



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Amy J. Bodek, AICP  
Director

September 25, 2018

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

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

8 September 25, 2018

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**HEARING ON PROJECT NO. 95036-(2)  
CONDITIONAL USE PERMIT NO. 200700069  
APPLICANT: ALAMEDA IMPORTS  
STARK PALM ZONED DISTRICT  
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

This is an appeal by Alameda Imports (Applicant) of the Los Angeles County (County) Regional Planning Commission's (Commission) decision to deny the Conditional Use Permit (CUP) application for an existing unpermitted automobile dismantling yard (Project) located at 9601 South Alameda Street (Project Site) in the community of Florence-Firestone.

**SUBJECT**

The Applicant requested a CUP to authorize an automobile dismantling yard in the Heavy Manufacturing Zone (M-2). The Applicant requested the CUP to legalize the unpermitted automobile dismantling yard, which has been operating without the required land use permit since at least 2007.

The Project Site is part of the 9600 Block of South Alameda Street (Property), which is under the ownership of the Eleanor Friend Trust (Property Owner). The Property is comprised of ten parcels. From 1968 to 1988, the Property was permitted to operate one junk and salvage yard. Since that permit expired in 1988, the Property has come to be occupied by eleven separate, unpermitted businesses. However, only three CUP applications, to legalize only three businesses, were submitted for the Property. The entire Property is in a severe state of disrepair, and none of the three CUP applications were adequate to address the eleven unpermitted businesses, property conditions, and the substantial list of zoning violations and health and safety issues.

The application for the CUP was inadequate and the materials had many inaccuracies. The Project Site, which is a 26,570 square foot parcel in the northeast corner of the Property, is occupied by three unpermitted businesses: an auto repair business; an auto parts vendor; and the Applicant's business, Alameda Imports; however, the Applicant only requested to legalize their own business. The site plan that was submitted with the application displayed inaccurate operating boundaries as the Applicant operates on parcels not identified as the Project Site. Finally, the Applicant was unable to show how the Project can meet the development standards for operating an automobile dismantling yard in the M-2 Zone and in the Florence-Firestone Community Standards District (CSD). These development standards include providing the parking required, not conducting work or storing materials in the areas designated for parking, obtaining building permits for all structures, maintaining on-site circulation routes, maintaining required landscaping, and not stacking materials above the fence height that is visible from neighboring properties and passers-by.

The Applicant and Property Owner were unresponsive to Department of Regional Planning (Department) Staff's (Staff) requests for information and were unable to take direction from Staff to address the numerous issues with the Project and the Property. Staff asked to meet with the Property Owner on several occasions to discuss the Property, Project issues, and Property violations; however, Staff had only one meeting with the Property Owner's representatives. There was no follow up from the Property Owner on the Property issues and violations discussed at this meeting, and further requests for meetings were ignored. Staff also requested that the Applicant update application materials to show how development standards could be met, but no materials were received.

On May 16, 2018, the Commission denied the Project. The Commission's decision was based on the evidence that the Applicant operated an unpermitted, heavy industrial land use since 2007 and did not make an adequate effort to obtain the required land use permit for the business. In addition, the Commission found that the Project Site had a documented history of zoning violations and safety issues. Finally, the Commission found that the Project did not meet the CUP Burden of Proof and Findings as outlined in Sections 22.56.040 and 22.56.090 of the County Code, which require that projects do not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, and jeopardize, endanger or constitute a menace to the public health, safety, or general welfare.

The Applicant appealed the Commission's denial of the CUP application claiming that there have been changes to the operational conditions of the site, site plan adjustments have been met to satisfy zoning code requirements, illegal additions have been removed, and new leased space has been acquired.

Since the Commission's denial of the Project on May 16, 2018, Staff has not received any updated application documents from the Applicant. Furthermore, Staff conducted a site

visit on August 8, 2018, and there have been no substantial changes to the Project Site and Property, and Staff confirmed that the existing violations and health and safety issues remain on the Property.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Affirm that the Project is statutorily exempt pursuant to State and local California Environmental Quality Act (CEQA) Guidelines; and
2. Indicate its intent to deny the appeal, and instruct County Counsel to prepare the necessary findings to uphold the Commission's denial of CUP No. 200700069.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Applicant requested a CUP to legalize an existing unpermitted automobile dismantling yard, which requires a CUP in the M-2 Zone pursuant to County Code Section 22.32.190. In addition, pursuant to Section 22.44.138.D.7.b, the CSD requires a CUP for all principal business uses conducted outside of an enclosed structure that are within 250 feet of a residential zone. Residential zones are approximately 200 feet west of the Project Site.

The Commission denied the Project based on the evidence that the Applicant operated an unpermitted heavy industrial land use since 2007, did not make an adequate effort to obtain the required land use permit for the business, the Property has a documented history of zoning violations and safety issues, and the Project does not meet the CUP Burden of Proof, as summarized below:

The Applicant has operated an automobile dismantling yard without the required land use permits since at least 2007. Additionally, two additional businesses not listed on the application, an auto parts business and an auto repair yard, operate on the Project Site without the required land use permits.

On March 22, 2007, the Applicant applied for a CUP to operate on the Project Site. The Applicant was already operating on the Project Site without an active CUP at the time of the application submittal; and

During regular site visits up until the Commission hearing, Staff observed two additional businesses operating on the Project Site: an auto repair business and an auto parts vendor. These two businesses were not included in the application nor shown on the site plan. Staff requested updated application materials and site plans based on the existing conditions of the Property, but the Applicant and Property Owner were unresponsive.

The Applicant made an inadequate effort to obtain the required land use permit to operate the automobile dismantling yard.

The Applicant filed a CUP application on March 22, 2007. In the following 11 years, Staff has requested several updates to the application and site plan, including updates that would show how required development standards would be met. Staff has not received any of the requested materials or revisions to the site plan. Additionally, two other businesses were identified to be operating on the Project Site that were not included in the application nor shown on the site plan;

On December 14, 2017, Staff sent a letter to the Property Owner regarding the outstanding application, the number of unpermitted businesses, and the various zoning violations. Subsequent to the letter, on January 25, 2018, the Property Owner's representative contacted Staff with questions about the letter. Staff requested a meeting to discuss the case in detail and the owner's representative agreed. Staff followed-up with an email and suggested meeting dates, but did not receive a response. Staff again followed up with phone calls and emails on February 5 and February 13, 2018, and did not receive a response; and

On March 1, 2018, Staff sent a letter to the Applicant and Property Owner stating that the Project was scheduled for denial as no updated application materials were received, and there was no response to Staff's request for a meeting.

The Property is in violation of the County Code and has an open Zoning Enforcement case. A Notice of Violation (NOV) No. RPCE20175915 was issued on September 6, 2017, for the following violations:

Operating an automobile dismantling business, an auto repair business, and an auto parts vendor without the required land use permits;

Dismantling work being conducted in designated parking areas;

Required landscaping not being maintained;

Unpermitted structures including a makeshift restroom;

Dismantled vehicles encroaching into walkways, vehicle circulation routes, and property entrance ways; and

Trash and debris on and around the property.

The Applicant allowed unsafe and illegal activities on the Property.

On every site inspection, Staff observed the unpermitted dismantling of automobiles and the handling of hazardous materials on the Property without the required land use permits or hazardous materials permits;

The Applicant did not complete any paperwork for the required environmental review of the Project Site, and the extent of the environmental impacts from these unpermitted uses on neighboring properties, including residences 200 feet to the west, could not be determined; and

The Property contains multiple illegal structures, which have not been permitted or inspected by the Building and Safety Division of the Department of Public Works, and present safety issues for workers and visitors to the Property.

In addition, the Commission found that based on substantial evidence presented at the hearing, the Applicant did not meet the following CUP Burden of Proof, as outlined in Sections 22.56.040 and 22.56.090 of the County Code, which require that:

The proposed use is consistent with the adopted General Plan;

The proposed use 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's health, safety or general welfare;

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; and

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 because the permittee and the property owner are unable to demonstrate the ability to comply with the regulations to operate the proposed uses at this location.

### **Implementation of Strategic Plan Goals**

Action on the Project is supported by the County Strategic Plan Goal 1 (Make Investments That Transform Lives), Goal 2 (Foster Vibrant and Resilient Communities), and Strategy

II.1 (Support the Wellness of our Communities.) The Commission's decision to deny the Project was in part based on evidence that the Project presented a health and safety concern to neighboring businesses and residents because the Applicant was operating heavy industrial uses without the required land use permits or appropriate measures to conduct the operation safely and in accordance with County Code standards. The Board of Supervisors' (Board) action on the Project addresses the overall wellness of the surrounding community, which suffers from environmental justice concerns related to the close proximity of heavy industrial uses to residential neighborhoods. Finally, taking action on businesses that operate heavy industrial uses without the required County permits reinforces the goal of fostering a vibrant community that supports County residents' wellness and health.

### **FISCAL IMPACT/FINANCING**

Action on the Project will not result in significant costs to the County. The Board's decision to uphold the Commission's decision means that the CUP is denied, the decision by the Board is final, and no other administrative action can be taken on the Project. The Board's decision to grant the appeal would send the Project back to the Department for further review, and the review cost is built into the CUP application fee.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The relevant permit history for the Project Site is as follows:

May 14, 1968: Zone Exception Case No. 8778 approved junk and salvage sales, sorting, and storage on the subject Property and surrounding parcels. This permit expired on May 14, 1988; and

December 19, 1995: CUP No. 95-036 approved automobile dismantling on an area in the northeast corner of the subject Property. This permit expired on December 19, 2005.

The Applicant submitted an application to the Department requesting a CUP to authorize an automobile dismantling yard on March 22, 2007.

From March 22, 2007, through May 16, 2018, Staff attempted to work with the Applicant and the Property Owner on the Project, but the Applicant and Property Owner were unresponsive and put forth an inadequate effort to provide the County with the materials to process the application or to abate the ongoing zoning violations on the Property. Since 2017, Staff has sent two incomplete application letters and one NOV, and requested a meeting three times with no response.

Based on the evidence and testimony given at the May 16, 2018 public hearing, the Commission denied the Project.

**ENVIRONMENTAL DOCUMENTATION**

On May 16, 2018 the Commission found that the Project was statutorily exempt pursuant to CEQA Guidelines Section 15270, because CEQA does not apply to projects that a public agency rejects or disapproves. Therefore, the Project qualified as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the Project is not anticipated to have a negative impact on current services. The Board's decision to uphold the Commission's decision means that the CUP is denied, and the decision by the Board is final, and no other administrative action can be taken on the Project. The Board's decision to grant the appeal would send the Project back to the Department for further review, and the review cost is built into the CUP application fee.

For further information, please contact Shaun Temple at (213) 974-6462 or [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov).

Respectfully submitted,



Amy J. Bodek, AICP  
Director

AJB:SA:NP:SCT:ems

Attachments: Findings and Conditions  
Commission Staff Reports  
Correspondence,

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

**APPLICANT**

Date 5/24/2018

Zoning Section  
Los Angeles County Board of Supervisors  
Room 383, Kenneth Hahn  
Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

PROJECT NO./CUP NO.: 95036-(2)

APPLICANT: NIMIA GONZALEZ

LOCATION: 9601 S. ALAMEDA ST. LOS ANGELES CA 90002

Zoned District:

**Related zoning matters:**

CUP(s) or VARIANCE No. CUP NO. 200700069 / PROJECT NO. 95036 (2)

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order, made payable to the **“Board of Supervisors”** (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$7,844\* OR

2 or less conditions of the Project to be listed below: \$915.00\*

[Empty box for listing conditions]

\*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors



**Briefly, explain the reason for this appeal (attach additional information if necessary):**

Requesting to appeal the denial of Conditional Use Permit due to the changes of the of operational conditions of the site, floor plan adjustments has been met to satisfy zoning code requirements, illegal additions has removed, and new leased space has been acquired.

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x   
**(Signed)** **Appellant**

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**Print Name**  
NIMIA GONZALEZ

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**Street Address**  
9601 S. ALAMEDA ST.

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**City/Zip**  
LOS ANGELES, CA 90002

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**Day Time Telephone Number**  
213-909-3335

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**E-mail Address**  
arielg@cmsla.net



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

May 16, 2018

Nimia Gonzalez  
9601 S. Alameda St.  
Los Angeles, CA 90002

Eleanor Friend  
10475 Wilshire Blvd., Unit 332  
Los Angeles, CA 90024

**REGARDING: PROJECT NO. 95036-(2)  
CONDITIONAL USE PERMIT NO. 200700069  
9601 S. ALAMEDA STREET (APN 6046-009-032)**

The Regional Planning Commission, by its action of **May 16, 2018**, has **DENIED** the above-referenced project. Enclosed are the Commission's Findings.

