

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

September 25, 2018

Relates to Item #8

Upholding the Regional Planning Commission Decision Related to Project No: 95036

On May 16, 2018, the Los Angeles County (County) Regional Planning Commission (Commission) conducted a duly-noticed public hearing on Project No. 95036 and denied the application for Conditional Use Permit (CUP) No. 200700069 (CUP application). A representative for Alameda Imports (Applicant) had filed the CUP application in 2007 to authorize an existing outdoor automobile dismantling yard at 9601 Alameda Street (Project Site) in the Heavy Manufacturing Zone in the unincorporated community of Florence-Firestone.

The Project Site is part of a ten-parcel property located on the 9600 block of South Alameda Street (Property), which is under the ownership of the Eleanor Friend Trust (Property Owner). The Property is currently occupied by eleven separate unpermitted businesses. Alameda Imports is one of three businesses at the property that had submitted CUP application materials. All three applications have since been denied by the Commission.

The Commission denied the CUP application for this Project Site based on evidence that the Applicant failed to submit an adequate site plan and did not make sufficient efforts to obtain the required land use permit. Specifically, the Applicant's proposed site plan encroached on other existing businesses on the Property and therefore would not meet development standards or the Burden of Proof required for a CUP. In addition, the Commission found that the Project Site had a documented history

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of unresolved zoning violations including, but not limited, to outside storage and display, automobile dismantling, and extensive litter and debris on and around the premises.

The Applicant's reason for filing the appeal states that there have been changes to the operational conditions of the site, site plan adjustments to satisfy zoning code requirements, illegal addition removals, and new leased space has been acquired. However, to date, the Department of Regional Planning staff (DRP) has not received acceptable materials.

At the May 16, 2018 Commission hearing, a representative for the Property Owner presented letters indicating that it had started the process of evicting at least three of the unpermitted businesses in the southwest corner of the Property, which did not include any of the businesses operating on the Project Site. It was stated that this action was taken to abate environmental health and safety concerns as well as to make room to develop satisfactory site plans for future CUP applications. However, DRP staff has since confirmed that the Property Owner continued to collect rent from at least one of the evicted business owners, effectively nullifying the eviction process and further delaying progress at the Project Site. Overall, all efforts to conform to the zoning code and demonstrate meaningful efforts to meet the requirements of the CUP application have been insincere or inadequate.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Close the Public Hearing;
2. Affirm that Project No. 95036 is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to State and Los Angeles County CEQA Guidelines;
3. Indicate the Board of Supervisors' intent to deny the appeal for Conditional Use Permit Number 200700069 and uphold the findings of the Regional Planning Commission; and
4. Direct County Counsel to prepare the final findings for denial.

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(CT/KK)