

Date 8/18/09

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: PROJECT # R2006-0321-(2)/CUP 200600024

Use: BILLBOARD SIGN

Address 15301 S. AVALON BLVD.

WILLOWBROOK-ENTERPRISE Zoned District

Related zoning matters:

Tract or Parcel Map No. APN: 6139-009-017

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

The Denial of this request

The Approval of this request

The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

WHEN COMPLETED, THIS PROJECT WILL BE IN FULL COMPLIANCE WITH ALL CONDITIONS AND CRITERIA SET FORTH IN THE L.A. COUNTY SIGN ORDINANCE. NONE OF THE AREA PROPERTY OWNERS OBJECTED TO ANY ASPECT OF THE PROJECT, YET STAFF SAW FIT TO RECOMMEND DENIAL, PRESUMABLY BASED UPON PERSONAL OPINION. IN CASES SUCH AS THIS, THE APPLICANT AND PROPERTY OWNER BOTH FEEL THAT OBJECTIVE CRITERIA, SUCH AS THE SIGN ORDINANCE SHOULD BE RELIED UPON.

Enclosed is a check (or money order) in the total amount of \$ 1,548.00.
The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

D. Ryan
(Signed) Appellant
DAVID RYAN / CBS OUTDOOR
Print Name
1731 WORKMAN ST.
Address
LOS ANGELES, CA 90031
(323) 276-7310
Day Time Telephone Number



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

August 5, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

CBS Outdoor
Attn: Dave Ryan
1731 Workman St.
Los Angeles, CA 90031

Regarding: Project Number R2006-00321-(2)
Conditional Use Permit 200600024
Environmental Assessment Case No. 200600026
Billboard at 15301 South Avalon Boulevard

Dear Applicant:

The Regional Planning Commission, by its action of August 5, 2009, **DENIED** the above described conditional use permit. The attached documents contain the Regional Planning Commission's findings relating to the denial.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on August 19, 2009.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Tyler Montgomery in the Zoning Permits Section II at (213) 974-6435.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning



Maria Masis, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; Zoning Enforcement; Testifiers

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2006-00321-(2)
CONDITIONAL USE PERMIT CASE NUMBER 200600024
ENVIRONMENTAL ASSESSMENT CASE NUMBER 200600026

REGIONAL PLANNING COMMISSION HEARING DATE: AUGUST 5, 2009

SYNOPSIS:

Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a Conditional use Permit to authorize the construction and maintenance of a new outdoor advertising sign (billboard) in a M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

May 20, 2009 Public Hearing

A duly noticed public hearing was held on May 20, 2009. The applicant's representative, Mr. Dave Ryan, had submitted a letter to the Commission requesting that the hearing be continued for a minimum of 30 days in order to allow the applicant, CBS Outdoor, to attempt lease renegotiations with the project site property owner. The Commission subsequently continued the public hearing until August 5, 2009.

August 5, 2009 Public Hearing

A continued public hearing was held on August 5, 2009. The applicant's representative, Mr. Dave Ryan, was sworn in and testified in favor of the project. He stated that the proposed height and size of the billboard met all of the minimum requirements of the Los Angeles County Zoning Ordinance (Title 22). Commissioner Valadez stated that the Commission was aware of this fact, but that the conditional use permit process was discretionary and allowed the Commission to consider each billboard project based on its compatibility and scale within the surrounding neighborhood. After a brief discussion, the Commission closed the public hearing and voted to deny the conditional use permit, as per the recommendation of Regional Planning staff.

Findings

1. The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic).
2. The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and located at 15301 South Avalon Boulevard. The site is within the community of West Rancho

Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County and is located within the West Rancho Dominguez-Victoria Community Standards District (CSD).

3. The project site is zoned M-1 (Light Manufacturing).
4. The subject property consists of three (3) 5,000 square-foot parcels approximately and is relatively level. The proposed billboard would be placed on the southernmost parcel. The property houses the storage yard of a drywall business and is enclosed by a 10-foot-high, obscuring chain-link fence. Two (2) 675-square-foot storage buildings exist on the site.
5. Surrounding properties are zoned as follows:
 - North: M-1 (Light Manufacturing); B-1 (Buffer Strip)
 - East: C-2 (Neighborhood Business)
 - South: M-1 (Light Manufacturing)
 - West: M-1 (Light Manufacturing)
6. The surrounding land uses consists of the following:
 - North: Light industry, Storage
 - East: Light industry, Retail, Church
 - South: Light industry, Church
 - West: Light industry, Storage
7. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days.
8. A total of 62 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2009, regarding the project proposal. The notice was published in the *Los Angeles Sentinel* and in *La Opinion* on April 16, 2009. Case-related materials were sent to the Gardena Mayme Dear Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on July 2, 2009. Staff received no public comments regarding the proposal.
9. In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the two (2) sensitive land uses within 500 feet: Greater Holiness Church (15320 S. Avalon Blvd.) and Beulahland Missionary Baptist Church (515 E. 154th St.). These packets included a description of the project, the project's factual sheet, and photo simulations of the proposed billboard

with an invitation for comments. Staff received no comments regarding the proposal.

10. Staff consulted with several stakeholder agencies during the Initial Study process. Both County Fire and Public Works have cleared the project for public hearing without any additional recommendations.
11. The proposed project would meet all applicable minimum standards for the zone and the General Plan Land Use category.
12. While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, the Commission has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed.
13. Although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones.
14. Aforementioned factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.
15. Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius, the clear intention of which is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts.
16. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed.
17. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. Allowing such an action would not be consistent with the intent of the County Code.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is not consistent with the adopted general plan for the area;
- B. The requested use at the proposed location is likely to adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas and be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

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

REGIONAL PLANNING COMMISSION ACTION:

- 1. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600024 is **DENIED**.

VOTE: 5-0

Concurring: Bellamy, Rew, Valadez, Helsley, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: August 5, 2009

- 1. c: Each Commissioner, Zoning Enforcement, Building and Safety.

MM:TM
08/05/09

Board of Supervisors Hearing Date: January 26, 2010

**Case Summary: Project No. R2006-00321-(2)
Conditional Use Permit No. 200600024
Environmental Assessment No. 200600026**

Project applicant: CBS Outdoor

RPC Hearing Date: August 5, 2009

Synopsis

This is an appeal by the applicant of the Regional Planning Commission's denial of Conditional Use Permit (CUP) No. 200600024 on August 5, 2009.

The applicant, CBS Outdoor, is requested a conditional use permit to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces at 15301 South Avalon Boulevard. The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and would be oriented toward Avalon Boulevard to the east. The applicant would remove an existing, smaller billboard located approximately 300 feet to the southwest. The site is located in an M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

A duly noticed public hearing was held on May 20, 2009. The applicant's representative, Mr. Dave Ryan, had submitted a letter to the Commission requesting that the hearing be continued for a minimum of 30 days in order to allow the applicant, CBS Outdoor, to attempt lease renegotiations with the project site property owner. The Commission subsequently continued the public hearing until August 5, 2009.

A continued public hearing was held on August 5, 2009. The applicant's representative, Mr. Dave Ryan, was sworn in and testified in favor of the project. He stated that the proposed height and size of the billboard met all of the minimum requirements of the Los Angeles County Zoning Ordinance (Title 22). Commissioner Valadez stated that the Commission was aware of this fact, but that the conditional use permit process was discretionary and allowed the Commission to consider each billboard project based on its compatibility and scale within the surrounding neighborhood. After a brief discussion, the Commission closed the public hearing and voted to deny the conditional use permit, as per the recommendation of Regional Planning staff, for the following reasons:

- a. While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, the Commission has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed.

- b. Although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones.
- c. Aforementioned factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.
- d. Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius, the clear intention of which is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts.
- e. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed.
- f. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. Allowing such an action would not be consistent with the intent of the County Code.

This denial was subsequently appealed to the Board of Supervisors. It is staff's recommendation that the Regional Planning Commission's decision be upheld by denying the applicant's appeal.

Conditional Use Permit: To authorize the construction and maintenance of an outdoor advertising sign in an M-1 (Light Manufacturing) zone.

Project Proponents

- The proposed billboard conforms to all development standards of the Los Angeles County Zoning Ordinance (Title 22).
- The proposed location is in an industrial area and therefore will not negatively affect residents.
- No area residents or organizations have expressed opposition to the project.

Project Opposition

- See above findings "a" through "f"

Contact person: Tyler Montgomery, Zoning Permits II



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

August 5, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

CBS Outdoor
Attn: Dave Ryan
1731 Workman St.
Los Angeles, CA 90031

Regarding: Project Number R2006-00321-(2)
Conditional Use Permit 200600024
Environmental Assessment Case No. 200600026
Billboard at 15301 South Avalon Boulevard

Dear Applicant:

The Regional Planning Commission, by its action of August 5, 2009, **DENIED** the above described conditional use permit. The attached documents contain the Regional Planning Commission's findings relating to the denial.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on August 19, 2009.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

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Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

COPY

Maria Masis, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; Zoning Enforcement; Testifiers

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES

PROJECT NUMBER R2006-00321-(2)
CONDITIONAL USE PERMIT CASE NUMBER 200600024
ENVIRONMENTAL ASSESSMENT CASE NUMBER 200600026

REGIONAL PLANNING COMMISSION HEARING DATE: AUGUST 5, 2009

SYNOPSIS:

Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a Conditional use Permit to authorize the construction and maintenance of a new outdoor advertising sign (billboard) in a M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

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Findings

1. The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic).
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11. The proposed project would meet all applicable minimum standards for the zone and the General Plan Land Use category.
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BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is not consistent with the adopted general plan for the area;
- B. The requested use at the proposed location is likely to adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas and be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

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

REGIONAL PLANNING COMMISSION ACTION:

- 1. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600024 is **DENIED**.