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 30, 2018**. **Appeals must be delivered in person.**

**Appeals:** To file an appeal, please contact:  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

For questions or for additional information, please contact Shaun Temple of the Zoning Permits West Section at (213) 974-6462, or by email at [stemple@planning.lacounty.gov](mailto:stemple@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

Shaun Temple, Senior Regional Planning Assistant  
Zoning Permits West Section

Project No. 95036-(2)  
May 16, 2018  
Page 2 of 2

Enclosures: Findings

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. 95036-(2)  
CONDITIONAL USE PERMIT NO. 200700069**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200700069 ("CUP") on May 16, 2018.
2. The Permittee, Alameda Imports ("Permittee"), requests the CUP to authorize an existing unpermitted automobile dismantling yard that is currently operating outside an enclosed building in the M-2 (Heavy Manufacturing) Zone. Automobile dismantling yards require a CUP in the M-2 Zone pursuant to County Code Section 22.32.190. In addition, pursuant to Section 22.44.138.D.7.b, the Florence-Firestone Community Standards District (CSD) requires a CUP for all principal business uses that are conducted outside of an enclosed structure and are within 250 feet of a residential zone.
3. The Project Site is located on parcel 6046-009-032, which is 0.61 acres in size ("Project Site"). The Project Site is rectangular in shape with level topography and is developed with an unpermitted auto dismantling yard, an unpermitted auto sales yard, and an unpermitted auto repair yard, all operating outside enclosed buildings.
4. The Project Site is located in Stark Palms Zoned District and is currently zoned M-2.
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
  - South: M-2; City of Los Angeles
  - East: M-2; City of South Gate
  - West: M-2; M-1 (Light Manufacturing); R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
  - North: Automobile dismantling yards, an automobile body and fender repair shop.
  - South: Automobile dismantling yard, a welding business, an auto repair business, and an auto body and paint business, auto glass installation, single-family residence, church, retail shopping plaza under construction.
  - East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).
  - West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

8. The zoning and case history for the Project Site (APN 6046-009-032) is as follows:
  - June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.
  - September 24, 1952: Special Permit No. 864 expanded an existing truck parts and junk yard onto the subject property.
  - May 14, 1968: Zone Exception Case No. 8778 approved junk and salvage sales, sorting, and storage on the subject property and on parcels 6046-009-012 and 6046-009-021. This permit expired on May 14, 1988
  - April 14, 1970: Zone Exception Case No. 9409 and Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except parcels 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
  - December 9, 1993: CUP No. 93-201 requested automobile dismantling and the sale of used auto parts on a portion of the subject property and parcel 6046-009-031. This permit was never completed.
  - December 19, 1995: CUP No. 95-036 approved automobile dismantling on a 6,250 square foot area in the northeast corner of the subject property. It only covered a portion of the yard area contained in this CUP request. CUP No. 95-036 expired on December 19, 2005.
9. The Project Site is accessible via South Alameda Street to the east. Primary access to the Project Site is via an entrance/exit on South Alameda Street. Secondary access is via an entrance/exit on East 96<sup>th</sup> Street to the north.
10. The Project Site is located on parcel 6046-009-032. Through site inspections and aerial photography research staff has found that the applicant, Alameda Imports, also operates on parcel 6046-009-021 as well as on sections of the northern 25 feet of parcels 6046-009-012, 6046-009-013, and 6046-009-014. Additionally, two businesses not identified in the application nor shown on the site plans, Morales Steering Columns and an unnamed auto repair yard, are operating in an approximately 7,500 square foot area in the southeast corner of the property.
11. The most recent permit for 9601 South Alameda is CUP No. 95-036-(2), which on December 19, 1995 authorized the operation of an automobile dismantling yard on a 6,250 square foot area in the north-east corner of the 30,000 square foot Parcel No. 6046-009-021. The CUP expired on December 19, 2005.
12. Staff recommends denial of the Project. There are heavy industrial uses and businesses on these properties that have been operating without a permit for over a decade. The Project Site has a record of zoning violations and safety issues, and the applicant and the property owner have not adequately responded to the County's request for information and requirements for a CUP application. Finally, the Permittee and property owner have failed to comply with zoning development standards and failed to abate existing zoning violations, and staff believes the Permittee has not met the required burden of proof for a CUP.

The auto dismantling, auto parts, and auto repair businesses have been operating without required land use permits since at least 2007. The Permittee has not made an adequate effort to obtain a CUP. Staff has requested that the application and site plans be updated to include all businesses that will be operating under the requested CUP, all the parcels on which they will be operating, and how all the development standards will be met for those businesses on those parcels. After repeated requests from staff, the application and site plans have not been updated.

The property has a record of zoning violations and safety issues, and is a detriment to the surrounding community. A zoning enforcement case was opened on July 10, 2017 and a Notice of Violation was issued citing businesses operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.

The parcels on which these businesses operate, as well as the remainder of the 9600 Block of South Alameda Street, is all under the ownership of the Eleanor Friend Trust (with the exception of parcels 6046-009-022 and 6046-009-023 in the northwest corner). On this Block under the Eleanor Friend Trust ownership, there are two other CUP applications, CUP200700026 at 9611 S. Alameda Street and CUP201300071 at S. 9625 Alameda Street. The operations for the businesses listed in these requested CUPs also do not conform to the information provided in the application or the site plans submitted. Morales Steering Columns, through CUP200700026, is applying to operate on parcel 6046-009-031; however, as told to staff by the business manager, Eduardo Morales, he is subleasing this parcel to be split between a welding business, an auto repair business, and an auto body and paint business. None of these businesses are listed in the application or shown on the proposed site plan for that CUP, while the Morales business is actually operating on the southwest corner of parcel 6046-009-031, the parcel which is part of the application for this CUP for Alameda Imports. The welding business, auto repair business, and auto body and paint business are also operating on parts of parcels 6046-009-016 and 6046-009-018, which are parcels included in the application for CUP201300071, where Tony's Auto Parts is applying to operate an auto dismantling yard. These businesses are not listed in the application for that permit nor shown on its proposed site plan. In the southwest corner of this block under the Eleanor Friend Trust ownership, there are two automobile repair businesses, an automobile body and paint business, an engine parts yard, and an unconfirmed residential unit. None of these businesses have the required land use permits nor an application to obtain one. Staff has sent multiple letters to the property owner in an attempt to resolve the inconsistencies between the CUP applications and the actual on-the-ground operations, but has not received any updates to the applications or site plans.

13. The following history outlines staff efforts to work with the applicant on this project. All of the correspondence referenced below are attached.

- a. December 19, 2005: CUP No. 95-036 expired. This CUP was approved on December 19, 1995 and authorized operation of an auto dismantling yard in the 6,250 square-foot area in the northeast corner of parcel 6046-009-032.
- b. March 22, 2007: CUP No. 200700069 was submitted to authorize operation of an auto dismantling yard on parcel 6046-009-032. This CUP has not been finalized and is still pending.
- c. July 11, 2017: Zoning Permits and Zoning Enforcement staff conducted a joint inspection of the subject property and spoke with the business owner, Nimia Gonzalez, on-site regarding the pending CUP application, zoning violations, and steps to move forward in abating zoning violations, including clearing the designated parking area and cleaning trash and debris, and progressing in the CUP application, including submitting updated project drawings.
- d. July 31, 2017: Staff conducted a site inspection to monitor progress in abating zoning violations. Adequate progress was not made in clearing the designated parking area and cleaning trash and debris as requested.
- e. September 6, 2017: Staff conducted a site inspection. As zoning violations were still present, Zoning Enforcement staff posted Notice of Violation No. RPCE201705915 for violations including operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.
- f. December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- g. January 25, 2018: Frank Cimino contacted staff stating that he was a long-time business associate of the property owner and represented the property owner in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and parcel boundaries, and the operation of illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.
- h. February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- i. February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to

move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No Follow-up email was received by Mr. Cimino.

- j. February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses as well as created an updated list of all the zoning violation on the property.
- k. March 1, 2018: Staff sent a letter to the property owner and the applicant stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the project was scheduled for denial on May 2, 2018.
- l. March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
- m. March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which parcels they will operate as well as how each would meet the required development standards. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
- n. April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the Project Site of this CUP.
- o. April 12, 2018: Staff posted the hearing notice on the subject property.
- p. April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.
- q. May 2, 2018: staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.

14. Staff has requested site plans that accurately represent the businesses operating on the subject property, where they operate, and how they meet required development standards. Staff has not received the requested site plans and therefore has been unable to circulate them to other County Departments for comments and recommendations.

15. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Statutory Exemption (Projects Which Are Disapproved) 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 pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.



16. 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.
17. Staff has not received any public comments on the Project.
18. A duly noticed public hearing was held on May 16, 2018 before the Regional Planning Commission. Commissioners Louie, Shell, Moon, and Smith were present. Commissioner Modugno was absent. Staff presented testimony and a recommendation for denial of the project due to a record of zoning violations and safety issues on the property, the applicant's inability to work in a timely manner to obtain a CUP, and because two businesses not part of the application are operating on the Project Site. The applicant's representative requested an extension to have time to show how the applicant could operate within the Project Site requested and to meet required development standards. The property owner stated that they had filed eviction notices on the businesses on the southwest corner of the block and that once those businesses have been removed they could remove all unpermitted structures on the block, move fence lines to conform with parcel lines and CUP Project Sites, and reorganize the businesses that they want to remain, but that everything depended on the eviction of the unpermitted businesses, which they weren't sure how long it would take. After discussion, the Commission concluded that the effort to evict several unpermitted businesses and to clean up the property to standard would most likely take at least one year and that the applicant's ability to file an application for the same use of the same property following a denial would be a period of one year. As such, the Commission agreed that it would be best to deny the permit so the owner could take care of all the issues first and then they should come back and reapply for a CUP when ready. There being no further testimony, the Commission closed the public hearing and denied the Project.
19. The Commission finds that the applicant, Alameda Imports, as well as two other businesses not listed on the application nor shown on the site plan, an auto parts business and an auto repair yard, are operating without the required CUP permit since at least 2007.
20. The Commission finds that the Project Site has a record of zoning violations and safety issues. A zoning enforcement case was opened on July 10, 2017 and a Notice of Violation was issued citing businesses operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways. These violations have not been abated.
21. The Commission finds that the Permittee and the property owner have not been adequately responsive to the County's requests for information to process the CUP application and have not made an adequate effort to obtain the required land use permits for the properties or abate existing zoning violations. Staff has contacted the

property owners and applicant several times, including by letter, requesting that the application and site plans be updated to include all businesses that will be operating under the requested CUP, all the parcels on which they will be operating, and how all the development standards will be met for those businesses on those parcels. After repeated requests from staff, the application and site plans have not been updated.

22. The Commission finds that land uses at this location have adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. The Permittee is not able to substantiate all facts identified by the Conditional Use Burden of Proof and findings as outlined in Sections 22.56.040 and 22.56.090 of the County Code. The auto dismantling yard is unpermitted and has been operating without the required land use permit since at least since 2007. An additional auto parts business and auto repair yard located in the southeast corner of the Project Site are also unpermitted. Staff believes Residential neighborhoods are 200 feet to the west of the project site, and the property has an extensive list of current zoning violations and safety issues, including unpermitted automobile dismantling, unpermitted structures, and trash and debris on and around the property.

Several businesses are operating without permits and without meeting development standards. The existing businesses do not meet zoning requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair. The existing businesses do not have adequate parking or ingress and egress. The area around the property is not well-maintained and there are visible piles of trash, litter, and materials from on-site businesses.

23. The Commission finds that the auto parts business and auto repair yard are not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22. The project site has had an open Notice of Violation for multiple development standards, and the property owner and the applicant have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for outside storage and display. In addition, the project site is not in compliance with Title 22 development standards for these uses related to parking, signage, landscaping, fence/wall requirements. County staff has initiated several requests for revised application materials and project updates. The property owner has not provided an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings and zoning violations have not been abated.
24. The Commission finds that since the notice was given to the Permittee and property owner that the Project was scheduled for denial, the Permittee and the property owner have not made substantive efforts to address the existing zoning violations and safety issues on the properties. The owner's representative contacted staff one time following the receipt of the warning letter dated March 1, 2018 that the Project

was scheduled for denial. Staff met with the owner's son, and three others representing the owner. The owner's representatives stated that they would work to resolve the issues. Staff has not received updates to the application or site plans, and has seen minimal effort in abating the zoning violations.

25. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper (Huntington Park Bulletin and La Opinion), 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 Florence-Firestone. On April 5, 2018, a total of 91 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 two (2) notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use may be consistent with the adopted General Plan, but the Permittee and the property owner are not able to provide adequate information or application materials to determine the compatibility of the use with the surrounding area.
- B. The proposed use at the site adversely affects the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the Permittee and the property owner allow unpermitted heavy industrial uses on the Project Site, and the properties have a substantive record of zoning violations and safety issues, and the Permittee and property owner are unresponsive and unable to abate these violations.
- C. The proposed site is not 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 because the Permittee and the property owner have not shown the ability to meet the development standards for the proposed uses, M-2 Zone, outside storage and display, and the Florence-Firestone CSD, and the properties have a substantive record of zoning violations from 2007.

