



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held October 23, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Project No. R2004-00269-(2), Conditional Use Permit Case No. T200400016-(2), and determination of Categorical Exemption, to authorize the placement of a double-faced billboard on an existing industrial building located at 2408 Rancho Way, in the unincorporated community of Rancho Dominguez, Del Amo Zoned District, applied for by Robert La Grone on behalf of Thompson Media Company, as further described in the attached letter dated February 12, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Russell Fricano, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Robert LaGrone and Aziz Banayan addressed the Board. No correspondence was presented.

Supervisor Burke made the following statement:

"Project No. R2004-00269-(2) and Conditional Use Permit (CUP) Case Number T2004-00016-(2) is a request to authorize placement of a billboard on an existing industrial building at 2408 Rancho Way in Rancho Dominguez. A hearing officer originally approved the project, an approval overturned by the Regional Planning Commission on appeal. The Commission's denial of the CUP by sustaining the appeal was then appealed to this Board.

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“There are no other existing billboards within a half mile of this site, reflecting that a billboard of would be out of character with the neighborhood. An adjacent property owner testified that the lack of such billboards adds to the quality of the neighborhood and enhances property values. That same property owner has rejected offers to place billboards on his property. The record also indicates that CC&Rs which prohibit the installation of such billboards in that area were intended to preserve the appearance of the property with those CC&Rs deeming a violation of its covenants to be a nuisance. Also, such large signs could detract from, or obstruct, existing permitted signs identifying the businesses on the properties covered by the CC&Rs.

“As such, overall, the evidence reflects that allowing a billboard at this site would be materially detrimental to the use, enjoyment and valuation of the property of other persons located in the vicinity. As a result, a CUP cannot be approved.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing; indicated its intent to uphold the Regional Planning Commission’s decision denying Project No. R2004-00269-(2), Conditional Use Permit Case No. T200400016-(2); and instructed County Counsel to prepare findings for denial.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Director of Public Works
Robert LaGrone
Aziz Banayan