VOTE: 5-0

Concurring: Bellamy, Rew, Valadez, Helsley, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: August 5, 2009

- 1. c: Each Commissioner, Zoning Enforcement, Building and Safety.

MM:TM
08/05/09

Regional Planning Commission Transmittal Checklist

Hearing Date

8/5/2009

Agenda Item Number

7

Project Number: R2006-00321-(2)
Case(s): Conditional Use Permit Case No. 200600024-(2)
 Environmental Assessment Case No. 200600026-(2)
Contact Person: Tyler Montgomery, Zoning Permits II

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Reviewed By:

Amanda B. O'Neil



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT R2006-00321-(2)
CONDITIONAL USE PERMIT 200600024-(2)

PUBLIC HEARING DATE
 8/5/2009

AGENDA ITEM
 7

RPC CONSENT DATE

CONTINUE TO

APPLICANT
 CBS Outdoor

OWNER
 Jerry A. David

REPRESENTATIVE
 Dave Ryan, CBS Outdoor

ENTITLEMENT REQUEST

Conditional Use Permit to authorize a new outdoor advertising sign (billboard) located in the M-1 (Light Manufacturing) zone.

PROJECT DESCRIPTION

A new 42 ft. height, double-faced billboard, with two 672 sq. ft. sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard will be oriented towards Avalon Blvd. The applicant had indicated they will remove an existing, smaller billboard located at 505 E. 154th St., unincorporated Gardena, located approximately 300 ft. southwest of the proposed.

LOCATION/ADDRESS

15301 S. Avalon Blvd., unincorporated Gardena, CA

SITE DESCRIPTION

The property is primarily used for open storage and is surrounded by a 10 ft. high obscuring chain-link fence. There are two, 675 sq. ft. existing storage buildings on the site. The property consists of three parcels. Primary access onto the parcel is from Redondo Beach Blvd.

ACCESS

Avalon Blvd. and Redondo Beach Blvd.

ZONED DISTRICT

Willowbrook – Enterprise

ASSESSORS PARCEL NUMBER

6139-009-017

COMMUNITY

West Rancho Dominguez – Victoria

SIZE

0.11 acres (5,000 sq. ft. parcel)

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez – Victoria

	EXISTING LAND USE	EXISTING ZONING
Project Site	Storage	M-1
North	Auto Repair	B-1, M-1
East	Office, Body Shop, Church	C-2
South	Offices	M-1
West	Glass store, Church	M-1

GENERAL PLAN

General Plan

DESIGNATION

Industrial

MAXIMUM DENSITY

N/A

ENVIRONMENTAL DETERMINATION

Negative Declaration

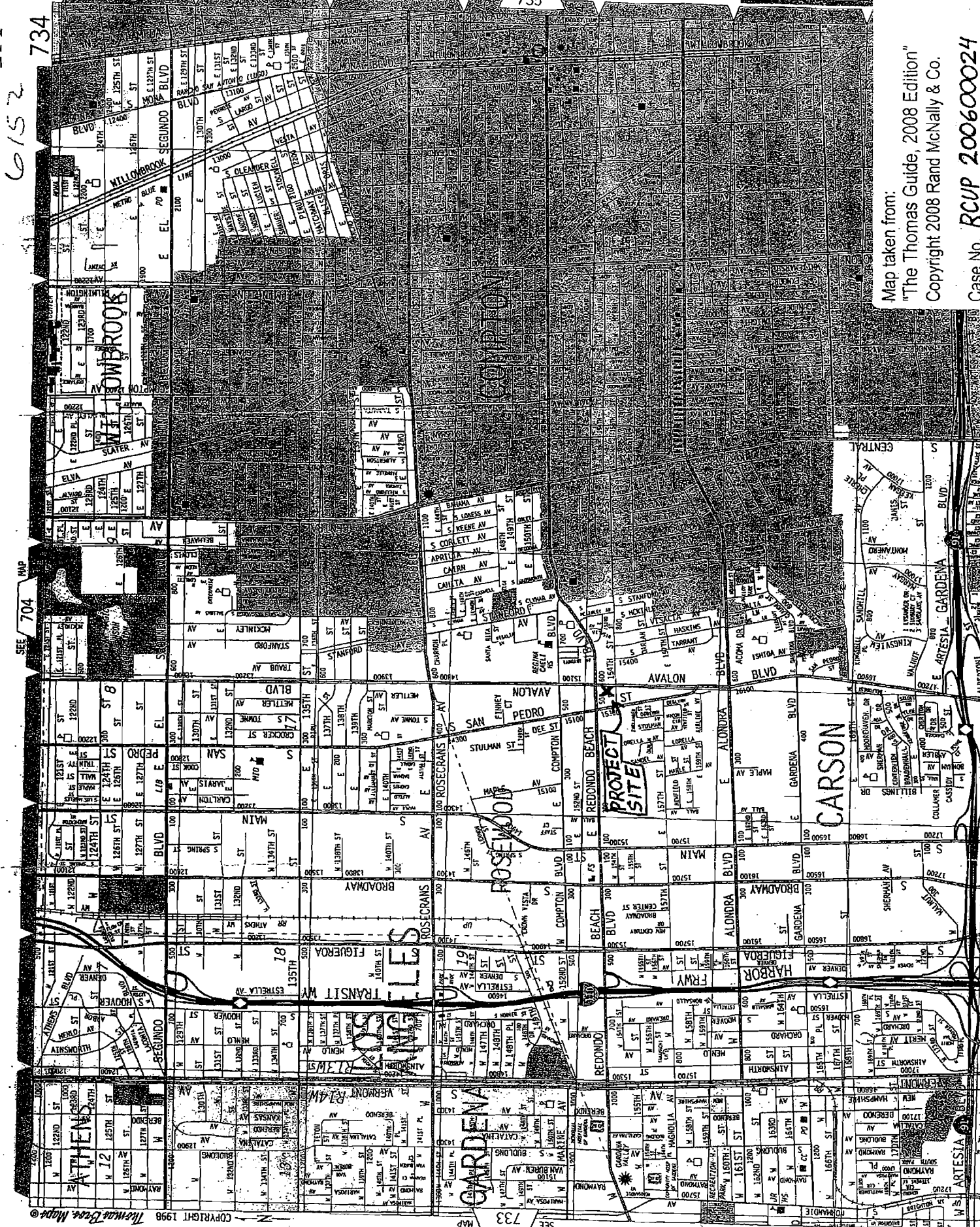
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



6152
734

SEE 704 MAP

© 1998 Thomas Maps
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Map taken from:
"The Thomas Guide, 2008 Edition"
Copyright 2008 Rand McNally & Co.
Case No. RCUP 200600024

STAFF ANALYSIS

PROJECT NUMBER:

R2006-00321-(2)

CONDITIONAL USE PERMIT NO.

200600026-(2)

ENVIRONMENTAL ASSESSMENT CASE NO.

200600026-(2)

OVERVIEW OF THE PROPOSED PROJECT

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and would be oriented toward Avalon Boulevard to the east. The applicant would remove an existing, smaller billboard located approximately 300 feet to the southwest. The site is located in an M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 15301 South Avalon Boulevard. The site is within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County. The site is also within the West Rancho Dominguez-Victoria Community Standards District (CSD).

Physical Features

The subject property consists of three (3) 5,000 square-foot parcels approximately and is relatively level. The proposed billboard would be placed on the southernmost parcel. The property houses the storage yard of a drywall business and is enclosed by a 10-foot-high, view obscuring chain-link fence. Two (2) 675-square-foot storage buildings exist on the site.

ENTITLEMENT

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction of an outdoor advertising sign (billboard) on a property in the M-1 (Light Manufacturing) zone.

EXISTING ZONING

Subject Property

The project site is zoned M-1 (Light Manufacturing) and is located in the West Rancho Dominguez-Victoria CSD.

Surrounding Zones

Surrounding properties are zoned:

North: M-1 (Light Manufacturing); B-1 (Buffer Strip)

East: C-2 (Neighborhood Business)

South: M-1 (Light Manufacturing)

West: M-1 (Light Manufacturing)

EXISTING LAND USES

Subject Property

The subject property is utilized as a storage yard for a drywall business.

Surrounding Land Use

Surrounding land uses consist of:

North: Light industry, Storage

East: Light industry, Retail, Church

South: Light industry, Church

West: Light industry, Storage

GENERAL PLAN

Land Use Policy Map

The subject property is located within the "I" (Major Industrial) classification of the Los Angeles County Land Use Plan. This designation allows for all types of industrial and manufacturing uses, as well as appropriate accessory uses. The requested use is consistent with the adopted land use plan, as is the current use of the site as a storage yard.

SITE PLAN

The project site consists of three (3) 5,000 square-foot parcels under one ownership, which contain a storage yard for a drywall business. Pallets and other materials are stacked on the site, which is enclosed by a 10-foot-high, view obscuring chain-link fence. Two (2) 675-square-foot storage buildings (15'x45') are located on the northernmost parcel. The proposed billboard would be mounted on a support column on the southeastern portion of the southernmost parcel. The billboard would be double-faced and reach to a maximum height of 42 feet. Each sign face would be 672 square feet (48'x14') and illuminated with non-flashing lights. The sign would be oriented toward Avalon Boulevard to the east, although the primary access to the project site would be through a driveway to Redondo Beach Boulevard to the north.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the proposed facility is to be located is zoned M-1 (Light Manufacturing). An outdoor advertising sign (billboard) is a permitted use in this zone, subject to the issuance of a Conditional Use Permit.

