling units per acre)	B-1, R-3-20U (Limited Density Multiple Residence 20 units), R-3 (Limited Density Multiple Residence), R-1 (Single-Family Residence)	Single Family Residential, Multi-Family residential
SOUTH	IL	M-1-IP, B-1-IP (Buffer Strip-Industrial Preservation)	Auto Parts Sales, Furniture Sales, Sea Food Distribution
WEST	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing, Industrial Preservation)	DMV Commercial Driving Test Center, Concrete Contractor, Metal Supplier, Door Sales





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494		May 2, 1927
5124	M-2 (Heavy Manufacturing), B-1	May 5, 1948
5999	M-2, B-1	June 24, 1952
2000-0067Z	M-1, B-1	November 14, 2000
20150043Z	M-1-IP, B-1	October 6, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RCUP-200600045	CUP for the continuation of a truck storage facility	Approved- January 22, 2008 Expired- January 22, 2018

C. Violations

There are no existing violations.

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the County General Plan 2035 ("General Plan") because the IL land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, and the Project is consistent with this land use designation. The Project is an existing outdoor truck storage and trailer hauling business, primarily catering to school buses. This industrial use adds to the mix of industries and commercial uses in the area, preserving vital employment in the area, and contributing to economic activity and potential economic growth in the County. This industrial use is existing and there is no expansion being proposed.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project complies with all the development standards and requirements prescribed by Title 22 of the County Code ("Title 22") for outside storage, fencing and walls, landscaping, setbacks, signage and parking. Landscaped areas along the front and rear of the Project Site will help to blend the Project into the neighborhood. The landscaped area along the rear of the Project Site will include 12 Tristania-Brisbane trees spaced roughly every 10 feet to provide extra buffering from abutting residential uses.

This Project does not require any new street improvements or other public utility improvements for operation. The Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; will not be 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. Design Compatibility

The Project Site is surrounded by similar industrial uses also appropriate for the area, with some residential uses to the east. The residential uses are buffered from the Project Site by landscaping along the rear of the Project Site, which contains both vines along the rear fence and 12 Tristania-Brisbane trees. In addition to the rear landscaping, the permittee complies with the landscaping requirements along the property frontage as depicted in the Exhibit "A." The Project also complies with all other applicable development standards prescribed by Title 22, including those for outside storage, fencing and walls, landscaping, setbacks, signage and parking.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.1158.050 of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

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 is an existing truck and bus storage facility with no proposed expansion or new development. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Health, in a letter dated June 28, 2018, recommended that the Project proceed to public hearing.
2. The Department of Public Works, in a letter dated May 21, 2018, recommended that the Project proceed to public hearing.
3. The Fire Department, in a letter dated February 27, 2019, recommended that the Project proceed to public hearing.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:

Nooshin Paidar

Nooshin Paidar, Supervising Regional Planner

Report

Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT J	Agency Correspondence



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

PROJECT NUMBER

2017-003712

HEARING DATE

March 17, 2020

REQUESTED ENTITLEMENTS

Conditional Use Permit ("CUP") No. RPPL2017006211

PROJECT SUMMARY

OWNER / APPLICANT

Gardena Properties, LLC./Alameda Pipe and Supply Co. Inc.

MAP/EXHIBIT DATE

November 27, 2019

PROJECT OVERVIEW

This Project is a request for a CUP to authorize the continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles. The subject property is zoned M-1-IP (Light Manufacturing- Industrial Preservation), with the rear section zoned B-1 (Buffer Strip). The Project was originally approved on January 22, 2008 by CUP 200600045.

LOCATION

14826 South Avalon Boulevard, Gardena

ACCESS

South Avalon Boulevard

ASSESSORS PARCEL NUMBER(S)

6137-004-066

SITE AREA

2.05 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Willowbrook-Enterprise

LAND USE DESIGNATION

IL- Light Industrial

ZONE

M-1-IPand B-1

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez-Victoria

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:
 - 22.158.050 (CUP Findings and Decision)
 - 22.350.060 (West Rancho Dominguez-Victoria CSD Wide Development Standards)
 - 22.350.070 (West Rancho Dominguez-Victoria CSD Zone Specific Development Standards)
 - 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:

Sean Donnelly

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**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2017-003712-(2)
CONDITIONAL USE PERMIT NO. RPPL2017006211**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2017006211** ("CUP") on March 17, 2020.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Gardena Properties, LLC/Alameda Pipe and Supply Co Inc ("permittee"), requests the CUP to authorize the continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles ("Project") on a property located at 14826 South Avalon Boulevard in the unincorporated community of Gardena ("Project Site") in the M-1-IP (Light Manufacturing- Industrial Preservation), and B-1 (Buffer Strip) zones pursuant to County Code Section 22.22.030.
3. **PREVIOUS ENTITLEMENT(S).** CUP No. 200600045 authorized the continuation of a truck storage facility.
4. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the General Plan Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Willowbrook- Enterprise Zoned District and is currently zoned M-1-IP and B-1. Pursuant to County Code Section 22.350.070, a CUP is required for truck storage abutting residential zones.
6. **PROJECT AND SITE PLAN DESCRIPTION.**
 - A. **Existing Site Conditions**

The Project Site is 2.05 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography that slopes up at the rear of the site and is developed with a truck and bus storage facility.
 - B. **Site Access**

The Project Site is accessible via Avalon Boulevard to the west. Primary access to the Project Site will be via an entrance/exit on Avalon Boulevard.
 - C. **Site Plan**

The site plan depicts the truck and bus storage facility with a row of truck parking running the length of both sides of the facility, with some along the rear as well. No truck or bus storage will take place in the B-1 buffer area. The truck parking facility

has a total of 96 truck parking spaces. Three standard size vehicle parking spaces exist along the front of the Project Site. A 500-square foot storage shed is located on the northwest corner of the Project Site. The Project Site is surrounded by a nine foot four-inch fence running along the perimeter. A concrete masonry unit ("CMU") block wall runs along the rear of the Project Site to buffer it from abutting residential uses. The CMU block wall measures six feet in height. Landscaped areas run along the front and rear boundaries of the Project Site. The landscaped area to the rear will also contain 12 Tristania-Brisbane trees to buffer the Project from adjoining residential uses. A secondary access to the property to the north was closed and fenced as part of this Project. This secondary access was closed as it led into another business which contains a similar use, and not a public right of way or easement.

D. Parking

The site plan depicts the project as having 96 truck parking spaces, and three standard sized parking spaces. There is no public facing commercial aspect to the Project, so customers do not visit the Project Site. The parking spaces can be used as employee parking as the only employees regularly on site are those who drive the trucks and buses; the employees can park in the stall associated with the bus or truck they are driving. It will be a condition of approval of this Project that trucks, buses, or other similar vehicles being stored on site may not be parked in standard sized parking spaces.

7. PUBLIC COMMENTS.

Staff has received no public comments as of the date of this report.

8. AGENCY RECOMMENDATIONS.

A. Los Angeles County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated May 21, 2018.

B. Los Angeles County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated February 27, 2019.

C. Los Angeles County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated June 28, 2018.

9. CEQA DETERMINATION.

Prior to the Hearing Officer'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 involves the continued operation of an existing truck and bus storage facility with no proposed expansion or new development.

GENERAL PLAN CONSISTENCY FINDINGS

10. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IL land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, and the Project is consistent with this land use designation. The Project is an existing truck and bus storage facility.

11. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is also supported by the following General Plan economic development principles, goals, and policies:

- *General Plan Guiding Principle 3: Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well educated workforce. This will provide a foundation for a jobs-housing balance and a vital and competitive economy in the unincorporated areas.*
- *Policy ED 1.6: Develop, advance, and promote competitive advantages for economic development and growth.*
- *Policy ED 2.1: Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.*

The Project contributes to the economic development in the community by providing a support service to commercial truck drivers and bus drivers and preserves this property for an industrial use, preserving vital employment in the area, and contributing to economic activity and potential economic growth in the County. This industrial use is existing and there is no expansion being proposed.

ZONING CODE CONSISTENCY FINDINGS

12. **TREE PLANTING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.350.070. *For properties in the M-1 zone abutting a Residential Zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.* The Project contains a rear landscaped area which is 10 feet deep and contains 12 trees planted roughly every 10 feet.