- D. The proposed site is not 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 because the Permittee and the property owner are unable to demonstrate the ability to comply with the regulations to operate the proposed uses at this location.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that pursuant to the California Environmental Quality Act Section 15061 and 15270 of the State CEQA Guidelines, CEQA does not apply to projects that the public agency rejects or disapproves, and therefore an environmental analysis was not required to be completed; and,
2. Denies Conditional Use Permit No. 200700069.

**ACTION DATE: May 16, 2018**

**VOTE: Concurring:Dissenting:Abstaining:Absent: 4:0:0:1**

Concurring: Smith, Louie, Shell, Moon

Dissenting: 0

Abstaining: 0

Absent: Modugno

NP:sct  
May 16, 2018

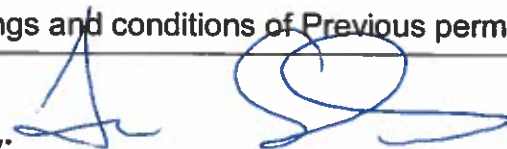
c: Each Commissioner, Zoning Enforcement, Building and Safety

# Regional Planning Commission Transmittal Checklist

Hearing Date  
05/16/18  
Agenda Item No.  
8

Project Number: 95036-(2)  
Case(s): Conditional Use Permit Case No. 200700069  
Planner: Shaun Temple

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (For ND/MND: Mandatory ND/MND Form + Initial Study / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By:  \_\_\_\_\_



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

**PROJECT NUMBER**  
 95036-(2)

**HEARING DATE**  
 May 16, 2018

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. 200700069

# PROJECT SUMMARY

**OWNER / APPLICANT**

Eleanor Friend Trust / Alameda Imports

**MAP/EXHIBIT DATE**

October 16, 2008

**PROJECT OVERVIEW**

The project is a request for a conditional use permit (CUP) to authorize an existing unpermitted auto dismantling yard that is currently operating outside an enclosed building. Auto dismantling yards require a CUP in the M-2 (Heavy Manufacturing) Zone. In addition, pursuant to Section 22.44.138.D.7.b of the Los Angeles County Code, the Florence Firestone Community Standards District (CSD) requires that all principal business uses that are conducted outside and are within 250 feet of a residential zone obtain a CUP.

Staff is recommending denial of the CUP. This business has been operating without the required land use permit since November 14, 2005 and the applicant has not made an adequate effort to obtain a CUP. Staff has not received requested revisions to the application materials. The property also has a record of zoning violations and safety issues. In addition to operating without a permit, other violations include noncompliance with the development standards for the M-2 Zone, outside storage and display, and automobile dismantling, and extensive litter and debris on and around the premises.

There are additional unpermitted businesses on these parcels, including automobile repair and auto body work. Staff has reached out to the owner Eleanor Friend Family Trust on several occasions, and to date, no adequate action has been taken to remedy the violations.

**LOCATION**

9601 S. Alameda St., Florence-Firestone

**ACCESS**

Alameda St.

**ASSESSORS PARCEL NUMBER(S)**

6046-009-021, 6046-009-032

**SITE AREA**

0.92 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Stark Palms

**LAND USE DESIGNATION**

IH – Heavy Industrial

**ZONE**

M-2 (Heavy Manufacturing)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Florence-Firestone

**ENVIRONMENTAL DETERMINATION (CEQA)**

Statutory Exemption (Section 15270, Projects Which Are Disapproved)

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.138 (Florence-Firestone CSD Requirements)
  - 22.32.200 (M-2 Zone Development Standards)
  - 22.52, Part 7, Outside Storage and Display

**CASE PLANNER:**

Shaun Temple

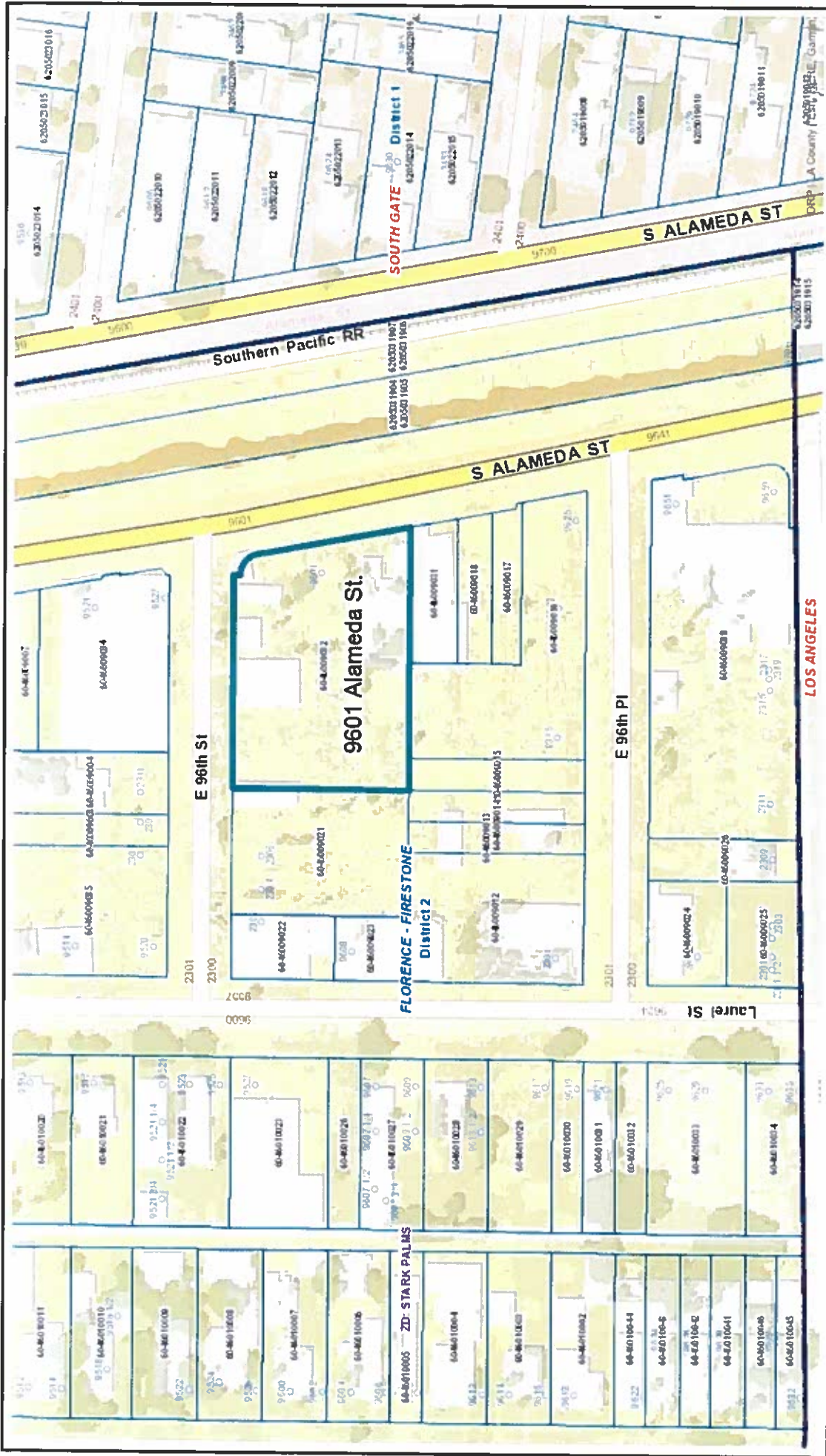
**PHONE NUMBER:**

(213) 974 - 6462

**E-MAIL ADDRESS:**

stemple@planning.lacounty.gov



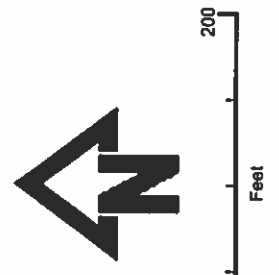


# 9601 Alameda

## Property Location Map

Printed: May 02, 2018

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### **ENTITLEMENTS REQUESTED**

The project is a request for a conditional use permit (CUP) to authorize an existing unpermitted auto dismantling yard that is currently operating outside an enclosed building. Auto dismantling yards require a CUP in the M-2 (Heavy Manufacturing) Zone. In addition, pursuant to Section 22.44.138.D.7.b of the Los Angeles County Code, the Florence-Firestone Community Standards District (CSD) requires that all principal business uses that are conducted outside and are within 250 feet of a residential zone obtain a CUP.

### **PROJECT DESCRIPTION**

The applicant, Alameda Imports, is requesting a CUP to authorize an existing unpermitted automobile dismantling yard currently operating outside an enclosed building, located at 9601 South Alameda Street in the unincorporated community of Florence-Firestone. Staff recommends denial of the project. The project site and adjacent properties contain multiple unpermitted heavy industrial uses, and the applicant and property owner are unable to provide accurate application and site plan documents for staff review. The property is part of the Industrial Use Task Force due to the substantive history of zoning violations and safety issues, and the applicant and property owner have also not made an adequate effort to abate existing zoning violations or respond to staff's multiple requests for accurate application materials.

The application and site plan for Alameda Imports show the business exclusively operating on parcel 6046-009-032 (Project Site). This parcel is located within the larger block of 9600 South Alameda Street, which contains several other parcels. However, following site visits and aerial photography research, the business manager confirms that Alameda Imports is also operating on parcel 6046-009-021 as well as on sections of parcels 6046-009-012, 6046-009-013, and 6046-0009-014. Additionally, Morales Steering Columns and an unnamed auto repair yard are also operating in areas that the applicant shows as their Project Site. However, these two businesses are not mentioned in the application nor shown on the site plan. Therefore, the applicant has not provided a site plan that depicts accurate businesses and their areas of operation.

Alameda Imports, as well as all of the other unpermitted businesses on the 9600 Block of South Alameda Street are located on parcels under the ownership of the Eleanor Friend Trust (with the exception of parcels 6046-009-022 and 6046-009-023 in the northwest corner). Staff estimates there are approximately eleven separate unpermitted businesses currently operating on these properties, however, there are only three current CUP applications on file with Regional Planning: CUP No. 200700069 at 9601 S. Alameda Street for this Project, CUP No. 200700026 at 9611 S. Alameda Street for an auto dismantling yard, and CUP No. 201300071 at 9625 S. Alameda Street for an auto dismantling yards. Similar to this project, the applications for the other two CUPs identified above are not adequate as they do not accurately show the existing or proposed business boundaries and do not conform to the information provided in the application or the site plans. Refer to Figures A and B enclosed with this document for visual aid. Figure A depicts the area of operation for Alameda Imports, Morales, and Tony's Auto as shown in their CUP applications. Alameda Imports is shown in the area



shaded in blue in the upper right hand corner. Figure B depicts the eleven different businesses and their areas of operation as observed by staff.

The applicants and property owners are not able to provide accurate applications, project descriptions, or site plans, and as a result, staff is unable to make any progress on the three applications on these properties. For example, Morales Steering is applying to operate on parcel 6046-009-031; however, the business manager, Eduardo Morales, states he is subleasing this parcel to a welding business, an auto repair business, and an auto body and paint business. None of these businesses are listed on the application or shown on the proposed site plan. Concurrently, Morales Steering is actually operating on the southwest corner of parcel 6046-009-031, which is part of the CUP application for Alameda Imports. The welding business, auto repair business, and auto body and paint business are also operating on parts of parcels 6046-009-016 and 6046-009-018, which is the project area included in the application for CUP No. 201300071, where Tony's Auto Parts is applying to operate an auto dismantling yard. However, these businesses are not listed in the application for that permit and are not shown on the proposed site plan.

There are other areas of the property where there is no land use permit or application on file for the existing heavy industrial uses. In the southwest corner of the 9600 South Alameda block under the Eleanor Friend Trust ownership, there are two automobile repair businesses, an automobile body and paint business, an engine parts yard, and an unconfirmed residential unit. None of these businesses have the required land use permits nor an application to obtain one. Staff has sent multiple letters to the property owner in an attempt to resolve the inconsistencies between the CUP applications and the actual on-the-ground operations, but has not received any updates to the applications or site plans.

The area operated by Alameda Imports, and the subject of this application, has no existing land use permit. The most recent permit for 9601 South Alameda Street is CUP No. 95-036-(2), which authorized the operation of an automobile dismantling yard on a 6,250 square-foot area in the northeast corner of the 30,000 square-foot parcel 6046-009-032. The CUP expired on December 19, 2005. Therefore the existing automobile dismantling yard has been operating without the required land use permit for approximately 13 years.

In summary, staff recommends denial of the CUP. The applicant and property owner have not made an adequate effort to abate the violations and provide the required information to obtain a CUP. The application and site plans do not include all the businesses operating on the properties, and staff has requested that the application and site plans be updated to include all businesses that will be operating under the requested CUP, all the parcels on which they will be operating, and how all the development standards will be met for those businesses on those parcels. After repeated requests from staff, the application and site plans have not been updated.

Additionally, these businesses have been operating without the required land use permits and have several zoning violations and safety issues. A zoning enforcement

case was opened on July 10, 2017 for the Project Site and a Notice of Violation was issued citing businesses operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.

Project History Summary

The following history outlines staff efforts to work with the applicant on this project. All of the correspondence referenced below is included with the attached findings.