According to Section 22.52.840 of the County Code, the maximum height of an outdoor advertising sign shall not exceed 42 feet, and the area of a sign face shall not exceed 800 square feet. The proposed project meets these minimum requirements, as its

proposed height is 42 feet, and the area of each proposed sign face is 672 square feet. This section of the Code also states that no outdoor advertising sign of more than 150 square feet shall be maintained within 500 feet of another outdoor advertising sign of more than 150 square feet. Currently there is an existing single-faced billboard of approximately 300 square feet (10'x30') located on an industrial property at 505 East 154th Street, approximately 300 feet to the southwest of the proposed project. In order to meet this requirement of the zoning code, the applicant proposes to remove this billboard, which is also owned by CBS Outdoor. In addition, an outdoor advertising sign may not be located within 200 feet of a residential zone "located on the same side of the street or highway." The closest residential zone is approximately 240 feet to the east of the project site; however, it is located on the opposite side of Avalon Boulevard.

Section 22.52.1220 determines parking requirements for uses that are not specified. The proposed billboard will be unmanned and will be visited for a periodic maintenance and change of copy only. The director may impose an amount of parking spaces that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The subject facility is unmanned and will require periodic visits only. As such, street parking and the existing load areas within the storage yard should be sufficient.

WEST RANCHO DOMINGUEZ-VICTORIA CSD

The West Rancho Dominguez-Victoria CSD was established in order "to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district and to enhance the appearance of the District by setting forth development and building standards" (Section 22.44.130, County Code). However, there are no specific regulations relating to outdoor advertising signs (billboards) within the CSD.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days. No comments were received regarding the study.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 62 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2009, regarding the project proposal. The notice was published in the *Los Angeles Sentinel* and in *La Opinion* on April 16, 2009. Case-related materials were sent to the Gardena Mayme Dear Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on July 2, 2009. A scheduled public hearing was held before the Regional Planning Commission on May 20, 2009 regarding the project proposal, at which time the applicant requested a continuance in order to renegotiate the lease agreement between CBS Outdoor and the property owner. The hearing was subsequently continued to August 5, 2009.

In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the two (2) sensitive land uses within 500 feet: Greater Holiness Church (15320 S. Avalon Blvd.) and Beulahland Missionary Baptist Church (515 E. 154th St.). These packets included a description of the project, the project's factual sheet, and photo simulations of the proposed billboard with an invitation for comments. Staff received no public comments regarding the proposal.

PUBLIC AGENCY COMMENTS AND RECOMMENDATIONS

Staff consulted with several stakeholder agencies during the Initial Study process. Both County Fire and Public Works have cleared the project for public hearing without any additional recommendations.

PREVIOUS PERMITS ON SUBJECT PROPERTY

Plot Plan No. 28777

Approved outdoor storage facility on subject property

Approved December 12, 1977

ZONING ENFORCEMENT CASES

Zoning Enforcement has received one (1) request for service regarding the subject property. The case is currently closed.

1. Zoning Enforcement Case 08-0009096
Outside storage extending above fence height
Opened April 2, 2008
Action: Complied; storage extending above fence height removed
Closed May 19, 2008

STAFF EVALUATION

The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic). The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and would be oriented toward Avalon Boulevard to the east. The applicant would remove an existing, smaller billboard located approximately 300 feet to the southwest.

The development standards listed in the County Code for M-1 zoning indicate that outdoor advertising signs (billboards) require a Conditional Use Permit. The proposed sign also meets the minimum development standards for outdoor advertising signs, including the maximum height (42 feet), maximum sign face (672 square feet vs. 800 square feet), and minimum distance from a residential zone. In order to meet the requirement that no outdoor advertising sign of more than 150 square feet shall be maintained within 500 feet of another outdoor advertising sign of more than 150 square feet, the applicant proposes to remove a 300 square-foot billboard 300 feet to the southwest of the project site.

While the project proposal does meet all requirements of the zoning ordinance, the conditional use permit process give the Commission discretion to approve or deny a project based on whether or not it meets all aspects of the required burden of proof (see above). In this case, staff has concerns regarding whether or not the project would comply with sections A1 and A2, namely that the proposed use would not:

- A1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
- A2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site

The County has long recognized the need to regulate the size, number, and placement of billboards in its unincorporated areas. This is evidenced from the regulations placed on such facilities in the Zoning Ordinance (Title 22), a part of which states, "(t)hese regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively" (Section 22.52.790, County Code).

This need has often been used to justify strict signage requirements in several of the County's supplemental districts, one of which—the Willowbrook CSD, approximately two (2) miles to the northeast—bans new outdoor advertising signs altogether.

While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, staff has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed. In addition, although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones. These factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.

Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius. The clear intention of this section is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. Such an action would result in an effective increase in local billboard ad space by nearly 350%. It is staff's opinion that allowing such an action would not be consistent with the intent of this section of the Code.

Staff would not oppose a minor-to-moderate increase in the size of a new outdoor advertising sign versus the size of the sign proposed for removal. Such allowances are often necessary in order provide the outdoor advertising industry to operate effectively, as mandated in the County Code. However, the substantial increase in sign area that would result in the immediate vicinity as a result of the proposed project exceeds such an allowance.

It is staff's opinion that, in order to meet the burden of proof for a conditional use permit, the overall height and sign area of the proposed billboard must be decreased. Staff requested that the applicant make such changes prior to the public hearing; however, the applicant declined. Should the Regional Planning Commission so choose, it may request that the applicant revise the project proposal to incorporate these alterations. However, in the absence of any specific proposal for a billboard of smaller size and scale, staff currently is compelled to recommend denial of the project.

STAFF RECOMMENDATION

Staff recommends denial of project R2006-00321-(2) / Conditional Use Permit No. 200600024, subject to the attached Findings.

SUGGESTED MOTION

I move that the Regional Planning Commission close the public hearing and **DENY** Conditional Use Permit 200700024 with the attached Findings.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Maria Masis, Section Head
Zoning Permits Section II

Attachments:

Draft Findings
Applicant's Burden of Proof statement
Letter of clearance from County Fire
Letter of clearance from Public Works
Aerial photo
Photo simulations
Initial Study

MM:TM
07/23/09



FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2006-00321-(2)

CONDITIONAL USE PERMIT CASE NUMBER 200600024-(2)

ENVIRONMENTAL ASSESSMENT CASE NUMBER 200600026-(2)

REGIONAL PLANNING COMMISSION HEARING DATE: AUGUST 5, 2009

SYNOPSIS:

Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a Conditional use Permit to authorize the construction and maintenance of a new outdoor advertising sign (billboard) in a M-1 (Light Manufacturing) zone, within the Willowbrook-Enterprise Zoned District of Los Angeles County.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant, CBS Outdoor, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation, and maintenance of a new 42-foot-high, double-faced billboard, with two (2) 672-square-foot sign faces (48 ft. x 14 ft.), externally illuminated (non-flashing and non-electronic).
2. The proposed billboard would be located on the southern portion of a property currently utilized as a storage yard for a drywall business and located at 15301 South Avalon Boulevard. The site is within the community of West Rancho Dominguez-Victoria in the Willowbrook-Enterprise Zoned District of unincorporated Los Angeles County and is located within the West Rancho Dominguez-Victoria Community Standards District (CSD).
3. The project site is zoned M-1 (Light Manufacturing).
4. The subject property consists of three (3) 5,000 square-foot parcels approximately and is relatively level. The proposed billboard would be placed on the southernmost parcel. The property houses the storage yard of a drywall business and is enclosed by a 10-foot-high, obscuring chain-link fence. Two (2) 675-square-foot storage buildings exist on the site.
5. Surrounding properties are zoned as follows:
 - North: M-1 (Light Manufacturing); B-1 (Buffer Strip)
 - East: C-2 (Neighborhood Business)
 - South: M-1 (Light Manufacturing)
 - West: M-1 (Light Manufacturing)

6. The surrounding land uses consists of the following:
 - North: Light industry, Storage
 - East: Light industry, Retail, Church
 - South: Light industry, Church
 - West: Light industry, Storage
7. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days.
8. A total of 62 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on April 9, 2009, regarding the project proposal. The notice was published in the *Los Angeles Sentinel* and in *La Opinion* on April 16, 2009. Case-related materials were sent to the Gardena Mayme Dear Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on July 2, 2009. Staff received no public comments regarding the proposal.
9. In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the two (2) sensitive land uses within 500 feet: Greater Holiness Church (15320 S. Avalon Blvd.) and Beulahland Missionary Baptist Church (515 E. 154th St.). These packets included a description of the project, the project's factual sheet, and photo simulations of the proposed billboard with an invitation for comments. Staff received no comments regarding the proposal.
10. Staff consulted with several stakeholder agencies during the Initial Study process. Both County Fire and Public Works have cleared the project for public hearing without any additional recommendations.
11. The proposed project would meet all applicable minimum standards for the zone and the General Plan Land Use category.
12. While the proposed billboard falls within the height and area requirements of the Zoning Ordinance, staff has concerns regarding its scale in the context of the surrounding area. The applicant proposes to construct a billboard 42 feet in height, which is the maximum allowed in any part of the unincorporated county. This would include freeway signs and signs in areas of multi-story buildings. In contrast, the surrounding area consists mainly of low-rise, one-story buildings, with a few two-story buildings interspersed.