13. **REAR WALL.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.350.070. *For properties abutting a Residential Zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls) shall be erected along the property lines separating the two uses.* A six-foot-high CMU block wall runs along the rear of the property where it abuts residential. This is lower than the eight-foot required

minimum. Section 22.350.090 allows this standard to be modified through the approval of a CUP. The previous approval of this Project, CUP 200600045, contained this modification as well. The Project Site slopes up towards the rear of the site, and the six-foot CMU wall sits above the Project Site, improving the buffering effect of the six-foot CMU wall for the adjacent residentially zoned property. The B-1 buffer running along the rear of the Project Site also serves to adequately buffer the Project from adjoining properties.

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1-IP zoning classification as truck and bus storage is permitted in such zone with a CUP pursuant to County Code Section 22.350.070.
15. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.350.070. *A building or structure located more than 250 feet from a Residential Zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.* The storage shed on the property is 15 feet 10 inches tall.
16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070. *Where parking requirements for any use are not specified, parking shall be provided in an amount the Director finds adequate to prevent traffic congestion and excessive on-street parking.* The Project Site contains 102 truck/bus parking spaces, and three standard parking spaces. This is sufficient as the only employees regularly on site are the drivers of the trucks/buses, and they park in the space associated with their work vehicle. There is no public facing component of the Project and customers do not visit the Project Site.
17. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.350.060. *Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within this CSD: 1. All structures, walls, and fences open to public view shall remain free of graffiti. 2. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.* The Project shall be kept free of graffiti. Any graffiti that does occur shall be removed within 24 hours.

The standard identified in 22.350.070, *For properties abutting a Residential Zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls) shall be erected along the property lines separating the two uses,* is discussed in recital 13 above.

CONDITIONAL USE FINDINGS

- 18. The Hearing Officer finds that 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.** The Project complies with all the development standards and requirements prescribed by Title 22 of County Code ("Title 22") for outside storage, fencing and walls, landscaping, setbacks, signage and parking. Landscaped areas along the front and rear of the Project Site will help to blend the Project into the neighborhood. The landscaped area along the rear of the property shall include 12 trees spaced roughly every 10 feet to provide extra buffering from abutting residential uses. This Project does not require any new street improvements or other public utility improvements for operation.
- 19. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is surrounded by similar industrial uses also appropriate for the area, with some residential uses to the east. The residential uses are buffered from the Project Site by landscaping along the rear of the Project Site, which contains both vines along the rear fence and 12 Tristania-Brisbane trees. In addition to the rear landscaping, the permittee complies with the landscaping requirements along the property frontage as depicted in the Exhibit "A". The existing six-foot-high CMU block wall running along the rear of the site adequately buffers the Project and a modification of the standard as described in County Code Section 22.350.090 is appropriate. The Project also complies with all other applicable development standards prescribed by Title 22, including those for outside storage, fencing and walls, landscaping, setbacks, signage and parking.
- 20. The Hearing Officer finds that 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.** Access to the Project Site is from Avalon Boulevard. This Project does not require any new street improvements or other public utility improvements for operation. The Project complies with all the development standards and requirements prescribed by Title 22 for outside storage, fencing and walls, landscaping, setbacks, signage and parking. This industrial use is existing and there is no expansion being proposed.
- 21. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.**

ENVIRONMENTAL FINDINGS

22. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). This truck and bus storage facility is existing and there is no expansion being proposed.

ADMINISTRATIVE FINDINGS

23. **HEARING PROCEEDINGS.** *Reserved.*

24. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail, newspapers (*Our Weekly* and *La Opinion* on January 30, 2020), 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 Rancho Dominguez community. On January 28, 2020, a total of 36 Notices of Public Hearing were mailed to all property owners 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 Willowbrook-Enterprise Zoned District and to any additional interested parties.

25. **LOCATION OF DOCUMENTS.** 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 State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2017006211**, subject to the attached conditions.