- December 19, 2005: CUP No. 95-036 expired. This CUP was approved on December 19, 1995 and authorized operation of an auto dismantling yard in the 6,250 square-foot area in the northeast corner of parcel 6046-009-032.
- March 22, 2007: CUP No. 200700069 was submitted to authorize operation of an auto dismantling yard on parcel 6046-009-032. This CUP has not been finalized and is still pending.
- July 11, 2017: Zoning Permits and Zoning Enforcement staff conducted a joint inspection of the subject property and spoke with the business owner, Nimia Gonzalez, on-site regarding the pending CUP application, zoning violations, and steps to move forward in abating zoning violations, including clearing the designated parking area and cleaning trash and debris, and progressing in the CUP application, including submitting updated project drawings.
- July 31, 2017: Staff conducted a site inspection to monitor progress in abating zoning violations. Adequate progress was not made in clearing the designated parking area and cleaning trash and debris as requested.
- September 6, 2017: Staff conducted a site inspection. As zoning violations were still present, Zoning Enforcement staff posted Notice of Violation No. RPCE201705915 for violations including operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.
- December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- January 25, 2018: Frank Cimino contacted staff stating that he was a long-time business associate of the property owner and represented the property owner in

business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and parcel boundaries, and the operation of illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.

- February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No Follow-up email was received by Mr. Cimino.
- February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses as well as created an updated list of all the zoning violation on the property.
- March 1, 2018: Staff sent a letter to the property owner and the applicant stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the project was scheduled for denial on May 2, 2018.
- March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
- March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which parcels they will operate as well as how each would meet the required development standards. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
- April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the Project Site of this CUP.
- April 12, 2018: Staff posted the hearing notice on the subject property.
- April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.
- May 2, 2018: Staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.

Based on the project's long period of inactivity, the Project Site's record of zoning violations and safety issues, and the property owner's lack of response to staff's request for information, staff believes that the project is a detriment to the surrounding community and staff recommends denial of the project.

### **EXISTING ZONING**

The subject property is zoned M-2 (Heavy Manufacturing).

Surrounding properties are zoned as follows:

North: M-2

South: M-2; City of Los Angeles

East: M-2; City of South Gate

West: M-2; M-1 (Light Manufacturing); R-3 (Limited Density Multiple Residence)

### **EXISTING LAND USES**

The subject property is developed with an unpermitted automobile dismantling yard, auto parts vendor, and auto repair business.

Surrounding properties are developed as follows:

North: Automobile dismantling yards, an automobile body and fender repair shop.

South: Automobile dismantling yard, a welding business, an auto repair business, and an auto body and paint business, auto glass installation, single-family residence, church, retail shopping plaza under construction.

East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).

West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

### **PREVIOUS CASES/ZONING HISTORY**

The following are previous cases associated with the Project Site (APN 6046-009-032):

- June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.
- September 24, 1952: Special Permit No. 864 expanded an existing truck parts and junk yard onto the subject property.
- May 14, 1968: Zone Exception Case No. 8778 approved junk and salvage sales, sorting, and storage on the subject property and on parcels 6046-009-012 and 6046-009-021. This permit expired on May 14, 1988
- April 14, 1970: Zone Exception Case No. 9409 and Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except parcels 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
- December 9, 1993: CUP No. 93-201 requested automobile dismantling and the sale of used auto parts on a portion of the subject property and parcel 6046-009-031. This permit was never completed.
- December 19, 1995: CUP No. 95-036 approved automobile dismantling on a 6,250 square foot area in the northeast corner of the subject property. It only

covered a portion of the yard area contained in this CUP request. CUP No. 95-036 expired on December 19, 2005.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to CEQA Guidelines Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

### **STAFF EVALUATION**

#### General Plan Consistency, Zoning Consistency, and Neighborhood Impact

The project site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan. This land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities. The project is also zoned M-2, which allows for heavy industrial uses such as auto dismantling yards. The request to operate an automobile dismantling yard therefore generally meets the requirements for the General Plan land use designation. However, the applicant has not demonstrated the ability to meet the applicable zoning ordinance standards for this project.

The applicant is also required to substantiate all facts identified by the Conditional Use Permit Burden of Proof and Findings as outlined in the Los Angeles County Code (Title 22) Sections 22.56.040 and 22.56.090 , and the applicant has not met this burden. The auto dismantling yard is unpermitted and has been operating without the required land use permit since at least 2007. The additional businesses of auto repair and auto parts are operating on the Project Site, but are not listed on the application nor shown on the site plans. Staff believes that land uses at this location have adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. Residential neighborhoods are 200 feet to the west of the project site, and the property has an extensive list of current zoning violations and safety issues, including unpermitted automobile dismantling, required landscaped areas not being maintained, and dismantled vehicles stored above the fence height. The applicant operated unpermitted heavy industrial uses and handled hazardous materials on the property without the required land use permits or hazardous materials permits. In addition, a required environmental review of the project site was never completed, and the extent of the environmental impacts from these uses on neighboring properties, including residences 200 feet to the west, could not be determined. For example, there are areas of the property with inadequate paving or surfacing, and automobile dismantling and storage of hazardous materials was observed over unpaved ground, potentially allowing the release of untreated hazardous materials into the groundwater system. The immediate area is impacted by the property owner's lack of oversight of these properties. Several heavy industrial businesses are operating without permits and do not meet development standards. The existing businesses do not meet zoning requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair.

The existing businesses do not have adequate parking or ingress and egress. Finally, the property has had multiple inspections finding that the area around the property is not well-maintained and there were visible piles of trash, litter, and materials from on-site businesses.

Staff believes that the auto parts business and auto repair yard are not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22. The Project Site has an open Notice of Violation for multiple development standards, and the property owner and the applicant have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for outside storage and display. In addition, the Project Site is not in compliance with Title 22 development standards for these uses related to parking, signage, landscaping, fence/wall requirements.

The applicant and property owner have put forth minimal effort to obtain a CUP. County staff has initiated several requests for revised application materials and project updates. The property owner has not provided an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings. Finally, there has been little to no effort to address the substantive list of violations and safety issues at the project site despite numerous warnings and staff inspections of the property.

In summary, there are heavy industrial uses and businesses on these properties that have been operating without a permit. The project site has a substantive record of zoning violations and safety issues, and the applicant and the property owner have not adequately responded to the County's request for information and requirements for a CUP application. Finally, the applicant and property owner have failed to comply with zoning development standards and abate existing zoning violations. Therefore, staff believes the applicant has not met the required burden of proof for a CUP and recommends denial of this application.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 and 22.56.090 of Title 22. Staff does not have a copy of The Burden of Proof with applicant's responses. Staff is of the opinion that the applicant has not met the burden of proof.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff has requested site plans that accurately represent the businesses operating on the subject property, where they operate, and how they meet required development standards. Staff has not received the requested site plans and therefore has been unable to circulate them to other County Departments for comments and recommendations.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **DENIAL** of Project Number 95036-(2), Conditional Use Permit Number 200700069, subject to the attached findings.

**SUGGESTED DENIAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS STATUTORALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND DENY CONDITIONAL USE PERMIT NUMBER 200700069 SUBJECT TO THE ATTACHED FINDINGS.**

Prepared by Shaun Temple, Senior Regional Planning Assistant, Zoning Permits West Section

Reviewed by Nooshin Paidar, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

Figure A (CUPs submitted on the 9600 Block of S. Alameda St.)

Figure B (Observed businesses on the 9600 Block of S. Alameda St.)

Draft Findings

Correspondence

Site Photographs

Aerial Image

Site Plan

NP:sct

May 1, 2018



FIGURE A – CUPs SUBMITTED ON THE 9600 BLOCK OF SOUTH ALAMEDA STREET

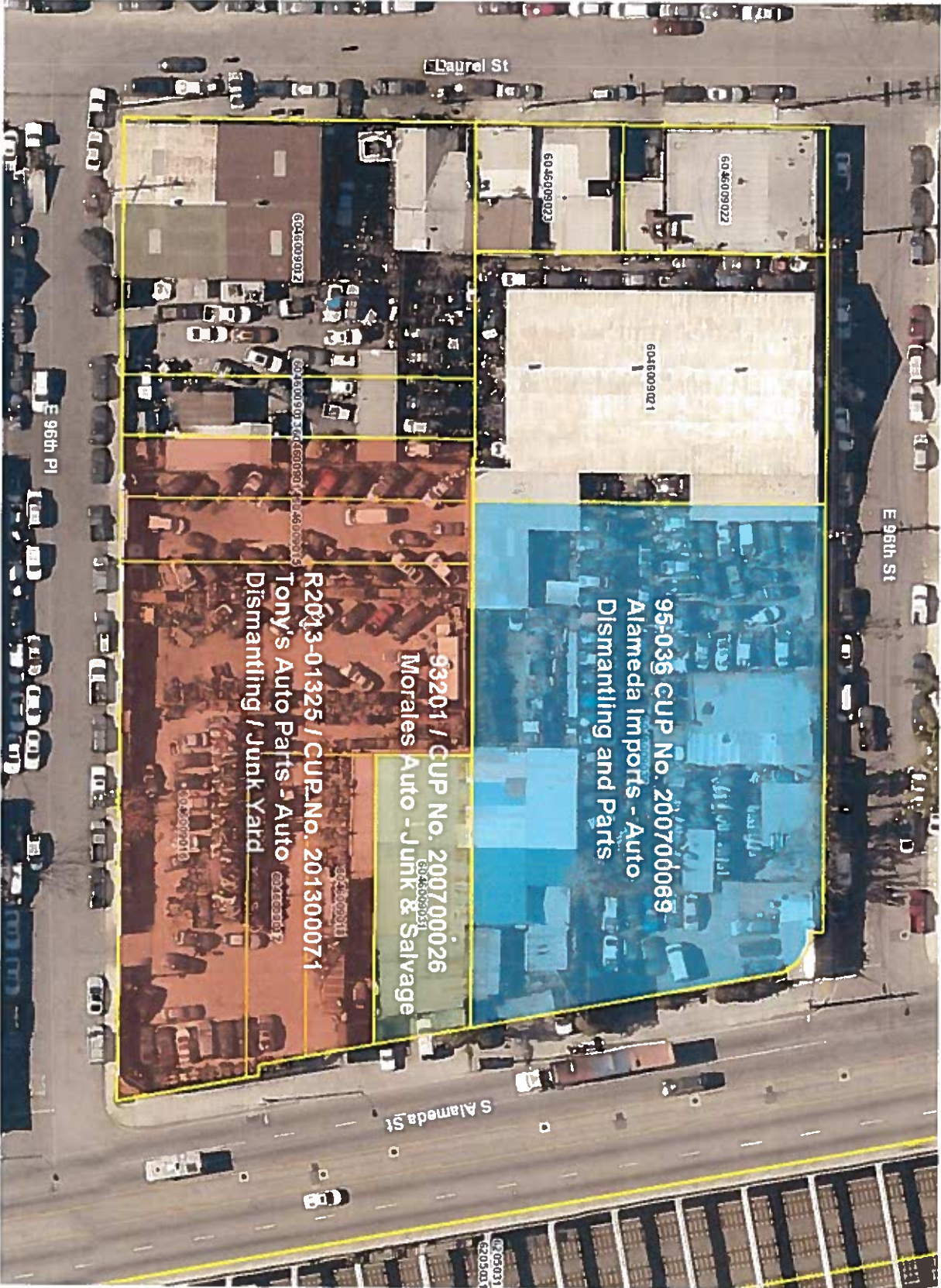
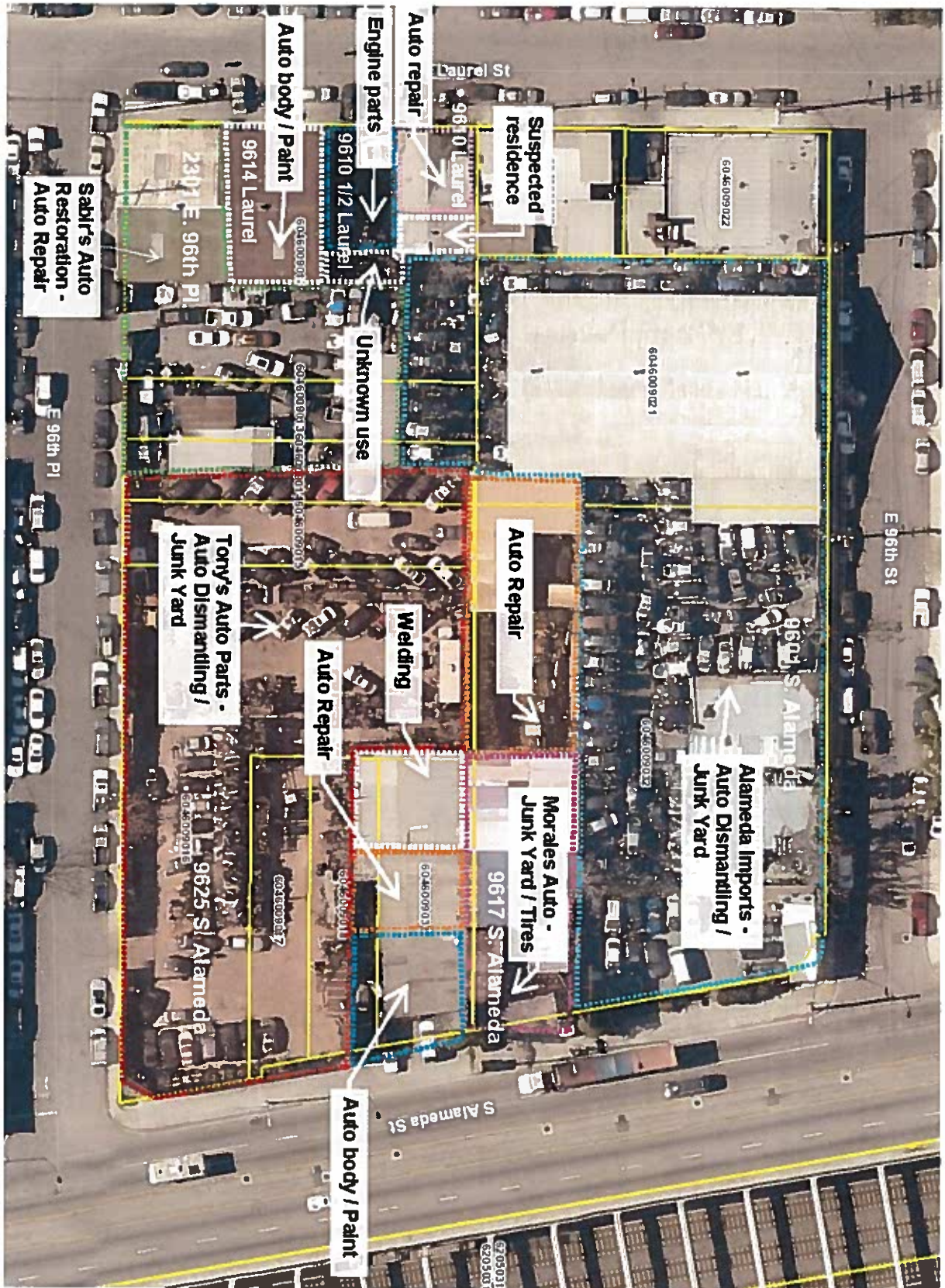