13. Although all immediately adjacent properties are zoned for industrial and commercial uses, single-family residences are located 240 feet to the east of the project site, and two (2) sensitive uses (churches) are located within adjacent industrial zones.
14. Aforementioned factors make it likely that the massive scale of the proposed sign would be out of character with the surrounding area and could affect citizens' comfort or welfare.
15. Section 22.52.840(C) of the County Code places restrictions on the size and number of outdoor advertising signs that may be placed within a given radius, the clear intention of which is to limit the total amount of signage in any given area in order to avoid overconcentration of ad space and its accompanying aesthetic impacts.
16. In order to comply with this section of the code, the applicant has proposed removing an existing billboard located 300 feet to the southwest. However, the scale of the billboard to be removed is much smaller than that which is being proposed.
17. The existing sign has a total height of 26 feet—compared to 42 feet for the proposed sign. It also has a sign area of 300 square feet and is single-faced—compared to a sign area of 672 square feet for each of the new billboard's two faces. It is staff's opinion that allowing such an action would not be consistent with the intent of the County Code.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is not consistent with the adopted general plan for the area;
- B. The requested use at the proposed location is likely to adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas and be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

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

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600024-(2) is **DENIED**.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

1. c: Each Commissioner, Zoning Enforcement, Building and Safety.

MM:TM
07/23/09

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

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

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

THE SITE IS FULLY CONFORMING TO ALL EXISTING SIGN CODES AND THE SIGN WILL IN NO WAY ADVERSELY AFFECT NEIGHBORING PROPERTIES. THE SIGN WILL PROVIDE ILLUMINATION TO THE STREET AND THEREBY INCREASE SECURITY AND VISIBILITY

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

THE SITE CAN EASILY ACCOMMODATE THE PROPOSED SIGN WITHOUT ANY ALTERATIONS

C. That the proposed site is adequately served:

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

THE SIGN WILL NOT INCREASE TRAFFIC ON THE STREET NOR REQUIRE ANY ADDITIONAL FACILITIES



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: September 3, 2008
TO: Department of Regional Planning
Permits and Variances
PROJECT #: CUP R2006-00321
LOCATION: 15301 S. Avalon Blvd., Gardena

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Location:** _____
- Access:** _____
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI** 

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

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

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

July 7, 2008

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: Philip Estes

FROM: Steve Burger
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2006-00321
CONDITIONAL USE PERMIT NO. CUP200600024
15301 SOUTH AVALON BOULEVARD, GARDENA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The permit application is to install an illuminated bill board sign.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Construction Division, Permit Section. This permit will allow the Permit Section to perform a site visit and review the specific locations of above-ground facilities within public right of way. If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4945 or Simin Agahi at (626) 458-4921.

SA:ca

P:\dpub\submgt\CUP\ProjectR2006-000321_CUP200600024 Bill Board sign.doc

STAFF USE ONLY

PROJECT	R2006-00321
CASES	CUP 200600024 ENV 200600026



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

I.A. Map Date: 12-21-2006

Staff Member: Phillip Estes, AICP

Thomas Guide: 734 D5

USGS Quad: Inglewood

Location

15301 S. Avalon Boulevard., Gardena, CA (APN 6139-009-017)

Project Description

The proposed project consists of a new double-faced outdoor advertising sign (billboard). The proposed billboard is 42 ft. in height with two sign faces each consisting of 672 sq. ft. in area (48 ft. x 14 ft.). The proposed billboard will be externally illuminated (non-flashing and non-changing) during night time hours. The property is surrounded by a 10 ft. high obscuring chain-link fence. Access is from Redondo Beach Blvd.

Gross Acres: Approximately 2.7 acres on 3 parcels. (Project parcel is approximately 1.1 Acres)

Environmental Setting

The project site is located in a predominantly industrial and commercial area with residential uses within close proximity. The subject property is used as a storage yard. There are two, 675 sq. ft. existing storage buildings on the site. Properties located within 500 ft. are of mixed-use: industrial, commercial, residential, churches, and undeveloped open space.

Zone: M-1 (Light Industrial). The subject and surrounding properties are located in the M-1 (Light Manufacturing) zone, and properties located across Avalon Blvd. in the C-2 (Neighborhood Business) zone.

Community Standards District: West Rancho Dominguez – Victoria CSD.

General Plan: I – Industrial. The subject and surrounding properties are located in the I (Industrial) General Plan Category, and properties located directly across Avalon located in the 1(Low Density Residential) General Plan Category.

Community/Area Wide Plan: Not applicable

Major Projects In Area:

PROJECT NUMBER	DESCRIPTION & STATUS
<i>No known projects.</i>	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

RESPONSIBLE AGENCIES

- | | |
|--|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> California Coastal Commission |
| <input type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board | <input type="checkbox"/> California Dept. of Toxic Substance Control |

TRUSTEE AGENCIES

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

SPECIAL REVIEWING AGENCIES

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> High School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District (LA Archdiocese) |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Town Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District |
| <input type="checkbox"/> Santa Catalina Island Conservancy | |

REGIONAL SIGNIFICANCE

- | | |
|--|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

COUNTY REVIEWING AGENCIES

- | | |
|--|---|
| <input type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff |
| <input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Fire Department |
| <input type="checkbox"/> Sanitation District | <input type="checkbox"/> Public Health – Mountain and Rural Water |

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY			
			Less than Significant Impact / No Impact			
			Less than Significant Impact with Project Mitigation			Potentially Significant Impact
			Potential Concern			
CATEGORY	FACTOR	PG.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: _____
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

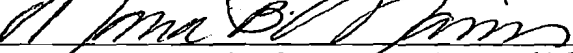
- MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/LA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by:  Date: 4-17-08
Phillip Estes, AICP, Principal Regional Planner

Approved by:  Date: 4-17-08
Maria Masis, AICP, Supervising Regional Planner

- Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Approximately 650 ft. west of seismic zone; approximately 1,020 ft. west of fault</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydro-compaction?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

1. Consultation with Public Works and approval of any necessary geotechnical reports.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Code, Title 26 – Section 110.1 (Flood Hazard)

Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Source: LA county Fire Department.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G (a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Compatible Use
- Septic Feasibility Study
- Industrial Waste Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, water quality problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Grading and/or construction may create dust and/or noise.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>No, the project is located within a highly disturbed, urbanized area.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>No, the project is located within a highly disturbed, urbanized area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Source: Applicant's oak tree statement.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review (Biota Report required)

Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>None known resources.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>No known formations.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>There are no known historic structures on the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>None known.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the view shed? <i>The project site is not located along a scenic highway or scenic element.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed bulk (sign face sq. footage) is substantial. The proposed height is substantially taller, more than twice the height of surrounding buildings.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>The bulk and height of the project may create shadows on adjacent properties. The proposed lighting may produce light glare on adjacent properties.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation

Compatible Use

1. The applicant shall provide photo simulations of the proposed project.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
<hr/>				
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The billboard sign is situated and oriented to attract the attention of motorists. The billboard sign may distract motorists and thereby create hazardous traffic conditions.</i>
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
<hr/>				
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

2. Consultation with Dept. of Public Works.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)
- MITIGATION MEASURES**
- OTHER CONSIDERATIONS**
- Site Dedication

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)
- MITIGATION MEASURES**
 - Lot Size
 - Project Design
- OTHER CONSIDERATIONS**
 - Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The height and bulk of the proposed billboard is not in scale with the existing buildings in the surrounding area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)
- MITIGATION MEASURES
- OTHER CONSIDERATIONS
- Lot Size
- Project Design
- Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Yes. There are residences and churches located within 150 ft. of the subject property.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or are the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>Source: Environstor.com</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment

Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially Significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The project does not provide facilities, goods, services or conveniences to the neighborhood or surrounding community.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project may be authorized with a Conditional Use Permit in the M-1 zone.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

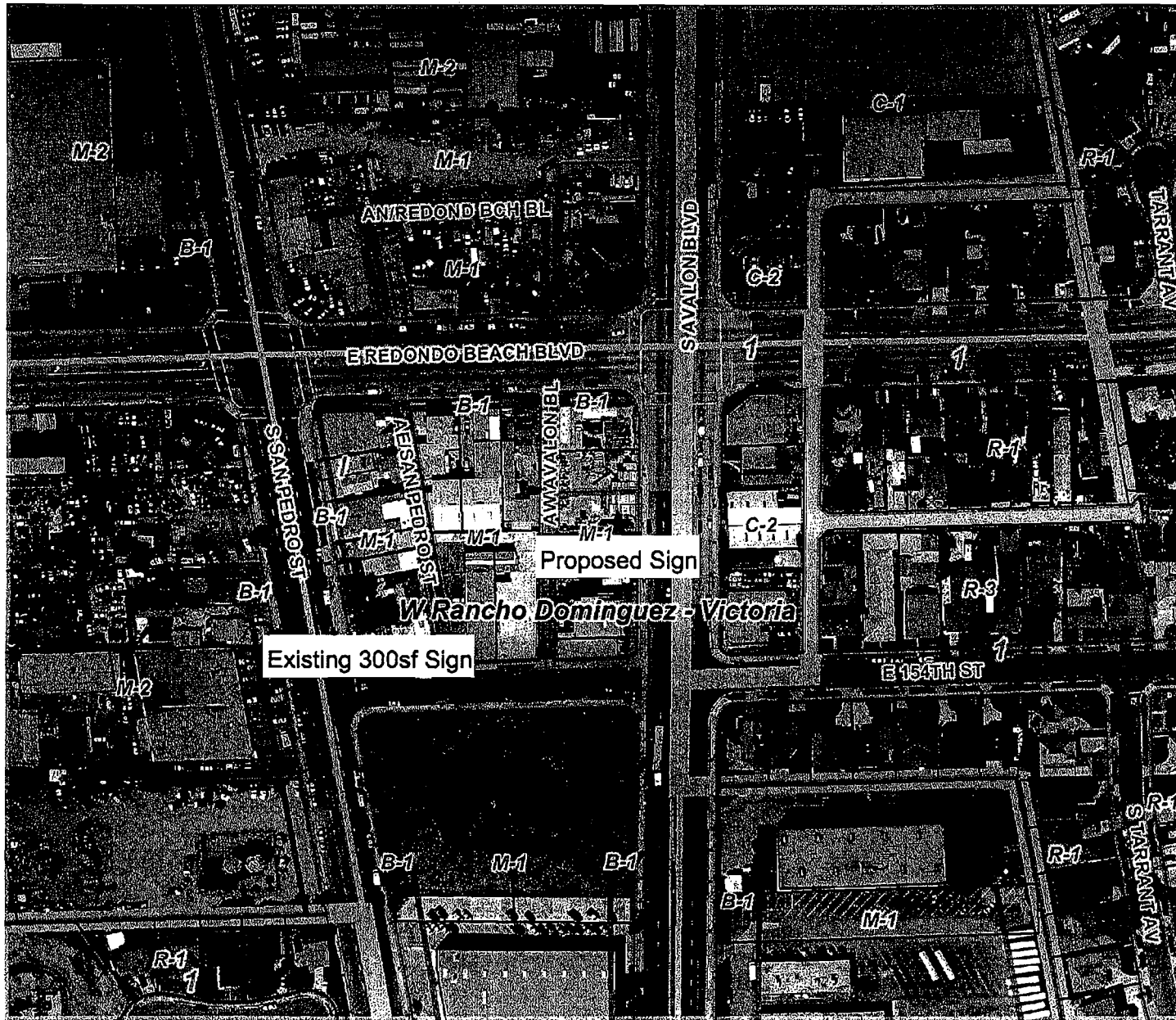
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>Unlimited billboards in the area would contribute to visual blight and have a negative impact on the visual environment and may negatively impact property values.</i></p>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