ACTION DATE:

NP:SD

2/26/2020

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2017-003712
CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2017006211**

PROJECT DESCRIPTION

The project is a request for a CUP to authorize the continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles on a property zoned M-1-IP (Light Manufacturing- Industrial Preservation), with the rear section zoned B-1 (Buffer Strip), 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 22.240.060.F 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 March 17, 2035.** 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 CUP 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 truck and bus storage 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 22.238 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 **May 14, 2020**.
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 continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles.
20. A landscaped buffer of at least 10 feet shall be provided and shall be automatically irrigated by a permanent watering system. Twelve 15-gallon trees shall be planted equally spaced within the buffer strip as shown on the Exhibit "A."
21. The entrance to the Project Site from the neighboring property to the north shall remain closed and fenced off as depicted on the Exhibit "A."
22. The permittee shall provide parking as required by the County Code, and shown on the Exhibit "A," totaling 103 truck parking spaces, and three standard parking spaces. If the permittee changes the operation of the bus and truck storage facility so as to require less parking than 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, 90 days of such occurrence.

**PROJECT NO. 2017-003712
CONDITIONAL USE PERMIT ("CUP") NO.
RPPL2017006211**

**EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 5 OF 5**

If the truck and bus storage facility 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 Revised Exhibit "A" within 90 days of such occurrence.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This site will not affect the health, peace, comfort or welfare of the surrounding area or be materially detrimental to the use and enjoyment of property or create a public endangerment because it is for the continued use of the property for truck and bus storage along with ancillary equipment and material in an m-1 and b-1 zones that currently allow for such uses. the existing company has operated a similar business on the site for over twenty years. this request continues the business on the existing site and extends it to formerly unused property next door.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is 2.06 acres in size and is more than adequate to accommodate fences, walls, parking and loading facilities that can be landscaped to under the conditions imposed by title 22. the surrounding community and business will be shielded from the operations of applicant.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site abuts avalon blvd. which is a major highway leading north the rosecrans avenue which is a major highway leading the freeway access to the 110 fwy. these highways are improved as necessary to carry the kind and quantity of traffic such use generates. the highway is doing it now and will continue to be able to accommodate the traffic. there is no traffic from the site that will access or use neighborhood streets.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodeck, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	March 17, 2020
PROJECT NUMBER:	2017-003712
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2017006211
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	14826 South Avalon Boulevard, Gardena
OWNER:	Gardena Properties, LLC./Alameda Pipe and Supply Co. Inc.
APPLICANT:	Gardena Properties, LLC./Alameda Pipe and Supply Co. Inc.
CASE PLANNER:	Sean Donnelly, Regional Planner sdonnelly@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301. The Project is an existing truck and bus storage facility with no proposed expansion or new development.

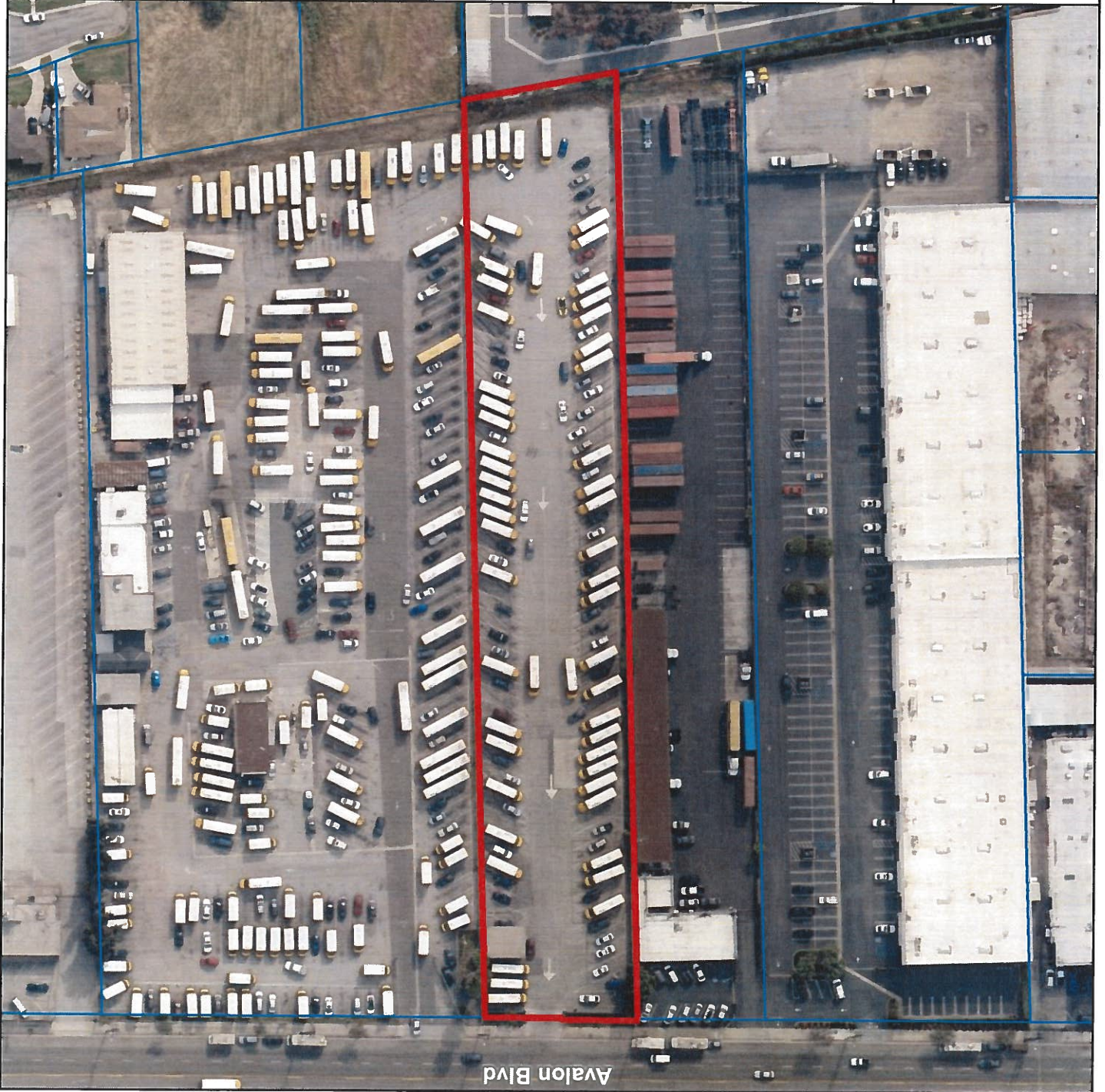
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2017-003712