FIGURE B – OBSERVED BUSINESSES ON THE 9600 BLOCK OF SOUTH ALAMEDA STREET



**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. 95036-(2)  
CONDITIONAL USE PERMIT NO. 200700069**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200700069 ("CUP") on May 16, 2018.
2. The Permittee, Alameda Imports ("Permittee"), requests the CUP to authorize an existing unpermitted automobile dismantling yard that is currently operating outside an enclosed building in the M-2 (Heavy Manufacturing) Zone. Automobile dismantling yards require a CUP in the M-2 Zone pursuant to County Code Section 22.32.190. In addition, pursuant to Section 22.44.138.D.7.b, the Florence-Firestone Community Standards District (CSD) requires a CUP for all principal business uses that are conducted outside of an enclosed structure and are within 250 feet of a residential zone.
3. The Project Site is located on parcel 6046-009-032, which is 0.61 acres in size ("Project Site"). The Project Site is rectangular in shape with level topography and is developed with an unpermitted auto dismantling yard, an unpermitted auto sales yard, and an unpermitted auto repair yard, all operating outside enclosed buildings.
4. The Project Site is located in Stark Palms Zoned District and is currently zoned M-2.
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
  - South: M-2; City of Los Angeles
  - East: M-2; City of South Gate
  - West: M-2; M-1 (Light Manufacturing); R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
  - North: Automobile dismantling yards, an automobile body and fender repair shop.
  - South: Automobile dismantling yard, a welding business, an auto repair business, and an auto body and paint business, auto glass installation, single-family residence, church, retail shopping plaza under construction.
  - East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).
  - West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

8. The zoning and case history for the Project Site (APN 6046-009-032) is as follows:
  - June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.
  - September 24, 1952: Special Permit No. 864 expanded an existing truck parts and junk yard onto the subject property.
  - May 14, 1968: Zone Exception Case No. 8778 approved junk and salvage sales, sorting, and storage on the subject property and on parcels 6046-009-012 and 6046-009-021. This permit expired on May 14, 1988
  - April 14, 1970: Zone Exception Case No. 9409 and Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except parcels 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
  - December 9, 1993: CUP No. 93-201 requested automobile dismantling and the sale of used auto parts on a portion of the subject property and parcel 6046-009-031. This permit was never completed.
  - December 19, 1995: CUP No. 95-036 approved automobile dismantling on a 6,250 square foot area in the northeast corner of the subject property. It only covered a portion of the yard area contained in this CUP request. CUP No. 95-036 expired on December 19, 2005.
9. The Project Site is accessible via South Alameda Street to the east. Primary access to the Project Site is via an entrance/exit on South Alameda Street. Secondary access is via an entrance/exit on East 96<sup>th</sup> Street to the north.
10. The Project Site is located on parcel 6046-009-032. Through site inspections and aerial photography research staff has found that the applicant, Alameda Imports, also operates on parcel 6046-009-021 as well as on sections of the northern 25 feet of parcels 6046-009-012, 6046-009-013, and 6046-009-014. Additionally, two businesses not identified in the application nor shown on the site plans, Morales Steering Columns and an unnamed auto repair yard, are operating in an approximately 7,500 square foot area in the southeast corner of the property.
11. The most recent permit for 9601 South Alameda is CUP No. 95-036-(2), which on December 19, 1995 authorized the operation of an automobile dismantling yard on a 6,250 square foot area in the north-east corner of the 30,000 square foot Parcel No. 6046-009-021. The CUP expired on December 19, 2005.
12. Staff recommends denial of the Project. There are heavy industrial uses and businesses on these properties that have been operating without a permit for over a decade. The Project Site has a record of zoning violations and safety issues, and the applicant and the property owner have not adequately responded to the County's request for information and requirements for a CUP application. Finally, the Permittee and property owner have failed to comply with zoning development standards and failed to abate existing zoning violations, and staff believes the Permittee has not met the required burden of proof for a CUP.

The auto dismantling, auto parts, and auto repair businesses have been operating without required land use permits since at least 2007. The Permittee has not made an adequate effort to obtain a CUP. Staff has requested that the application and site plans be updated to include all businesses that will be operating under the requested CUP, all the parcels on which they will be operating, and how all the development standards will be met for those businesses on those parcels. After repeated requests from staff, the application and site plans have not been updated.

The property has a record of zoning violations and safety issues, and is a detriment to the surrounding community. A zoning enforcement case was opened on July 10, 2017 and a Notice of Violation was issued citing businesses operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.

The parcels on which these businesses operate, as well as the remainder of the 9600 Block of South Alameda Street, is all under the ownership of the Eleanor Friend Trust (with the exception of parcels 6046-009-022 and 6046-009-023 in the northwest corner). On this Block under the Eleanor Friend Trust ownership, there are two other CUP applications, CUP200700026 at 9611 S. Alameda Street and CUP201300071 at S. 9625 Alameda Street. The operations for the businesses listed in these requested CUPs also do not conform to the information provided in the application or the site plans submitted. Morales Steering Columns, through CUP200700026, is applying to operate on parcel 6046-009-031; however, as told to staff by the business manager, Eduardo Morales, he is subleasing this parcel to be split between a welding business, an auto repair business, and an auto body and paint business. None of these businesses are listed in the application or shown on the proposed site plan for that CUP, while the Morales business is actually operating on the southwest corner of parcel 6046-009-031, the parcel which is part of the application for this CUP for Alameda Imports. The welding business, auto repair business, and auto body and paint business are also operating on parts of parcels 6046-009-016 and 6046-009-018, which are parcels included in the application for CUP201300071, where Tony's Auto Parts is applying to operate an auto dismantling yard. These businesses are not listed in the application for that permit nor shown on its proposed site plan. In the southwest corner of this block under the Eleanor Friend Trust ownership, there are two automobile repair businesses, an automobile body and paint business, an engine parts yard, and an unconfirmed residential unit. None of these businesses have the required land use permits nor an application to obtain one. Staff has sent multiple letters to the property owner in an attempt to resolve the inconsistencies between the CUP applications and the actual on-the-ground operations, but has not received any updates to the applications or site plans.

13. The following history outlines staff efforts to work with the applicant on this project. All of the correspondence referenced below are attached.



- a. December 19, 2005: CUP No. 95-036 expired. This CUP was approved on December 19, 1995 and authorized operation of an auto dismantling yard in the 6,250 square-foot area in the northeast corner of parcel 6046-009-032.
- b. March 22, 2007: CUP No. 200700069 was submitted to authorize operation of an auto dismantling yard on parcel 6046-009-032. This CUP has not been finalized and is still pending.
- c. July 11, 2017: Zoning Permits and Zoning Enforcement staff conducted a joint inspection of the subject property and spoke with the business owner, Nimia Gonzalez, on-site regarding the pending CUP application, zoning violations, and steps to move forward in abating zoning violations, including clearing the designated parking area and cleaning trash and debris, and progressing in the CUP application, including submitting updated project drawings.
- d. July 31, 2017: Staff conducted a site inspection to monitor progress in abating zoning violations. Adequate progress was not made in clearing the designated parking area and cleaning trash and debris as requested.
- e. September 6, 2017: Staff conducted a site inspection. As zoning violations were still present, Zoning Enforcement staff posted Notice of Violation No. RPCE201705915 for violations including operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways.
- f. December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- g. January 25, 2018: Frank Cimino contacted staff stating that he was a long-time business associate of the property owner and represented the property owner in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and parcel boundaries, and the operation of illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.
- h. February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- i. February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to

- move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No Follow-up email was received by Mr. Cimino.
- j. February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the parcels of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses as well as created an updated list of all the zoning violation on the property.
  - k. March 1, 2018: Staff sent a letter to the property owner and the applicant stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the project was scheduled for denial on May 2, 2018.
  - l. March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
  - m. March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which parcels they will operate as well as how each would meet the required development standards. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
  - n. April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the Project Site of this CUP.
  - o. April 12, 2018: Staff posted the hearing notice on the subject property.
  - p. April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.
  - q. May 2, 2018: staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.
14. Staff has requested site plans that accurately represent the businesses operating on the subject property, where they operate, and how they meet required development standards. Staff has not received the requested site plans and therefore has been unable to circulate them to other County Departments for comments and recommendations.
15. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Statutory Exemption (Projects Which Are Disapproved) 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 pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

16. 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.
17. Staff has not received any public comments on the Project.
18. Held for Hearing Proceedings.
19. The Commission finds that the applicant, Alameda Imports, as well as two other businesses not listed on the application nor shown on the site plan, an auto parts business and an auto repair yard, are operating without the required CUP permit since at least 2007.
20. The Commission finds that the Project Site has a record of zoning violations and safety issues. A zoning enforcement case was opened on July 10, 2017 and a Notice of Violation was issued citing businesses operating without a permit, dismantling work in designated parking areas, required landscaping not being maintained, trash and debris on and around the property, unpermitted structures including a makeshift restroom, several dismantled cars encroaching onto walkways, vehicle circulation routes, and property entrance ways. These violations have not been abated.
21. The Commission finds that the Permittee and the property owner have not been adequately responsive to the County's requests for information to process the CUP application and have not made an adequate effort to obtain the required land use permits for the properties or abate existing zoning violations. Staff has contacted the property owners and applicant several times, including by letter, requesting that the application and site plans be updated to include all businesses that will be operating under the requested CUP, all the parcels on which they will be operating, and how all the development standards will be met for those businesses on those parcels. After repeated requests from staff, the application and site plans have not been updated.
22. The Commission finds that land uses at this location have adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. The Permittee is not able to substantiate all facts identified by the Conditional Use Burden of Proof and findings as outlined in Sections 22.56.040 and 22.56.090 of the County Code. The auto dismantling yard is unpermitted and has been operating without the required land use permit since at least since 2007. An additional auto parts business and auto repair yard located in the southeast corner of the Project Site are also unpermitted. Staff believes Residential neighborhoods are 200 feet to the west of the project site, and the property has an extensive list of current zoning violations and safety issues, including unpermitted automobile dismantling, unpermitted structures, and trash and debris on and around the property.

Several businesses are operating without permits and without meeting development standards. The existing businesses do not meet zoning requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair. The existing businesses do not have adequate parking or ingress and egress. The area around the property is not well-maintained and there are visible piles of trash, litter, and materials from on-site businesses.