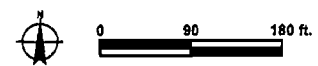
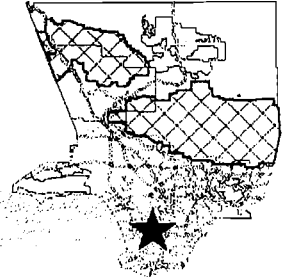
Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

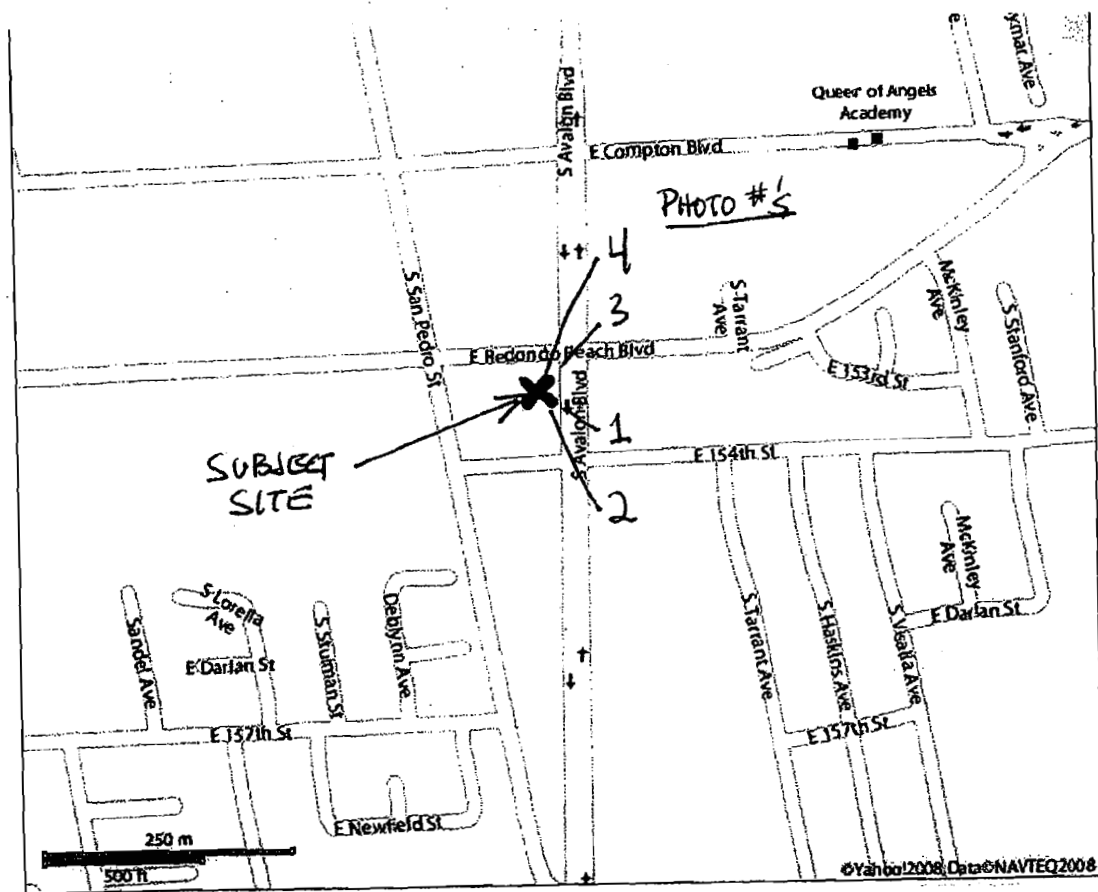
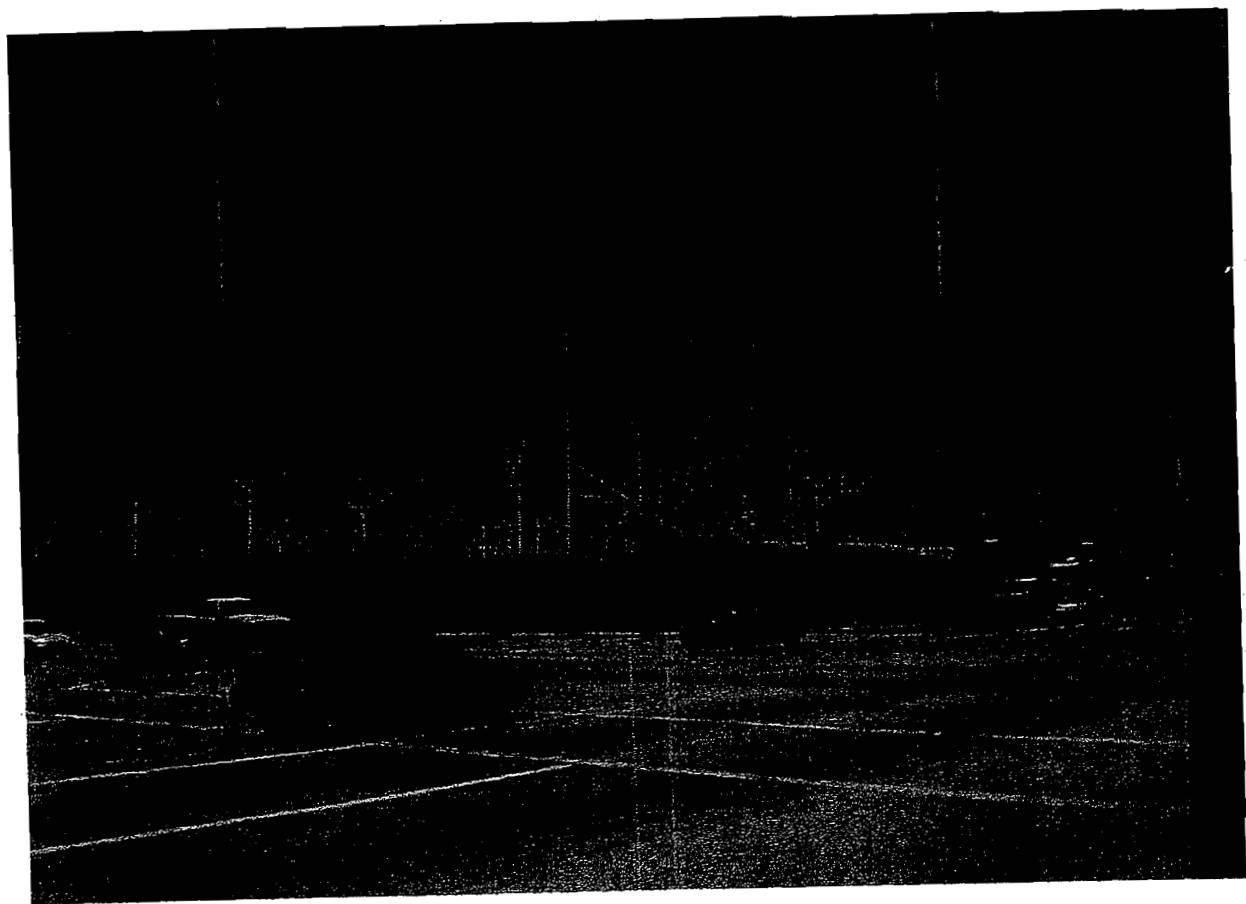