CUP RPPL2017006211

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2019



Feet



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director
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Interim Health Officer
CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director
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Deputy Director for Health Protection
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Director of Environmental Health
BRENDA J. LOPEZ, REHS
Assistant Director of Environmental Health
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BOARD OF SUPERVISORS

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Kathryn Barger
Fifth District

6/28/18

RPPL2017006211

CUP to authorize use of parking and storage

Vicinity: 14828 S Avalon Boulevard Gardena CA 90248

Department of Public Health recommends clearance approval.

The Department of Public Health-Environmental Health Division has reviewed latest information that satisfies conditions for clearance on this CUP to authorize continued use of parking and storage. As indicated on the Environmental Assessment Information Form, there are 2 daily work shifts with a maximum of 98 employees.

For questions regarding the above, please contact the Drinking Water Program at (626) 430-5420

Prepared by:

Vincent Gallegos, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
vgallegos@ph.lacounty.gov
TEL (626) 430-5380



**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

CASE NUMBER: RPPL2017006211
PROJECT NUMBER: 2017003712

MAP DATE: February 27, 2019
PLANNER: Sean Donnelly

**THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT RECOMMENDS
CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS
PRESENTLY SUBMITTED.**

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@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:

May 21, 2018

TO: Nooshin Paidar
Zoning Permits West
Department of Regional Planning

Attention Heather Hughe:

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

PLAN NO. RPPL2017006211
PLAN TYPE: PERMITS & REVIEWS
WORK CLASS: CUP
PROJECT NAME: 2017-003712
ADDRESS: 14828 AVALON BOULEVARD
ASSESSOR'S MAP BOOK 6137, PAGE 4, PARCEL 66
UNINCORPORATED COUNTY COMMUNITY OF WEST RANCHO DOMINGUEZ

Thank you for the opportunity to review the zoning permit application and site plan for the subject project. The applicant is requesting a CUP for the continued use of an existing outdoor storage facility for trucks, containers, buses, and other non-hazardous material and equipment. There is no new construction proposed.

- Public Works has no conditions that need to be applied to this 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.

If you have any other questions or require additional information, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

TD:

\\Pw01\pwpublic\dpw\SUBPCHECK\Plan Checking Files\CUP\RPPL2017006211 - 14828 S Avalon Boulevard\DPW_Cleared_2018_05_22_RPPL2017006211.docx