23. The Commission finds that the auto parts business and auto repair yard are not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22. The project site has had an open Notice of Violation for multiple development standards, and the property owner and the applicant have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for outside storage and display. In addition, the project site is not in compliance with Title 22 development standards for these uses related to parking, signage, landscaping, fence/wall requirements. County staff has initiated several requests for revised application materials and project updates. The property owner has not provided an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings and zoning violations have not been abated.
24. The Commission finds that since the notice was given to the Permittee and property owner that the Project was scheduled for denial, the Permittee and the property owner have not made substantive efforts to address the existing zoning violations and safety issues on the properties. The owner's representative contacted staff one time following the receipt of the warning letter dated March 1, 2018 that the Project was scheduled for denial. Staff met with the owner's son, and three others representing the owner. The owner's representatives stated that they would work to resolve the issues. Staff has not received updates to the application or site plans, and has seen minimal effort in abating the zoning violations.
25. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper (Huntington Park Bulletin and La Opinion), 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 Florence-Firestone. On April 5, 2018, a total of 91 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 two (2) notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use may be consistent with the adopted General Plan, but the Permittee and the property owner are not able to provide adequate information or application materials to determine the compatibility of the use with the surrounding area.
- B. The proposed use at the site adversely affects the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the Permittee and the property owner allow unpermitted heavy industrial uses on the Project Site, and the properties have a substantive record of zoning violations and safety issues, and the Permittee and property owner are unresponsive and unable to abate these violations.
- C. The proposed site is not 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 because the Permittee and the property owner have not shown the ability to meet the development standards for the proposed uses, M-2 Zone, outside storage and display, and the Florence-Firestone CSD, and the properties have a substantive record of zoning violations from 2007.
- D. The proposed site is not 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 because the Permittee and the property owner are unable to demonstrate the ability to comply with the regulations to operate the proposed uses at this location.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that pursuant to the California Environmental Quality Act Section 15061 and 15270 of the State CEQA Guidelines, CEQA does not apply to projects that the public agency rejects or disapproves, and therefore an environmental analysis was not required to be completed; and,
2. Denies Conditional Use Permit No. 200700069.

**ACTION DATE:**

**VOTE:**

NP:sct

May 1, 2018

c: Each Commissioner, Zoning Enforcement, Building and Safety

Los Angeles County Department of Regional Planning  
**NOTICE OF VIOLATION**

Please contact the investigating planner Israel Cruz  
Email: [icruz@planning.lacounty.gov](mailto:icruz@planning.lacounty.gov)  
Phone Number: 213-974-6453 -- Monday through Thursday before 10am

August 21, 2017

FRIEND TRUST  
c/o: ELEANOR FRIEND  
10475 WILSHIRE BLVD UNIT 201  
LOS ANGELES, CA 90024

**Code Enforcement Case Number: RPCE2017005915**

Dear Property Owner/Tenant:

An inspection was conducted at 9601 S Alameda Street, Los Angeles, CA 90002 and it disclosed the following violation(s):

1. **Land Use Without DRP Permit (M-2)**

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190; 22.44138 (D) (7) (b)).

*At least one (1) auto-mobile dismantling yard ("Alameda Imports/Auto Dismantling") is currently operating without a valid conditional use permit.*

2. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010).

*The existing off-street parking has been made inaccessible by excessive storage of dismantled vehicles ("Alameda Imports/Auto Dismantling"); or/and is not being provided ("Morales Steering" & "Tony's Auto Parts").*

3. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200).

**Automobile Dismantling Yards**

*Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. (Los Angeles County zoning Code: 22.52.370 (A); 22.52.370 (B); 22.52.370 (C); 22.52.370 (D); 22.52.370 (E); 22.52.370 (F); 22.52370 (H)).*



Department of Regional Planning  
Dennis Stavin, Acting Director

320 W Temple Street  
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

Case Number:  
RPCE2017005915

APN:  
6046009032

Zone:  
M-2

Investigating Planner:  
Israel Cruz

Phone Number:  
213-974-6453

*Monday - Thursday before 10am*

Fees Due Now:  
\$0.00

Signs

Several signs do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance. (Los Angeles County Zoning Code: 22.52.880 (A)).

Landscaping

The required landscaping is not met and/or being maintained. (Los Angeles County Zoning Code: 22.52.630 (A) (1); 22.52.630 (A) 2)).

4. Property Not Maintained (CSD - FF)

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138 (1); 22.44.138(C)(2); 22.44.138)

*The property must meet all applicable requirements set by the Florence-Firestone Community Standards District, including but not limited to: the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.*

5. Outdoor /Display Storage (M-2)

Material and/or merchandise is being stored outside of an enclosed building without meeting the current development standards (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (A); 22.52.560).

*Materials and/or merchandise including but not limited to dismantled vehicles, are currently being stored/displayed outside of an enclosed building.*

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **September 22, 2017**. Failure to correct the violation(s) found at 9601 S Alameda Street, Los Angeles, CA 90002 may result in the imposition of a noncompliance fee of \$746.00 and the collection of further administrative and collection fees totaling approximately \$2,611.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

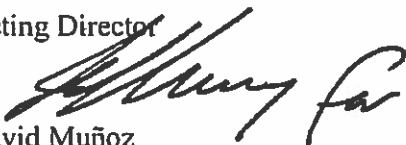
For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Dennis Slavin

Acting Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Dennis Slavin  
Acting Director

December 14, 2017

Eleanor Friend  
10475 Wilshire Blvd, Unit 332  
Los Angeles, CA 90024

**REGARDING: 9600 BLOCK, ALAMEDA STREET, LOS ANGELES, CA 90002**

The Department of Regional Planning is currently reviewing Conditional Use Permit (CUP) applications on the 9600 block of Alameda Street in the unincorporated community of Florence Firestone for the following:

- Alameda Imports, 9601 Alameda St., Project 95306, CUP200700069
- Morales Auto Parts, 9611 Alameda St., Project 93201, CUP200700026
- Tony's Auto Parts, 9525 Alameda St., Project R2013-01325, CUP201300071

In addition, there is a business that is operating on the address listed below, which is located in the southwest corner of the 9600 block of Alameda Street and is operating without the benefit of permits and does not have a pending application for permit approval:

- 2301 E. 96<sup>th</sup> Place

These businesses have been operating without the required CUP no less than 5 years each and the applicants have been unable to provide adequate application materials for the County to review and process these applications. Additionally, a site inspection has revealed that there are additional businesses operating on this block that are not listed in the CUP applications

Finally, there are existing zoning violations on these properties. There are multiple unpermitted heavy industrial uses and there is non-compliance with zoning development standards for parking, landscaping, outside storage and display, and numerous other safety issues.

As the property owner of the underlying parcels of these businesses located on the 9600 block of Alameda Street you are ultimately responsible to ensure that they are properly permitted. The Department of Regional Planning requires your immediate attention to the issues outlined in this letter. Within thirty days of this letter (**by January 14, 2018**), you must provide the following information:

1. A complete listing of all of the individual business located on the 9600 block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).
2. A graphic showing what area on each property is leased to each of the individual businesses listed in No. 1 above.

3. A complete inventory of all the approved building permits for all of the structures on the 9600 block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).

Finally, all unpermitted businesses on these properties should cease operations. If you feel that there are existing land use permits to authorize a specific business, please provide evidence of those permits.

Failure to respond to this request within thirty days (by January 14, 2018) will result in the following permits being scheduled for denial before the Los Angeles County Regional Planning Commission:

- Project 95306, CUP200700069
- Project 93201, CUP200700026
- Project R2013-01325, CUP201300071

In addition, further enforcement activities will occur, including additional fines and other enforcement related actions.

For questions or for addition information, please contact Shaun Temple of the Zoning Permits Section at (213) 974-6462, or by email at [stemple@planning.lacounty.gov](mailto:stemple@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  
Dennis Slavin



Shaun Temple, Senior Regional Planner  
Zoning Permits West Section

Enclosures: Notice of Violation

c: Israel Cruz

NP:sct

## Shaun Temple

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**From:** cimino7777@aol.com  
**Sent:** Tuesday, February 13, 2018 3:16 PM  
**To:** Shaun Temple  
**Subject:** Re: Meeting request regarding 96th Street properties

Hi Shaun,  
Yes, this is my correct email and I have received yours.  
Can you please add Annette Cimino on future emails, her email address is: [annetters94@gmail.com](mailto:annetters94@gmail.com)

Thank you,  
Frank Cimino Jr.

-----Original Message-----

**From:** Shaun Temple <[stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov)>  
**To:** cimino7777 <[cimino7777@aol.com](mailto:cimino7777@aol.com)>  
**Sent:** Mon, Feb 5, 2018 5:22 pm  
**Subject:** RE: Meeting request regarding 96th Street properties

Hi Frank,

This is a follow-up to my last email. I haven't heard back from you. We need to schedule a meeting. Please email me back so that I know you received this email and then we can coordinate a date.

Thanks,  
Shaun

---

**From:** Shaun Temple  
**Sent:** Thursday, January 25, 2018 4:32 PM  
**To:** '[cimino7777@aol.com](mailto:cimino7777@aol.com)' <[cimino7777@aol.com](mailto:cimino7777@aol.com)>  
**Subject:** Meeting request regarding 96th Street properties

Hi Frank,

Thanks for talking with me today. I'd like to request a meeting with you and whomever from the 96<sup>th</sup> Street ownership group that you feel would be good to attend. Next week has a busy calendar, would you be able to meet the following week on Monday, Feb 5, Tuesday Feb 6, or Thursday Feb 8? We can do either a morning or afternoon time. Please let me know what works best for you.

Thanks,  
Shaun



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

March 1, 2018

Eleanor Friend  
10475 Wilshire Blvd, Unit 332  
Los Angeles, CA 90024

**REGARDING: 9600 BLOCK, ALAMEDA STREET, LOS ANGELES, CA 90002**

The Department of Regional Planning (DRP) has made several attempts to communicate with you, the property owner of the parcels located on the 9600 Block of Alameda Street, regarding various County Code violations on your property. Despite repeated requests made to you and the numerous business owners at this location, you have failed to abate the substantive number of zoning violations on your property. These violations include operation of numerous unpermitted heavy industrial uses, evidence of an unpermitted residential use, and lack of compliance with development standards for the M-2 Zone, auto dismantling, outside storage, and other provisions. Therefore, the following projects located within your property are scheduled for denial on **May 2, 2018**:

- Alameda Imports, 9601 Alameda Street, Project 95306, CUP200700069
- Morales Auto Parts, 9611 Alameda Street, Project 93201, CUP200700026
- Tony's Auto Parts, 9525 Alameda Street, Project R2013-01325, CUP201300071

All of the businesses identified above are located on the property under your ownership. As such, you are responsible for ensuring that all appropriate land use entitlements are obtained for any use operating on your property.

In addition, other businesses on the 9600 Block of Alameda Street, on parcels also under your ownership, are identified as operating without an appropriate land use permit and do not have a pending permit application on file with DRP. These businesses include:

- An auto-repair shop on APN 6046-009-032
- A welding shop on APN 6046-009-031
- Two auto repair shops on APN 6046-009-012
- An outdoor auto parts sales yard on APN 6046-009-012
- An auto-dismantling and auto painting shop on APN 6046-009-012

On December 14, 2017, DRP mailed you a letter requiring that you provide the following information by January 14, 2018:

9600 Block Alameda Street

March 1, 2018

Page 2 of 3

1. A complete listing of all of the individual business located on the 9600 Block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).
2. A graphic showing what area on each property is leased to each of the individual businesses listed in No. 1 above.
3. A complete inventory of all the approved building permits for all of the structures on the 9600 Block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).

To this date, DRP has not received any information, and you therefore did not comply with this requirement. In addition, you and your representatives have not responded to numerous requests to meet regarding the substantial list of violations, safety issues, and unpermitted activities occurring on your property. On January 25, 2018, Frank Cimino contacted staff stating he was a long time business associate of yours and represented you in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and parcel boundaries, and the operation of illegal businesses on the 9600 Block, a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received from Mr. Cimino. On February 5, 2018, a follow-up email was sent to Mr. Cimino again requesting a meeting with the ownership group. No response to the meeting request was received from Mr. Cimino.

On February 13, 2018, staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No follow-up email was received by Mr. Cimino with available dates for a meeting.

On February 27, 2018, staff conducted a joint site inspection with DRP Zoning Enforcement of all the businesses located on the 9600 Block of Alameda and made the following observations:

- Two unreported and unpermitted businesses were found to be subleased on APN 6046-009-032.
- One unreported and unpermitted business was found to be subleased on APN 6046-009-031.
- Three unreported and unpermitted businesses were found to be subleased on APN 6046-009-012.
- A suspected residential unit is being illegally maintained on APN 6046-009-012.
- Multiple businesses are operating on split parcel lines and outside of proposed CUP operating boundaries.
- At least two businesses are engaged in unpermitted auto-dismantling operations.
- Zoning violations on all the properties have not been abated including trash and debris in publicly visible areas, unmaintained landscaping, not maintaining paths clear for



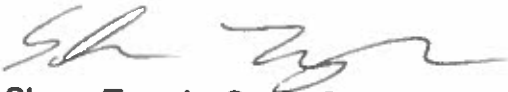
9600 Block Alameda Street  
March 1, 2018  
Page 3 of 3

circulation and fire safety, stacking of materials over fence lines, no provision of required off-street parking, and maintaining materials and merchandise outside of an enclosed building without meeting the current development standards.