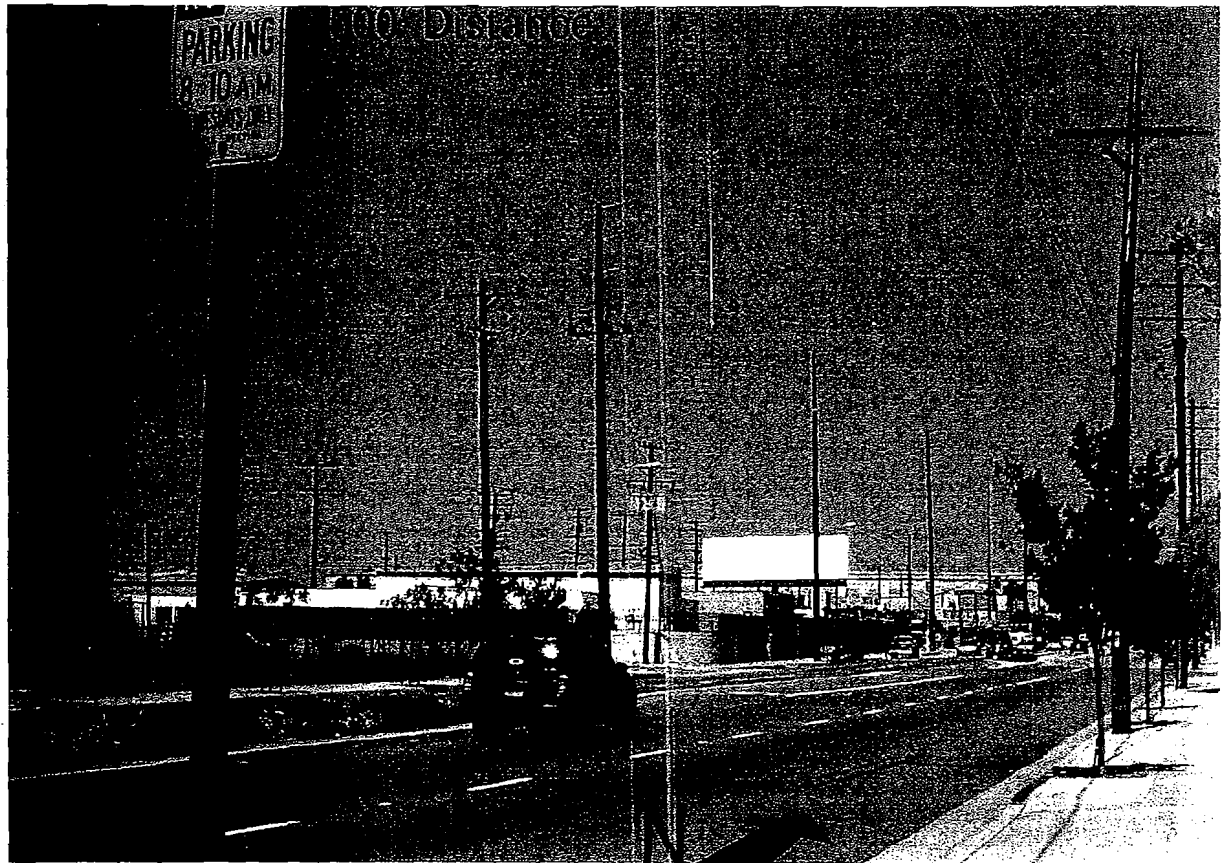
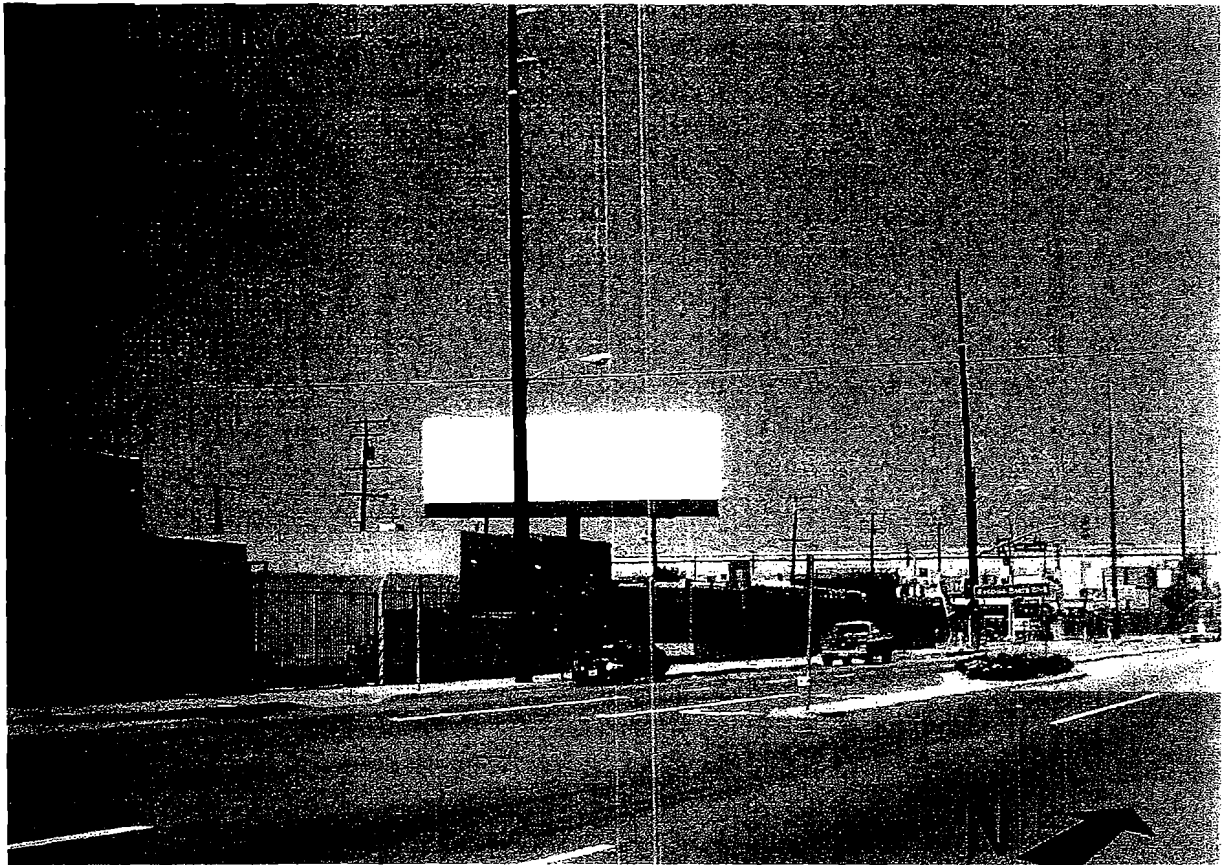
Legend

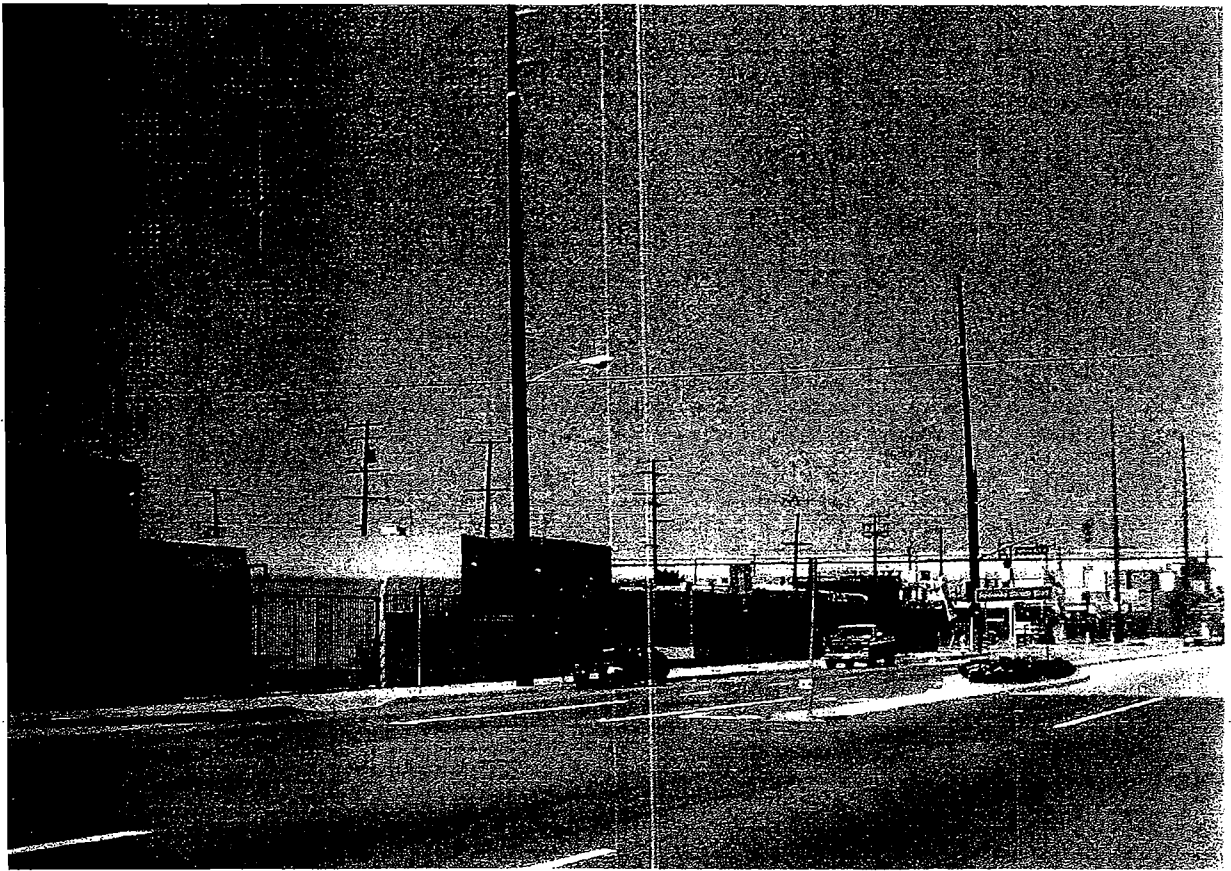
Parcel Boundary	Zoning (Boundary)
Arterial Street	Zone A-1
Highway	Zone A-2
Freeway	Zone B-1
Master Plan of Highways	Zone B-2
Expressway - (e)	Zone C-1
Lid. Secondary Highway - (e)	Zone C-2
Lid. Secondary Highway - (p)	Zone C-3
Parkway - (p)	Zone C-4
Major Highway - (e)	Zone C-5
Major Highway - (p)	Zone C-6
Secondary Highway - (e)	Zone C-7
Secondary Highway - (p)	Zone C-8
(e) Existing (p) Proposed	Zone M-1
Railroad or Rapid Transit	Zone M-1.5
Railroad	Zone M-2
Rapid Transit	Zone M-3
Underground Rapid Transit	Zone MPO
Significant Ridgelines	Zone MXO
Catastic CSD Primary	Zone O-1
Catastic CSD Secondary	Zone O-2
Significant	Zone O-3
Census Tract (2000)	Zone R-1
Assessor's Map Book (AMB) Bdy	Zone R-2
Zoning Index Map Grid	Zone R-3
UBOB Quad Sheet Grid	Zone R-4
The Thomas Guide Grid	Zone R-5
TB Internal Page Grid	Zone R-6
Very High Fire Hazard Severity	Zone R-7
Zones	Zone R-8
Community Standards District (CSD)	Zone R-9
CBD Area Specific Boundary	Zone R-10
ESHA (Coast Only)	Zone R-11
Significant Ecological Area (SEA)	Zone R-12
Section Line	Zone R-13
Township and Range	Zone R-14
National Forest	Zone R-15
Equestrian District (EQD)	Zone R-16
Transit Oriented District (TOD)	Zone R-17
Subtract District	Zone R-18
Zoned District (ZD)	Zone R-19
Supervisorial District Boundary	Zone R-20
Safety Related Stations (From TB)	Zone R-21
Fire Station	Zone R-22
Highway Patrol	Zone R-23
Police Station	Zone R-24
Ranger Station	Zone R-25
Sheriff Station	Zone R-26
Landuse Policy (Not in Comm/ Area Plan)	Zone R-27
1 - Low Density Residential (1 to 6 du/ac)	Zone R-28
2 - Low/Medium Density Residential (6 to 12 du/ac)	Zone R-29
3 - Medium Density Residential (12 to 22 du/ac)	Zone R-30
4 - High Density Residential (22 or more du/ac)	Zone R-31
C - Major Commercial	Zone R-32
I - Major Industrial	Zone R-33
O - Open Space	Zone R-34
P - Public and Semi-Public Facilities	Zone R-35
RD - Rural Communities	Zone R-36
R - Non-Urban	Zone R-37
TC - Transportation Corridor	Zone R-38
Inland Waterbody	Zone R-39
Perennial	Zone R-40
Intermittent	Zone R-41
Dry	

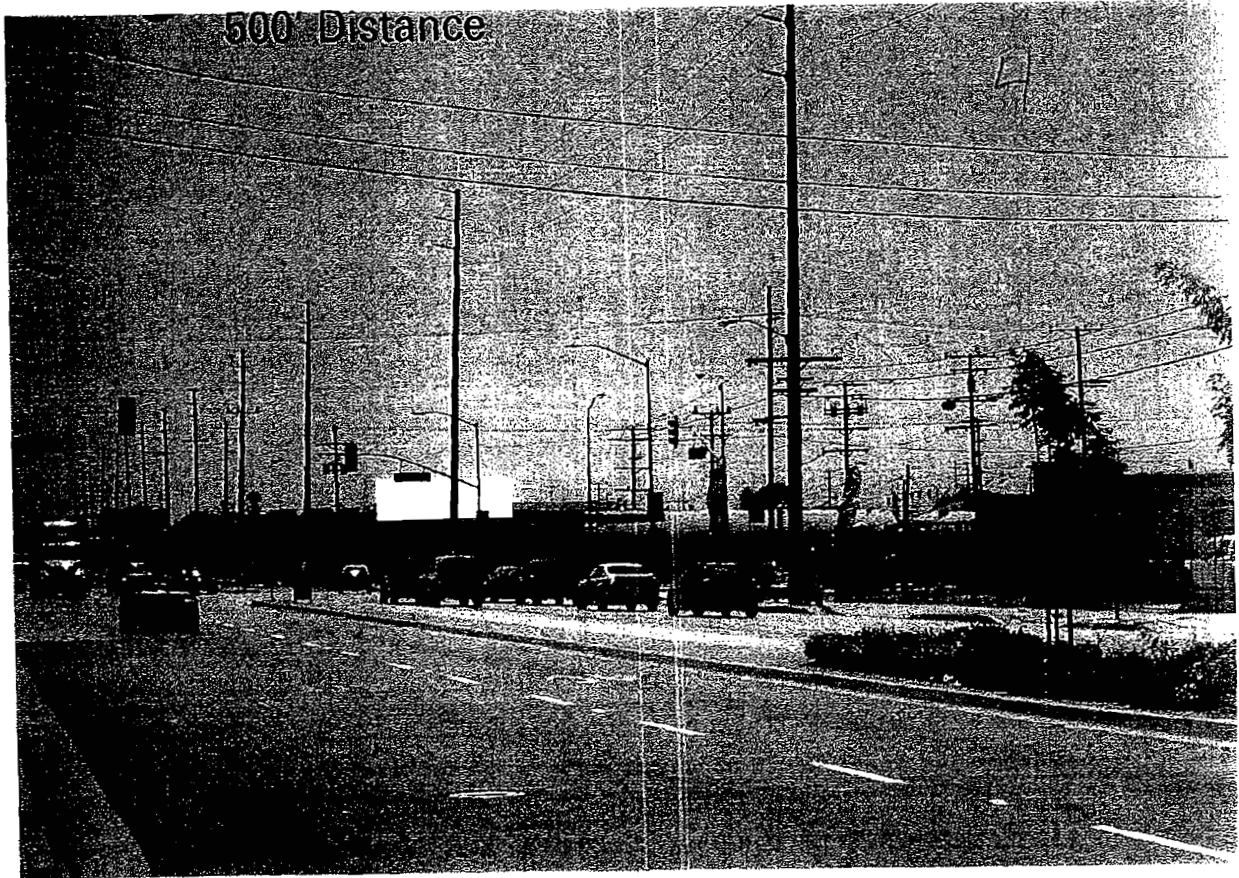
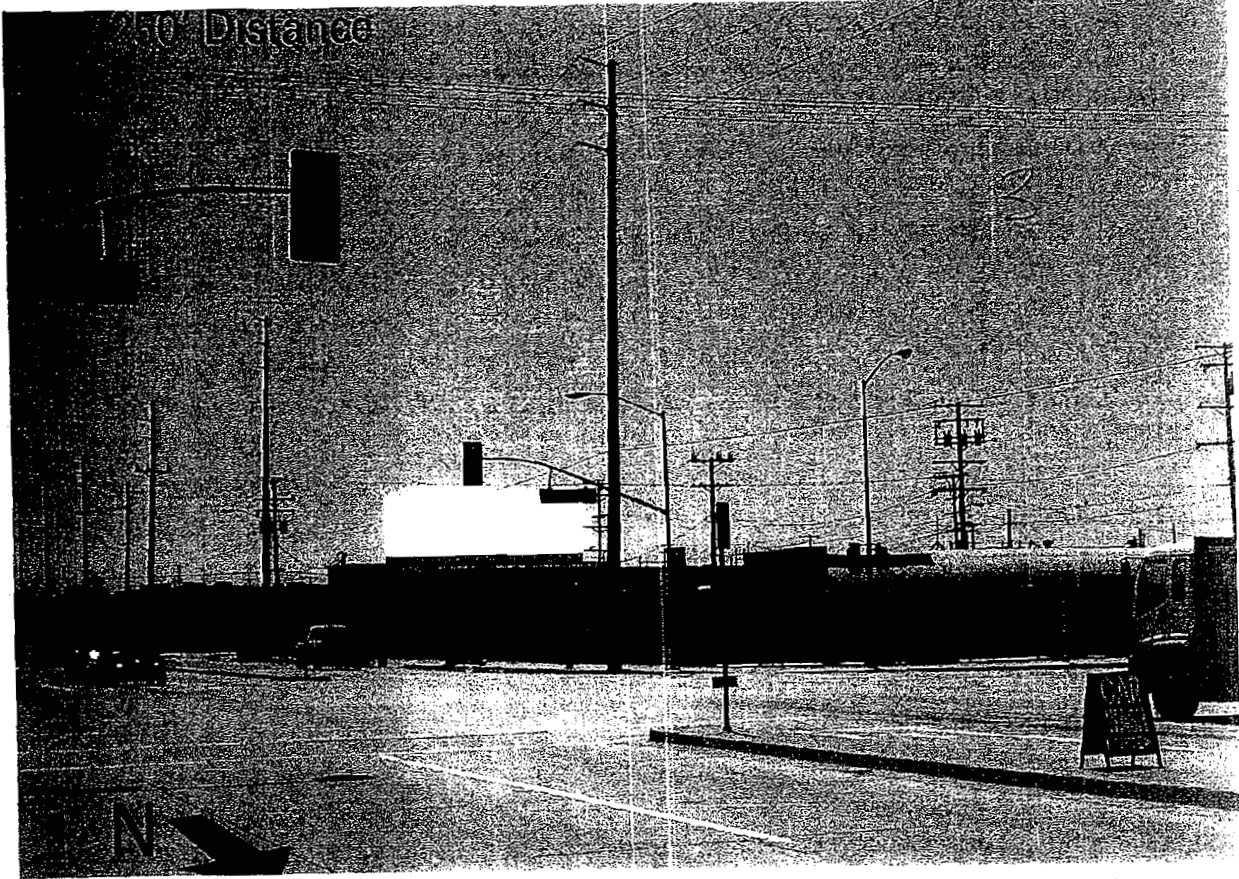
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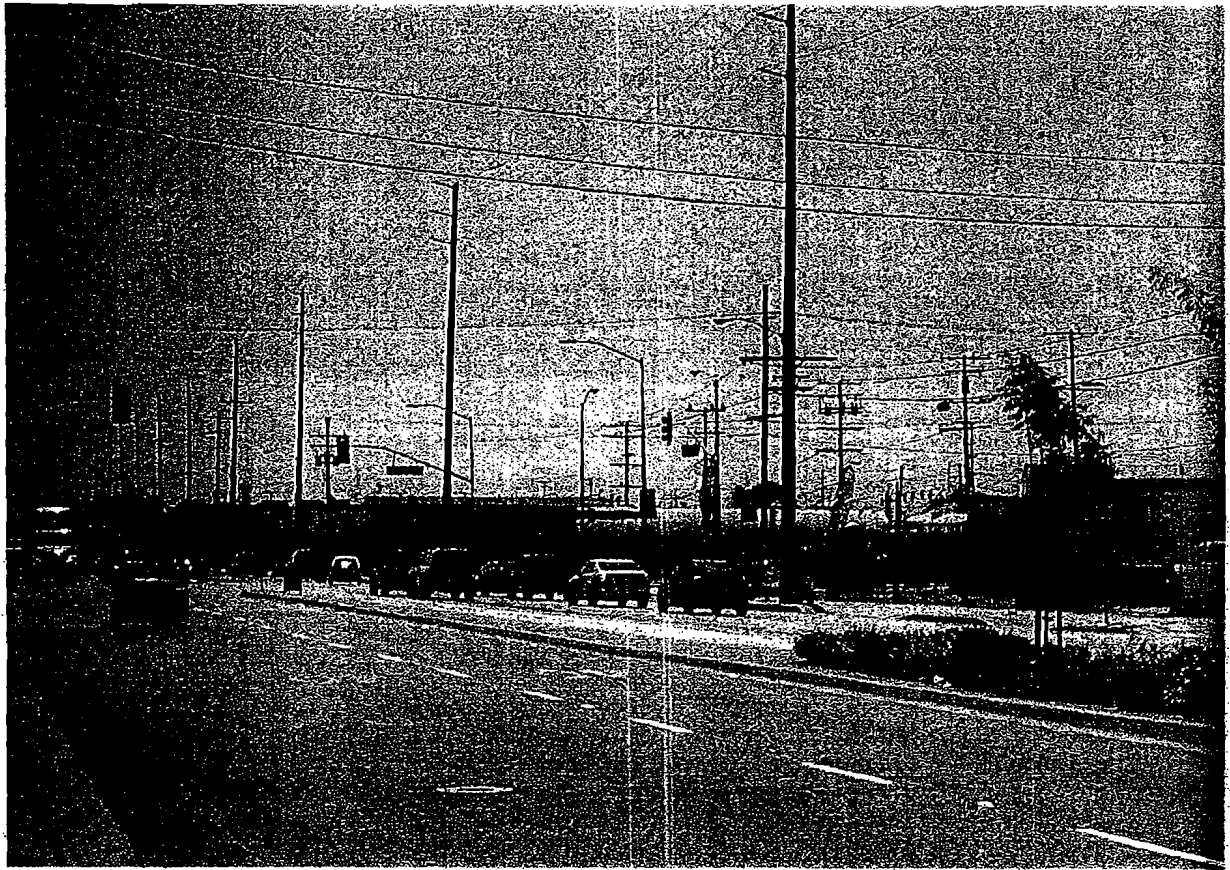
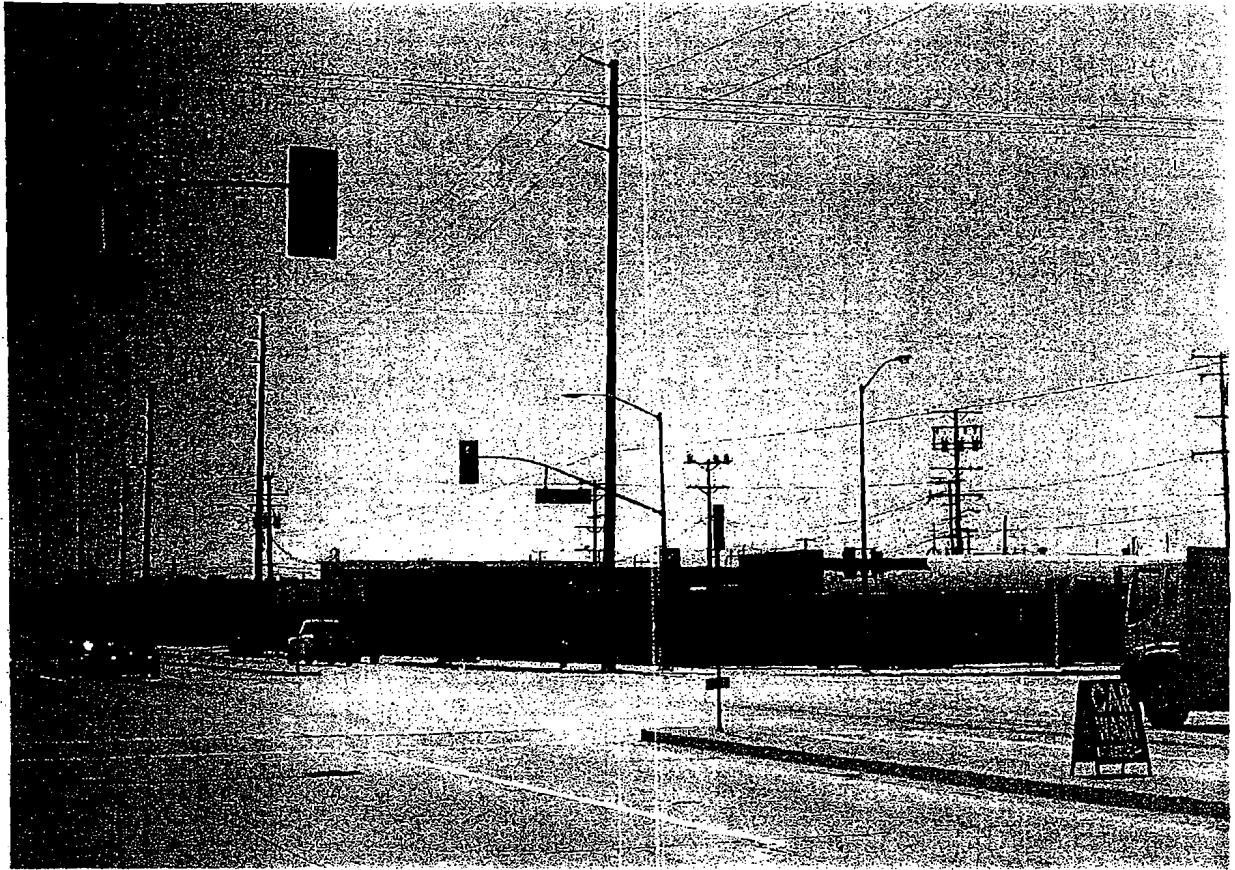














Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2006-00321-(2)
CONDITIONAL USE PERMIT NO. 200600024
ENVIRONMENTAL ASSESSMENT NO. 200600026

RPC MEETING DATE May 20, 2009	CONTINUED TO August 5, 2009
AGENDA ITEM	
PUBLIC HEARING DATE	

APPLICANT CBS Outdoor		OWNER Jerry A. David		REPRESENTATIVE Dave Ryan	
REQUEST <i>Conditional Use Permit.</i> To authorize the construction and maintenance of an outdoor advertising sign in an M-1 (Light Manufacturing) zone.					
LOCATION/ADDRESS 15301 South Avalon Boulevard, within the West Rancho Dominguez-Victoria Community Standards District			ZONED DISTRICT Willowbrook-Enterprise		
ACCESS Avalon Boulevard, between Redondo Beach Blvd. and E. 145 th Street, and Redondo Beach Boulevard, between Avalon Blvd. and San Pedro Street			COMMUNITY West Rancho Dominguez-Victoria		
			EXISTING ZONING M-1 (Light Manufacturing)		
SIZE 5,000 square feet	EXISTING LAND USE Storage yard for a drywall business		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING North: Light industry, Storage—M-1 (Light Manufacturing); B-1 (Buffer Strip)			East: Light industry, Retail, Church—C-2 (Neighborhood Business)		
South: Light industry, Church— M-1 (Light Manufacturing)			West: Light industry, Storage— M-1 (Light Manufacturing)		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Countywide Land Use Plan	I (Industrial)		N/A	See Staff Analysis	
ENVIRONMENTAL STATUS CEQA Negative Declaration					
DESCRIPTION OF SITE PLAN The project site consists of three (3) 5,000 square-foot parcels under one ownership, which contain a storage yard for a drywall business. Pallets and other materials are stacked on the site, which is enclosed by a 10-foot-high, view obscuring chain-link fence. Two (2) 675-square-foot storage buildings (15'x45') are located on the northernmost parcel. The proposed billboard would be mounted on a support column on the southeastern portion of the southernmost parcel. The billboard would be double-faced and reach to a maximum height of 42 feet. Each sign face would be 672 square feet (48'x14') and illuminated with non-flashing lights. The sign would be oriented toward Avalon Boulevard to the east, although the primary access to the project site would be through a driveway to Redondo Beach Boulevard to the north.					
KEY ISSUES ▪ Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Tyler Montgomery, Zoning Permits II					
RPC HEARING DATE(S) 05/20/09; 08/05/09		RPC ACTION DATE 08/05/09		RPC RECOMMENDATION Denial	
MEMBERS VOTING AYE Bellamy, Rew, Valadez, Helsley, Modugno		MEMBERS VOTING NO None		MEMBERS ABSTAINING None	
STAFF RECOMMENDATION (PRIOR TO HEARING) Denial					
SPEAKERS* (O) 0 (F) 1		PETITIONS (O) 0 (F) 0		LETTERS (O) 0 (F) 0	

*(O) = Opponents (F) = In Favor