Due to the extensive history of zoning violations and safety issues on your properties, the continued zoning violations without abatement or substantial progress in abatement, and your inability to respond to our repeated requests for information and meetings regarding your property, CUP Nos 200700069, 200700026, and CUP201300071 are scheduled for denial on May 2, 2018.

For questions or for additional information, please contact Shaun Temple of the Zoning Permits Section at (213) 974-6462, or by email at [stemple@planning.lacounty.gov](mailto:stemple@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 Bodek, AICP



Shaun Temple, Senior Regional Planner  
Zoning Permits West Section

c: Israel Cruz; Greg Mirza-Avakyan

NP:sct

## Shaun Temple

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**From:** cimino7777@aol.com  
**Sent:** Friday, March 02, 2018 12:20 PM  
**To:** Shaun Temple; annetters94@gmail.com  
**Subject:** meeting time

Sorry I have not responded as I've been extremely ill the past few weeks.  
Are you available on March 30th at 12pm.

Thank you,  
Frank Cimino

## Shaun Temple

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**From:** Shaun Temple  
**Sent:** Wednesday, May 02, 2018 10:57 AM  
**To:** 'Veronica Barton'  
**Cc:** cimino7777@aol.com; Annette Cimino; Greg Mirza-Avakyan  
**Subject:** RE: 9600 Alameda Street

Hi Veronica,

The hearing packages are going to come out this Thursday afternoon and I think it might be better if you and your clients had a chance to review those before we talk. I'll send you a link once they are published on our website. I'd like to set up a meeting for next week if possible to discuss the hearing package and potential options for your clients. We can do a conference call if that is the only option; however, due to the details and complexity of the issues that we need to discuss I can't guarantee that a conference call will be enough to cover all the issues sufficiently and I strongly recommend that we have an in person meeting if possible. Let's set something up for either Monday afternoon or sometime Tuesday or Wednesday if possible. Do you have any available times on those days?

Thanks,

Shaun Temple, AICP  
Senior Planner  
Zoning Permits West  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
<http://planning.lacounty.gov>  
213-974-6462



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**From:** Veronica Barton [mailto:veronica@castanedabarton.com]  
**Sent:** Friday, April 27, 2018 4:37 PM  
**To:** Shaun Temple <stemple@planning.lacounty.gov>  
**Cc:** cimino7777@aol.com; Annette Cimino <annetters94@gmail.com>; Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>  
**Subject:** Re: 9600 Alameda Street

Good afternoon Shaun,

Unfortunately, Frank and Annette are not able to meet in person within the next week or so. Would it be possible for you to email us the visuals and for us to have a conference call? We are all available on Tuesday, Thursday or Friday between 11:45 a.m. and 2 p.m.

Also, if you think it would be helpful, I can attend in person. Please let me know what you think would work best. Thank you, and have a good weekend.

Best regards,

Veronica T. Barton  
**Castaneda | Barton LLP**  
155 N. Lake Avenue, Suite 800  
Pasadena, CA 91101  
T. 626.200.4585  
F. 626.604.0091

On Tue, Apr 24, 2018 at 11:18 AM, Shaun Temple <[stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov)> wrote:

Thank you Veronica. An in person meeting would be preferred, if possible, as I have some visuals that I would like to go through that may help make the conversation much easier.

Thanks,  
Shaun

**From:** Veronica Barton [mailto:[veronica@castanedabarton.com](mailto:veronica@castanedabarton.com)]  
**Sent:** Tuesday, April 24, 2018 9:56 AM  
**To:** Shaun Temple <[stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov)>  
**Cc:** [cimino7777@aol.com](mailto:cimino7777@aol.com); Annette Cimino <[annetters94@gmail.com](mailto:annetters94@gmail.com)>; Greg Mirza-Avakyan <[GMirza-Avakyan@planning.lacounty.gov](mailto:GMirza-Avakyan@planning.lacounty.gov)>  
**Subject:** Re: 9600 Alameda Street

Good morning Shaun,

Thanks for your email. A discussion before the hearing would be helpful.

I just spoke to Annette, and we're trying to coordinate to see what day(s) would work for either a meeting or conference call. I'll get back to you as soon as we've figured it out.

Best regards,

Veronica T. Barton  
**Castaneda | Barton LLP**  
155 N. Lake Avenue, Suite 800  
Pasadena, CA 91101  
T. 626.200.4585  
F. 626.604.0091

On Tue, Apr 24, 2018 at 8:53 AM, Shaun Temple <[stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov)> wrote:

Frank and Annette,

I would like to have a meeting with you this week if possible to discuss potential options to move forward on this case before we go to the hearing. Would you be able to come in anytime tomorrow or on Thursday afternoon?

Thanks,

Shaun Temple, AICP  
Senior Planner

Zoning Permits West

Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
<http://planning.lacounty.gov>  
213-974-6462



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**FACTUAL SUMMARY:**November 14, 1995 Hearing

A duly noticed public hearing was held. One person was sworn (the applicant). The applicant stated that he had a few comments regarding the draft conditions. The applicant first stressed that he was unable to initiate landscaping, since he was uncertain as to how to undertake it. He noted that the consultant that originally assisted him was no longer available. The applicant, nevertheless, expressed willingness to comply with this requirement. The applicant next commented that he had lowered the height of a pile of dismantled automobiles so that it did not exceed the height of the fence. He also confirmed to the Hearing Officer that he was maintaining a 10' in height steel fence around the property. The applicant next mentioned that the owner of the property was willing to comply with the dedication of improvements specified by Public Works in the draft conditions.

The applicant finally had two comments related to the hours of operation and term of the grant, as specified in the draft conditions. He first noted that while the conditions limited his hours of operation to Monday through Friday, his business also operated on Saturday. After consulting with staff regarding the operation of similar establishments in the area, the Hearing Officer instructed staff to modify the hours of operation to Saturday. The applicant also requested that the term of the grant be extended from 10 to 20 years, since he intended to operate the business for a lifetime, and found a re-application for a new permit within 10 years an unnecessary hardship. The Hearing Officer replied that based on previous problems with automobile dismantling yards and the possibility of a change of ownership, the 10 year term was a necessary enforcement tool.

The Hearing Officer closed the public hearing and instructed staff to prepare findings and conditions for approval, subject to the conditions recommended by staff.

Findings

The applicant has requested a Conditional Use Permit to authorize the establishment and operation of an automobile dismantling yard in an M-2 (Heavy Industrial) zone.

The subject property is a rectangular-shaped parcel, .14 acres in area, located at 9601 S. Alameda Street, on the corner of Alameda and E. 96th Streets, in unincorporated Los Angeles. The site is also located in the Firestone Park Zoned District.



The zoning on the subject project site is M-2. Surrounding zoning consists of M-2 to the north, south and west. The site is bounded to the east by the City of South Gate.

The project site is designated as "Heavy Industrial" in the Countywide General Plan.

The existing land use on the site is vacant commercial. Surrounding land uses consist of an auto-truck parts store to the north, a tire store to the south, a recycling center to the west, and a railroad, multi-family and single-family residential to the east.

The site plan depicts a proposed automobile dismantling operation on a 6,250 sq.ft. parcel. An existing 1,000 sq.ft. carport is located on the westerly side of the subject property. Three parking spaces, 9' x 18' each, are shown on the northeasterly corner of the subject property. An existing restroom, 30 sq.ft. in area, is located westerly of the parking area. The site is enclosed by a 10' in height steel fence. The applicant has also proposed landscaping along the northern and eastern perimeter of the site.

The site takes access through two driveways: one fronting Alameda Street (east) and the other on 96th Street (north). Access to the site is gated, with 20' sliding doors.

The railroad separates the site from the residential uses to the east.

An expansion of a junkyard was approved by the Regional Planning Commission on April 14, 1970. The permit expired May 14, 1988.

Several previous cases, within the vicinity of the subject property, were also related to salvage operation.

According to Sec. 22.52.370, Title 22, Los Angeles County Code, the applicant is required to provide one square foot of landscaping for each lineal foot of street frontage. The landscaping proposed is adequate.

According to Sec. 22.52.1205, Title 22, for automobile dismantling uses, one parking space is required for each 7,000 sq.ft. of yard area, or fraction thereof, up to the first 42,000 sq.ft. Regardless of the size of the yard area, a minimum of three parking spaces is required. The yard is 6,250 sq.ft. in land area. Three parking spaces are, therefore, required. Three parking spaces are depicted.

The applicant does not propose to use any tow trucks in the operation of the business.

Staff noted the storage of dismantled automobiles at a height in excess of the fence. The applicant has agreed to lower the height of the dismantled automobiles to conform to County code.

The proposed hours of operation for the salvage yard is 8:00 a.m. to 5:00 p.m. Monday through Saturday.

The project has been granted a Negative Declaration under CEQA reporting requirements.

No public comment has been received by staff regarding this proposal.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:


REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. That, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. That, the proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;
- E. Compatibility with surrounding land use will be ensured through the conditions anticipated if this conditional use permit were to be approved;
- F. The use of the automobile dismantling yard at such location is in the interest of public health, safety and general welfare and in conformity with good zoning practice;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in 22.56.090, Title 22 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. I approve the Negative Declaration for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 95-036-(2) is APPROVED.

BY:   
PAMELA HOLT, HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

Date: Dec 19, 1995

DCC:RJF:rjf

Attachment:  
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. 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 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. This grant will terminate December 19, 2005.
6. 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. The permittee shall deposit with the County of Los Angeles the sum of \$ 1000.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 annual inspections.

If any future 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

7. This grant allows the operation of an automobile dismantling yard, subject to the following restrictions as to use:
  - a. No wrecked or dismantled vehicles shall be stored at a height greater than that of the surrounding fence or wall;
  - b. There shall be a maximum of three (3) employees on the site at one time;
  - c. The hours of operation shall be limited between 8:00 a.m. and 5:00 p.m., with no operations permitted on Sunday;
  - d. Not less than three (3) spaces for the parking of automobiles shall be provided;
  - e. Permittee shall be licensed by the County of Los Angeles;
  - f. Permittee shall be in compliance with all regulations for said use, as specified in Sec. 22.52.1205, Title 22, Los Angeles County Code.
  
8. The permittee shall install the following improvements to the satisfaction of Los Angeles County Department of Public Works:
  - a. Dedicate right-of-way 30 feet from the centerline on 96th Street;
  - b. Dedicate the right to restrict vehicular access to Alameda Street;
  - c. Construct full width sidewalk at walk returns of Alameda Street and 96th Street;
  - d. Upgrade street lights on Alameda Street and 96th Street to the satisfaction of the Department of Public Works;
  - e. Plant and maintain street trees on Alameda Street and 96th Street.

This grant shall not become effective until the permittee has constructed or entered into a secured agreement with the Los Angeles County Department of Public Works to construct the aforementioned conditioned improvements. The Permittee shall construct the aforementioned conditioned improvements of this grant or this permit shall be subject to revocation.

9. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
10. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
11. The permittee shall submit three copies of a revised site plan (Revised Exhibit "A") incorporating all of the foregoing conditions that can be shown on a plan, for approval by the Director of Planning.
12. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
13. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director of Planning before the issuance of a building permit. The landscape plan shall show the size, type and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
14. The permittee shall provide and maintain the required striping of the parking spaces and a landscaping plan for on-site parking with either shrubbery, flowers or trees, to be approved by the Director.
15. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.
17. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours following 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.



THE REGIONAL PLANNING COMMISSION - COUNTY OF LOS ANGELES  
DATE OF HEARING: April 2, 1970

TO: O. K. Christenson  
Director of Planning

REPORT ON: SPECIAL PERMIT CASE NO. 1983-(2)  
ZONE EXCEPTION CASE NO. 9409-(2)

Filed: January 13, 1970

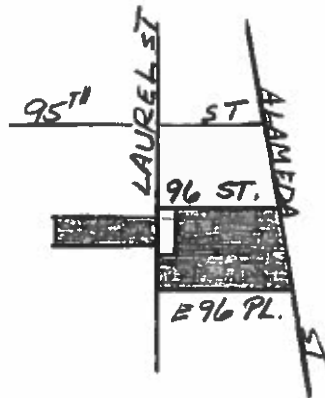
Applicant: Madick Industries Inc.  
c/o A. J. Weiss  
9171 Wilshire Blvd, Suite 410  
Beverly Hills, California

Owner: Same *Handwritten signature*

Request: Expand junkyard, modify development standards and provide less than required parking

Location: Two parcels northwest corner of South Alameda Street and 96<sup>th</sup> Place and 9527 Laurel Street

Zone: Stark-Palms Zoned District  
M-1 and M-2



LOCATION MAP

SPECIAL PERMIT CASE NO. 1983-(2)  
ZONE EXCEPTION CASE NO. 9409-(2)  
FACTUAL DATA REPORT

DATE OF HEARING:  
April 2, 1970

APPLICANT'S PROPOSAL: To expand an existing junk yard including modification of development standards and to provide less than required parking in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) Zones.

The plot plan marked Exhibit "A" shows the existing developments and the proposed areas of expansion. On the basis of yard area and proposed office space, 20 parking spaces would be needed. Additional parking will be required for vehicles used in this operation. The plan indicates 15 spaces will be provided adjacent to the proposed office on the westerly parcel. Existing metal fencing varying from 8 to 12 feet in height encloses the subject property. Landscaping is proposed along Alameda Street, however, the required landscaping on the remaining street frontages is not indicated. The number and size of existing signs are not shown on the plan.

This use requires a special permit in M-2 Zone.

FACTUAL DATA BEARING ON THIS CASE ARE NOTED AS FOLLOWS:

1. The subject property consists of two non-contiguous parcels. The easterly parcel fronts approximately 283 feet on East 96<sup>th</sup> Street, 279 feet on Alameda, 387 feet on East 96<sup>th</sup> Place and 137 feet on Laurel Street.

It is developed with a scrap metal yard as shown on Exhibit "A".

The westerly parcel fronts approximately 100 feet on Laurel with a depth of 135 feet.

This parcel contains a metal building with approximately 4850 square feet of floor area.

Special Permit Case No. 680 a request to establish a wrecking yard on the subject property was approved by the Regional Planning Commission on June 21, 1950.

Special Permit Case No. 864 a request to expand the subject junk with setback encroachments was approved May 14, 1968. This exception expires on May 14, 1988.

The area northerly and southerly of subject property is developed primarily to auto salvage and scrap metal yards. The remainder of the area is developed to mixed residential uses.

There have been approximately seven similar cases for junk yards within 700 feet of the subject property.

2. The easterly portion of the subject property is zoned M-2 by Ordinance No. 2111, effective July 28, 1932 and the westerly portion is zoned M-1 by Ordinance 6728, effective August 12, 1955.
3. Alameda Street is a County Secondary Highway requiring four feet of widening (from center line) and corner cut-offs where it borders the subject property.

Ninety-sixth Street and 96<sup>th</sup> Place are 50 foot wide local streets lacking curbs, gutters and sidewalks at this location. Five feet of frontages along these streets should be reserved for possible future street widening.

South Laurel Street is a fully improved local street with a right-of-way of 60 feet.

4. One hundred twenty-six (126) notices of this hearing were mailed by first class mail, postage prepaid, on March 10, 1970, to those persons whose names and mailing addresses appeared on the latest available assessment roll of the County Assessor as property owners of record within a 500-foot radius of the boundaries of the property under consideration.

Two (2) additional notices were mailed on the same date to those persons whose names and mailing addresses appeared on a courtesy list. Legal notice of this hearing was published in the Southside Journal on March 12, 1970.

Respectfully submitted,

Zeno Waitkus  
Planning Assistant

ZW:mc

SPECIAL PERMIT CASE NO. 1983-(2) and ZB HEARING DATE: April 2, 1970  
ZONE EXCEPTION CASE NO. 9409-(2) RPC HEARING DATE: April 14, 1970  
SUMMARY OF THE HEARING

Two persons were sworn and testified without opposition in favor of this application to expand an existing junk yard, modifying the Ordinance requirements and having less than the required amount of parking on property zoned M-1 and M-2. There would be 15 rather than 20 off-street parking spaces. The applicant indicated that although there were 16 employees at the establishment, many of them do not own cars and do not drive to work. It was the applicant's feeling that there would be no parking problem with the proposed 15 spaces. Hours of operation; 5½ days per week, are 7:30 a.m. to 5:00 p.m. and on Saturdays, 7:30 a.m. until noon. The maintenance and office portion of the subject property, operates only 5 days a week. Building and fences would be painted a uniform color. The applicant indicated that the yard is actually used for scrap processing rather than as a junk yard and that no noise is generated. The applicant requested that the permit and exception be granted until the expiration of the existing exception under which the present portion of the yard now operates which would be 1988.

THE ZONING BOARD FINDS:

- 1-4 being Items 1-4 of the Factual Data Report.
5. There were no protests to the granting of special permit and exception although there was one letter in opposition.
6. Granting the proposed special permit will not jeopardize, adversely affect, endanger or otherwise constitute a menace to public health, safety, or general welfare; or be materially detrimental to the value of the property of other persons located in the vicinity.
7. Granting the proposed exception is necessary for the preservation of a substantial property right of the owner and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.

THE ZONING BOARD RECOMMENDS:

That this special permit and exception be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Mr. Baum, Chairman; Mr. Lewis and Mr. Irvine

COUNTY COUNSEL present: Mr. Hudgens

1. This permit and exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all of the conditions of this permit and exception;
2. It is hereby declared to be the intent that if any provision of this permit or exception is held or declared to be invalid, the permit and exception shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit and exception that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit and exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the permit or exception or shown on the approved plot plan;
5. That three copies of a revised plot plan, similar to that presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said plan;
6. That all operations and storage be enclosed within a solid wall or fence between 8 and 15 feet in height. Where this wall or fence exceeds 10 feet in height and fronts on a street or highway, it shall be set back at least three (3) feet from the lot line. The area between the wall or fence and lot line shall be landscaped as hereinafter described;

Walls or fences open to view from any public streets, highways (excluding alleys) or any area in a residential, agricultural, or commercial zone must be constructed of:

- A. Metal panels, at least .024 inches thick, with baked-on enamel or similar permanent finish;
- B. Masonry;
- C. Other acceptable materials:
  1. Chain link with interwoven metal slats of a uniform permanent color to harmonize with surroundings (Where used on gates only, should match or blend with remaining fence color);
  2. Painted galvanized iron;

Other walls or fences may be of these materials:

- A. Chain link with interwoven metal slats of a uniform permanent color to harmonize with surroundings (where used on gates only, should match or blend with remaining fence color);

6. Continued

- B. Metal panels painted a uniform color;
- C. Other materials may be submitted for consideration by the Director of Planning;

7. All walls or fences must be constructed of new materials unless the Director of Planning approves used materials assuring equivalent service and life;

8. No signs on walls or fences except:

Two square feet of sign area for each lineal foot of street frontage, provided such wall or fence sign has no dimension greater than ten feet and is not located within one and one-half (1½) feet of either the top or bottom of the wall or fence. There shall be a minimum of 15 feet between such signs and all other signs;

Allotted sign area is separate for each street frontage and may not be combined;

- A. Total permitted sign area for any street frontage shall not be less than 100 square feet nor more than 400 square feet;
- B. Free-standing signs, projecting signs, roof and building signs may be erected, but the area of these signs shall be subtracted from the wall or fence sign area allotted to the street frontages from which they may be viewed. No individual sign in excess of 200 square feet is permitted;

9. That three copies of a landscape plan, which may be incorporated into the revised plot plan, shall be submitted to, and approved by, the Director of Planning prior to issuance of a building permit. The landscape plan shall show the size, type, and location of all proposed plants, trees, and watering facilities;

Landscaping along street frontages of Alameda Street, East 96th Place, and East 96th Street shall be developed as per an approved plot plan, and shall be uniformly distributed, as follows:

- A. At least one square foot of landscaping for each linear foot of street frontage;
- B. No planting area with a lateral dimension of less than three (3) feet;
- C. A permanent watering system or hose bibs provided which satisfactorily irrigates all planted areas;

10: Yard's entire interior to be paved with asphalt surfacing or oil and aggregate mixture, or: If approved by the Director of Planning on plot plan, pave only aisleway areas within the yard, leaving storage areas unpaved;

11. That applicant shall provide 15 paved off-street parking spaces;

12. All required parking spaces and driveways are to be developed in accordance with Section 261 and Article 3, Chapter 7. When the required parking is developed inside of the fences or walls required by Section 776, these fences or walls will suffice for those required in Section 261. When the required parking is developed outside of the fences or walls, the required parking shall comply with the fence or wall requirements of Section 261;
13. That any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment;
14. That no wrecked or dismantled vehicles, salvage, or junk shall be placed, or allowed to remain, outside of the yard area;
15. That if incineration of waste material is necessary, it will be done in an incinerator approved by the Air Pollution Control District and operated with the necessary permits;
16. That applicant shall consult with the Department of Forester and Fire Warden to determine facilities necessary to protect the property from fire hazard. Such facilities may include water mains, fire hydrants and fire flow which, prior to exercise of the permitted use, shall be provided as required by said department;
17. That all buildings, structures, and grading are to conform with the "Los Angeles County Building Laws";
18. That if curb, gutter, and sidewalk are not constructed by the County Road Department under County Improvement No. 2504 on 96th Place and 96th Street, the applicant shall improve said streets according to requirements of the County Road Commissioner;
19. That applicant shall make an irrevocable offer to dedicate for that portion of subject property lying within 40 feet from the centerline of Alameda Street, except for the portion presently covered by an existing structure, to the County Road Department. Existing improvements may be maintained until such time as road improvements are to be constructed, at which time applicant shall relocate all affected structures except for the aforementioned buildings, at his own expense;
20. That said Conditions 1, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, and 19 must be complied with within six (6) months from the date of this grant;
21. That the subject property, which is comprised of two parcels in this case, shall be maintained under one ownership;
22. That this permit and exception shall terminate on May 14, 1988.







**Israel Cruz**

**9601 S Alameda Street**



**04/03/18**





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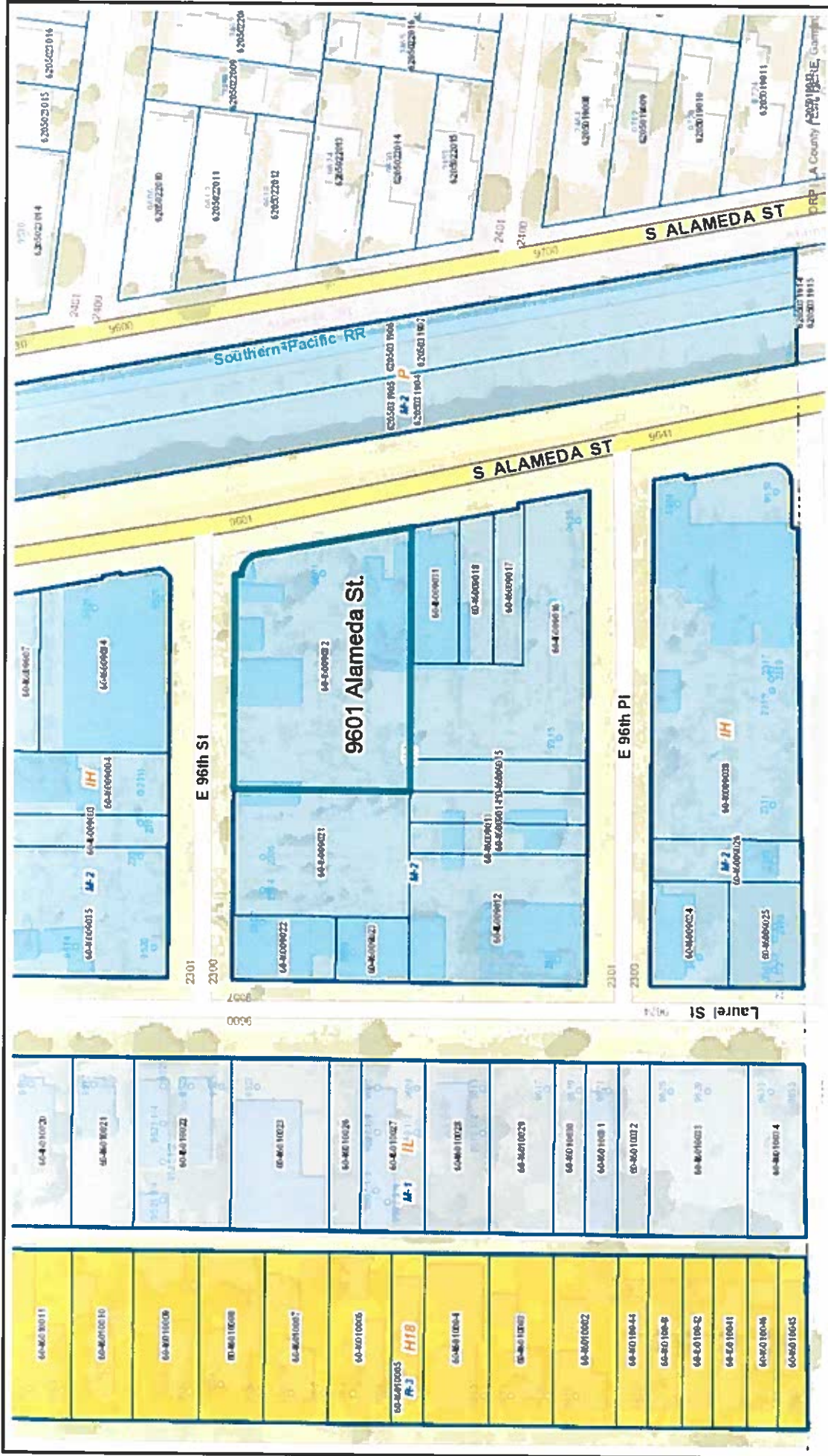
Israel Cruz

9601 S Alameda Street



04/03/18





# 9601 Alameda Zoning & Land Use Map

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